CITY COUNCIL/CEMETERY DISTRICT - MEETING (CCR)

WEDNESDAY, APRIL 9, 2025

Closed Session: 4:30 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 - 4:30 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

CLOSED SESSION
Presented By: Thomas D Jex, City Attorney

RECOMMENDATION:
1. 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

2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: 32555 McVicar Street, Wildomar CA (APN 380-530-014)
Agency negotiators: City Manager Dan York
Negotiating parties: Gina and Ruben Castanon
Under negotiation: Instruction regarding price and terms of payment

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: DMV Donate Life Month - April 2025
2. Recognition: Volunteer Month - April 2025
3. Other Presentations

DEPARTMENT REPORTS

Public Works/Engineering Department Report

Location: Citywide
Presented By: Jason Farag, Public Works/ Engineering Department

RECOMMENDATION:
Receive and file the Public Works/Engineering Department 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 - March 12, 2025 - Regular Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:
Approve the minutes as presented.

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

RECOMMENDATION:
Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 3-6-2025 in the amount of $248,321.52.
2. Warrant Register dated 3-13-2025 in the amount of $144,535.23.
3. Warrant Register dated 3-20-2025 in the amount of $815,749.73.
4. Warrant Register dated 3-27-2025 in the amount of $1,382,249.46.
5. Wire Transfer Register dated 3-31-2025 in the amount of $32,250.57.
6. Payroll Register dated 04-01-2025 in the amount of $560,740.74.

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

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

1.4 **Second Reading of Ordinance No. 249 Updating Participation in the Transportation Uniform Mitigation Fee Program**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Adopt the following Ordinance entitled:

ORDINANCE NO. 249
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

1.5 **Measure Z Oversight Advisory Committee Appointments**
Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:
The Community Services Subcommittee recommends that the City Council appoint Sergio Rodriguez and Agustin Alvarado to the Measure Z Oversight Advisory Committee for terms ending January 2027.

2. PUBLIC HEARINGS

2.1 **Stiiizy Cannabis Proposal - Development Agreement (DA 24-0115)**
Location: 33980 Mission Trail, Suites #A & #B (APN: 366-160-070)
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Introduce and Approve for First Reading an Ordinance entitled:

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING DEVELOPMENT AGREEMENT NO. 24-0115 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 2,275 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-G ZONE LOCATED AT 33980 MISSION TRAIL, SUITES #A & #B (APN: 366-160-070)

3. GENERAL BUSINESS

3.1 **FY2024-25 3rd Quarter Budget Report**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
1.) Review and approve the Fiscal Year 2024-25 3rd Quarter Budget Report, and adopt a Resolution entitled:

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

2.) Commit $1,750,000 of general Fund Balance for a Public Safety Rate Increase Contingency Reserve

3.) Establish Fund 103 for a Pension Liability Trust and Fund with $900,000 of General Fund Surplus

4.) Establish Fund 105 for an Asset Replacement Reserve and Fund with $350,000 of General Fund Surplus

5.) Establish Fund 130 for a Field Operations Center and Fund with $500,000 of General Fund Surplus Which Will Later Be Reimbursed

3.2 FY2025-26 & FY2026-27 Biennial Budget Workshop - Community Development & Public Works Budgets
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Discuss and receive comments from the public regarding the draft Fiscal Year 2025-26 and 2026-27 budgets for Community Development and Public Works/Engineering.

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. Fire Hazard Severity Zones
2. Staffing/Day Coverage
3. Non-Tech Resident Outreach

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. Park Rental Policy - Morabito - TBD
6. Non-Tech Resident Outreach - Marquez - Apr 2025
7. Staffing/Day Coverage - Marquez - 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 - March 12, 2025 - Regular Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

4.2 March 2025 Cemetery Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2024/2025:

1. Warrant Register dated 3-6-2025 in the amount of $2,950.34
2. Warrant Register dated 3-13-2025 in the amount of $123.74
3. Warrant Register dated 3-20-2025 in the amount of $6,219.91
4. Warrant Register dated 3-27-2025 in the amount of $27,729.00

4.3 February 2025 Cemetery Treasurers Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasurer’s Report for February 2025.

5. CEMETERY PUBLIC HEARINGS
No items scheduled.

6. CEMETERY GENERAL BUSINESS
No items scheduled.

GENERAL MANAGER REPORT
1. Cemetery Master Plan

FUTURE AGENDA ITEMS

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: April 4, 2025

CITY OF WILDOMAR
MEETING (CCR)
CLOSED SESSION

Meeting Date: April 9, 2025

SUBJECT: CLOSED SESSION

SUBMITTED BY: Thomas D Jex, City Attorney

ACTION:
1. 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

2. The City Council will meet in closed session pursuant to the provisions of Government Code Section 54956.8 to confer with legal counsel and conference with real property negotiators as follows:

Property: 32555 McVicar Street, Wildomar CA (APN 380-530-014)
Agency negotiators: City Manager Dan York
Negotiating parties: Gina and Ruben Castanon
Under negotiation: Instruction regarding price and terms of payment

CITY OF WILDOMAR
MEETING (CCR)
DEPARTMENT REPORT

Meeting Date: April 9, 2025

SUBJECT: Public Works/Engineering Department Report

ACTION:
Receive and file the Public Works/Engineering Department Report.

ATTACHMENTS:
A - PW/ENG Department Report

Road Construction Update

Public Works/Engineering Department

City Council Meeting

April 9, 2025

Department Report

CIP

- Palomar St. Widening/Cemetery Improvements
- Lateral C Basin and Storm Drain (RCFC)

Development Engineering

- Bundy Canyon Plaza

Maintenance

- City Entrance/Welcome Signs
- Wildomar Trail Restriping

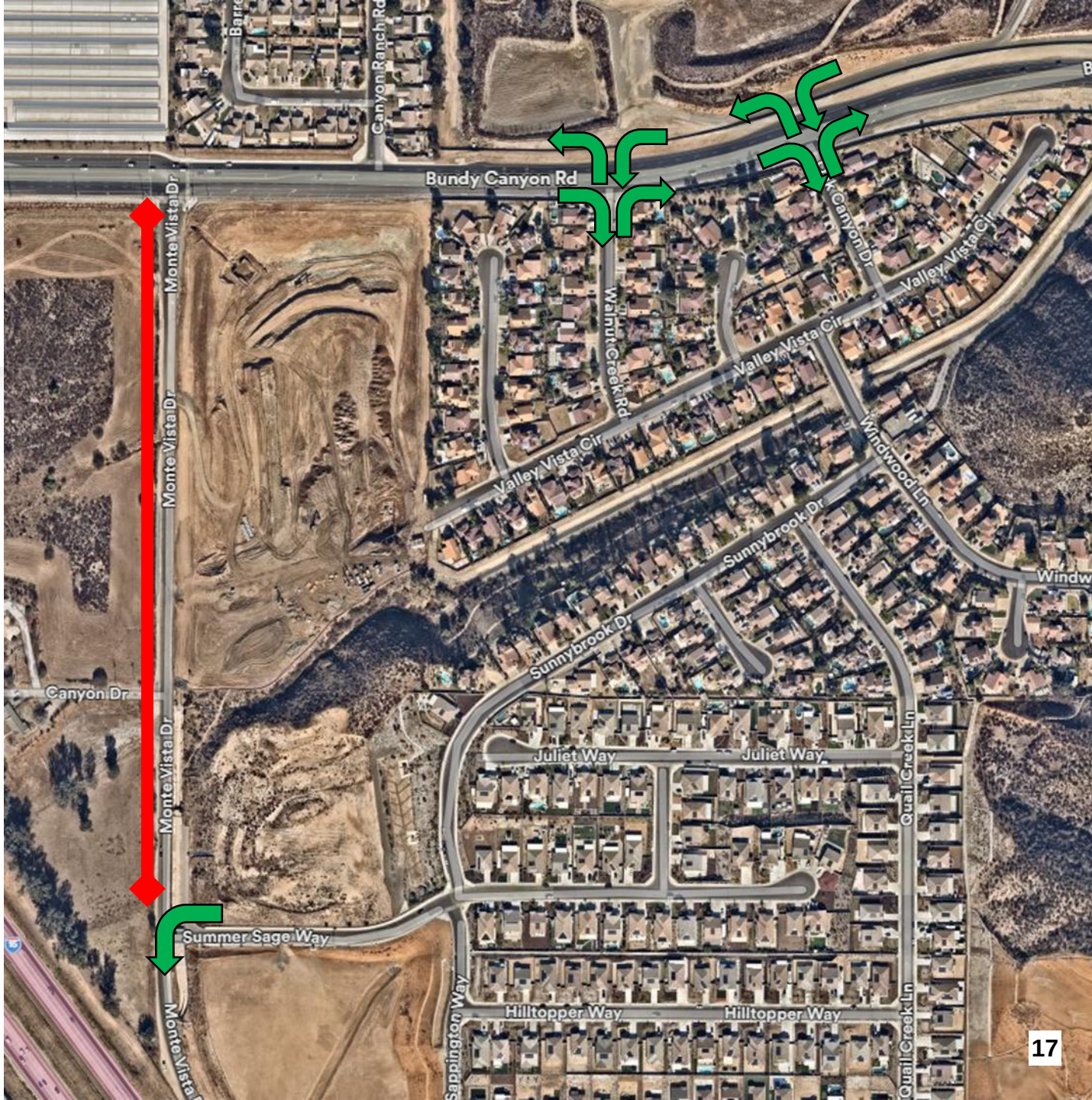
Capital Improvement Projects

Palomar St. and Cemetery Improvements

- Anticipated Completion by end of December.
- Anticipated work for the month:
  - Construction of wall footing at Wildomar Cemetery.
  - Demolition of existing curb and gutter, sidewalk, and driveways on the west side of Palomar St.
  - Construction of new curb and gutter, sidewalk, and driveways on the west side of Palomar St. (lane closure and flagging operation required).

Lateral C Basin and Storm Drain

- Anticipated Completion by end of November.
- Basin grading on-going.
- Monte Vista Dr. Closure:
  - Overall closures scheduled from March 3 – June 3, 2025.
  - On-going closure between Bundy Canyon Rd. and Summer Sage Way.
  - Next phase will open Monte Vista Dr. north of Summer Sage Way and close Monte Vista Dr. south of Summer Sage Way to approximately Cornerstone Church.
  - Summer Sage Way will be converted to an exit-only in the next phase of construction. Drivers can drive north on Monte Vista Dr. to Bundy Canyon Rd. Dates for this are being finalized and Contractor and City will provide notice prior to adjustments occurring.



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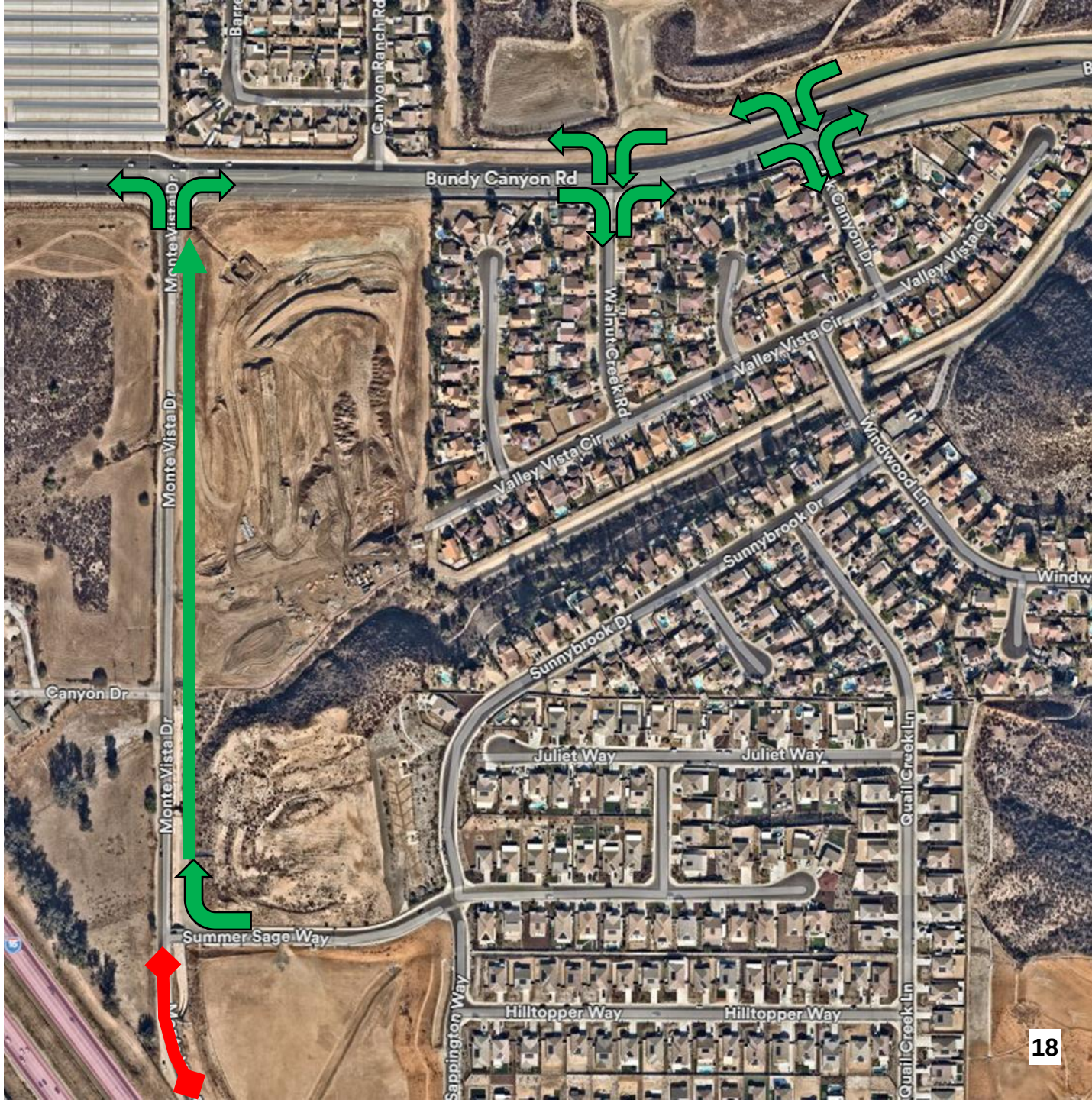


Development Engineering Projects

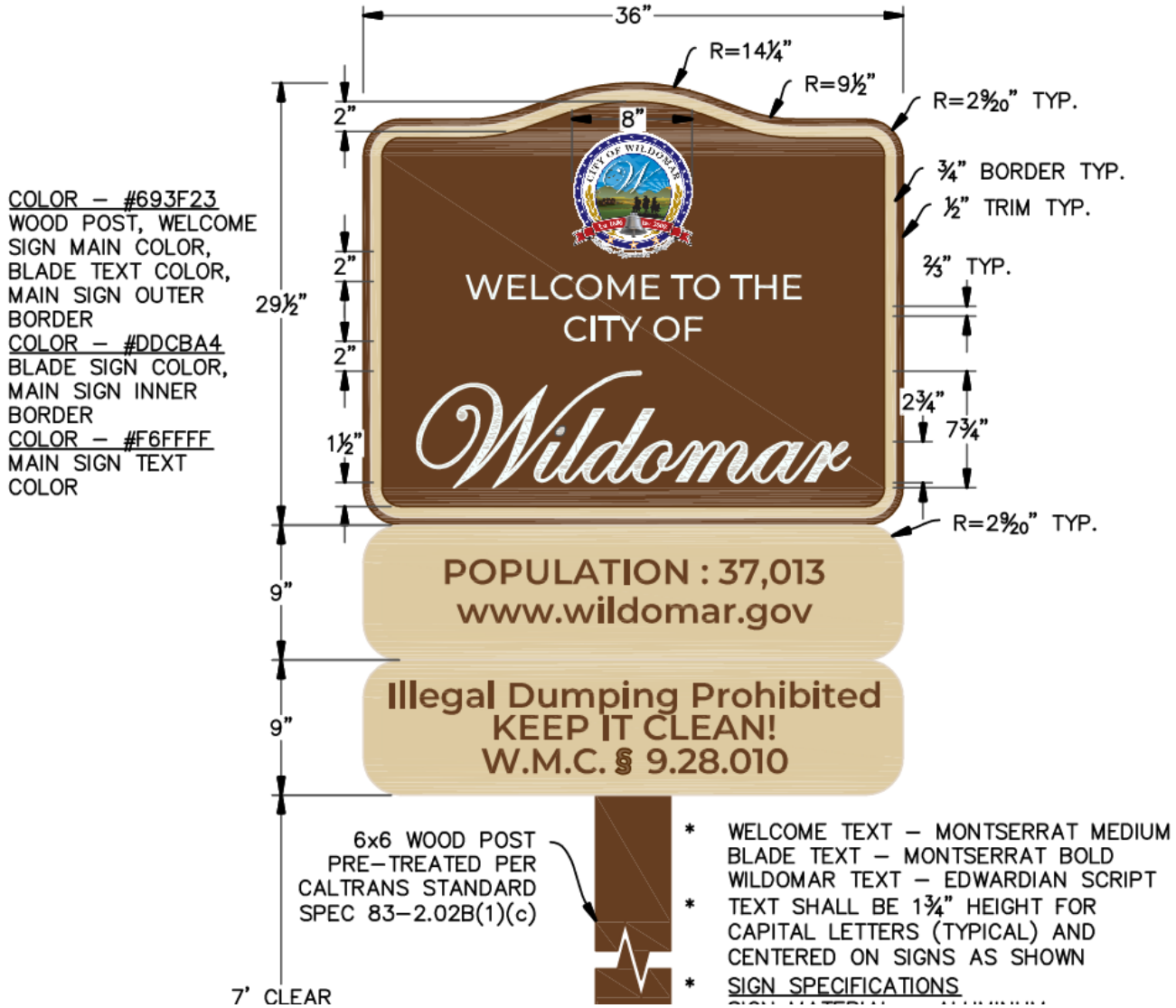
Bundy Canyon Plaza

- Raised Median
  - Landscaping completed.
- Sellers Rd. Traffic Signal
  - Southern extension of Sellers Rd. (private street) in construction.
  - Traffic signal will be modified to allow for left turns into and out of the new road extension.
- Bundy Canyon Rd. Striping
  - Restriping and signage for portions of Bundy Canyon Rd. east and west of Sellers Rd. to accommodate new median and signal modifications.
  - Restriping expected to occur within the next 1-2 months. City will provide notice when the work is scheduled.
- On-site work on-going.

Maintenance & Operations

City Welcome Signs

- Standard detail/drawing finalized.
- City has issued a Purchase Order for the sign installation.
- Installation is being scheduled with the contractor. Targeting completion by the end of May 2025.



Traffic Operations

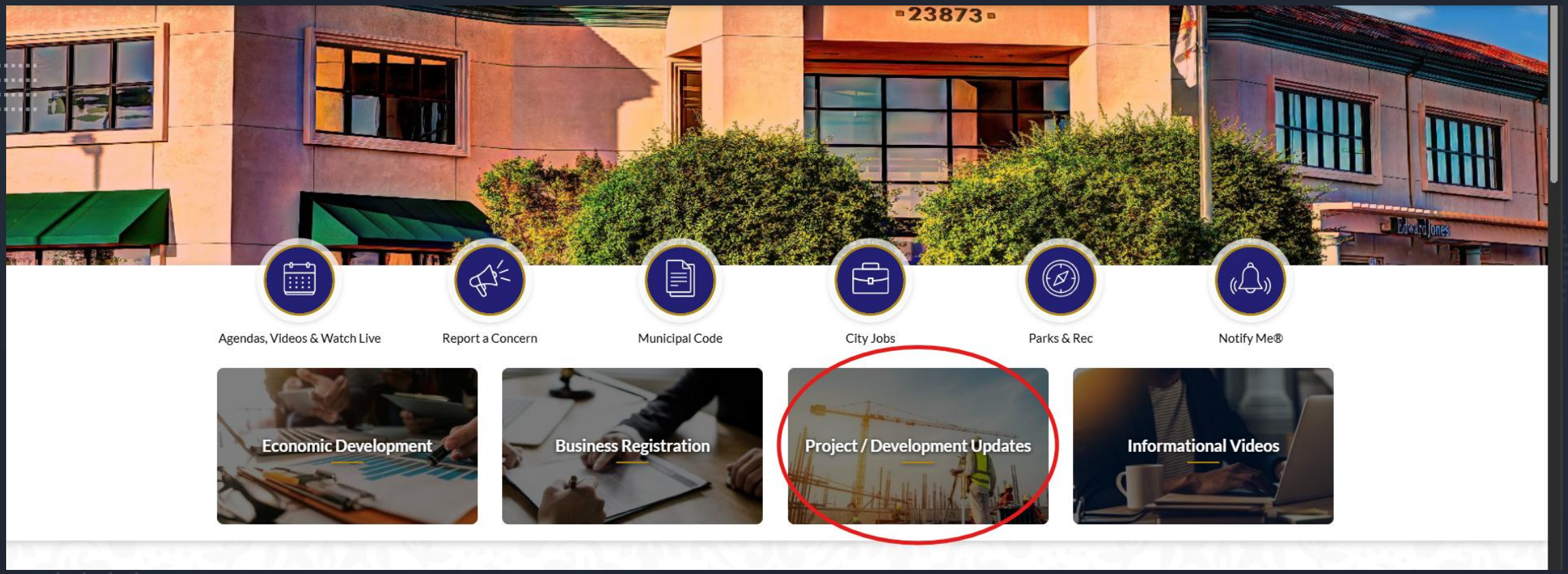
Wildomar Trail Restriping

- Encroachment Permit submitted to Caltrans.
- Comments received from Caltrans. City is revising plans and resubmitting to Caltrans.
- Upon Caltrans approval of the striping plans, the City will request quotes/bids from contractors for the work, select a contractor, and schedule the work.

Project Updates Online

Project details and more regular project updates are available on the City's website.

https://wildomar.gov/422/Project-Development-Updates



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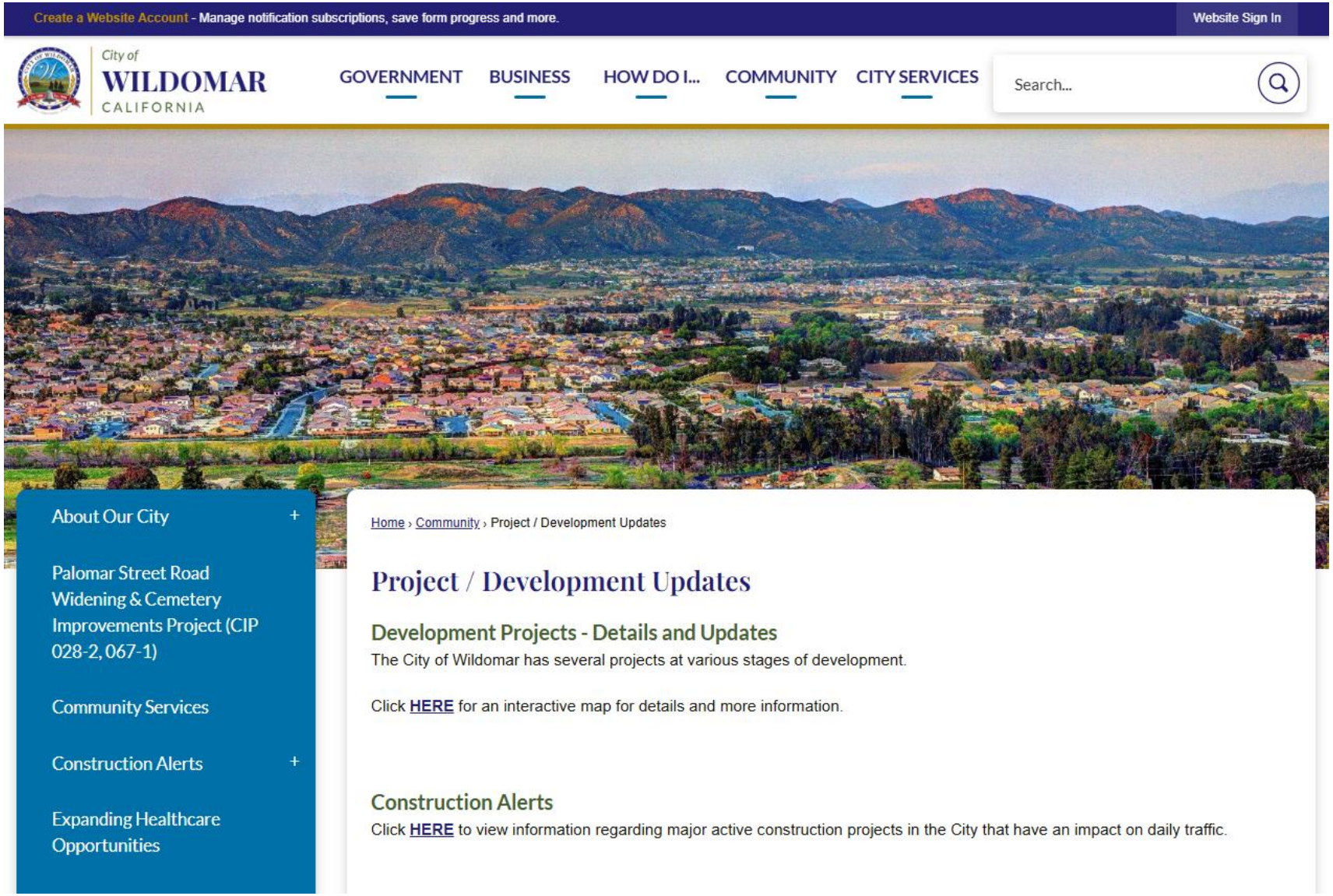

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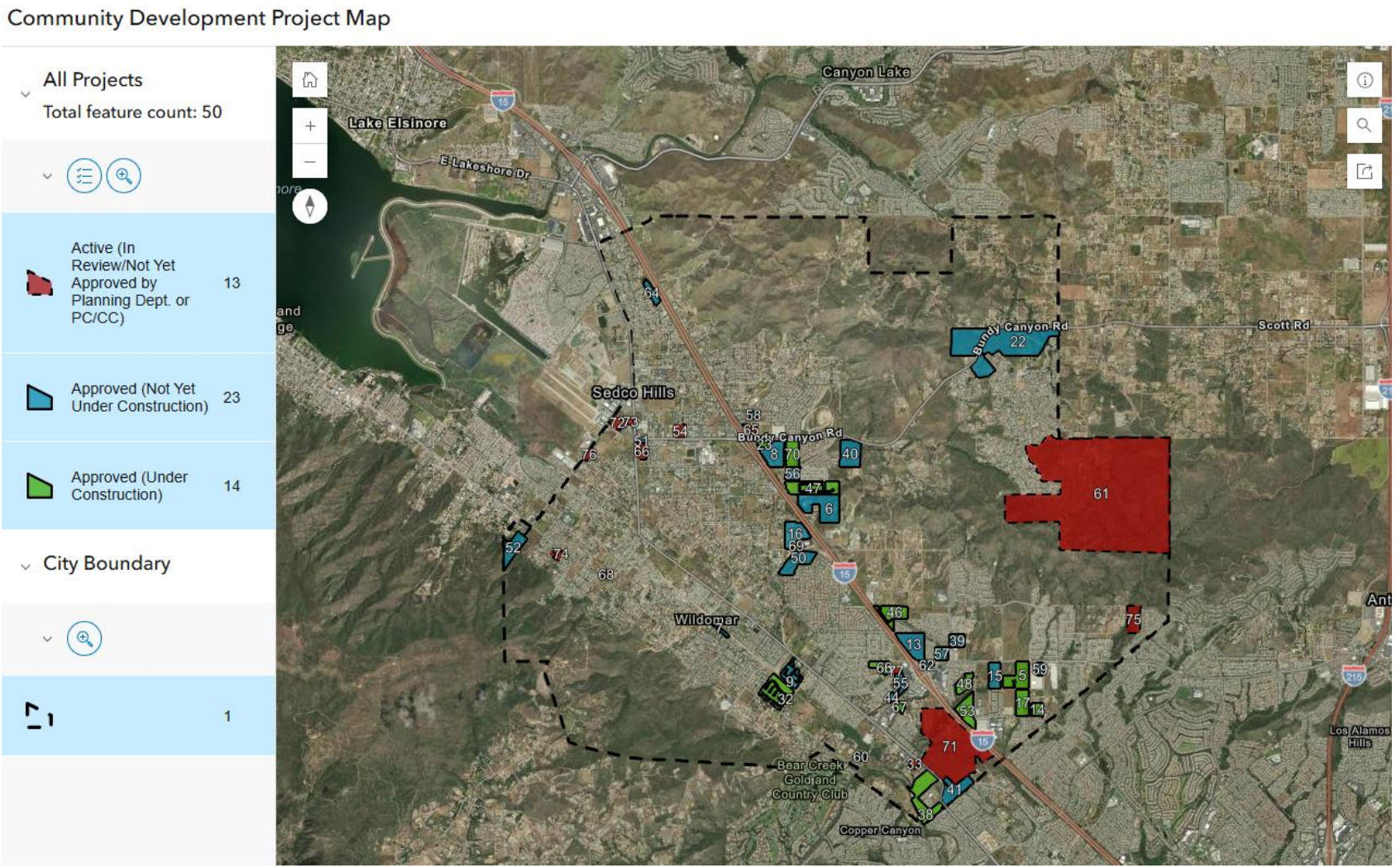

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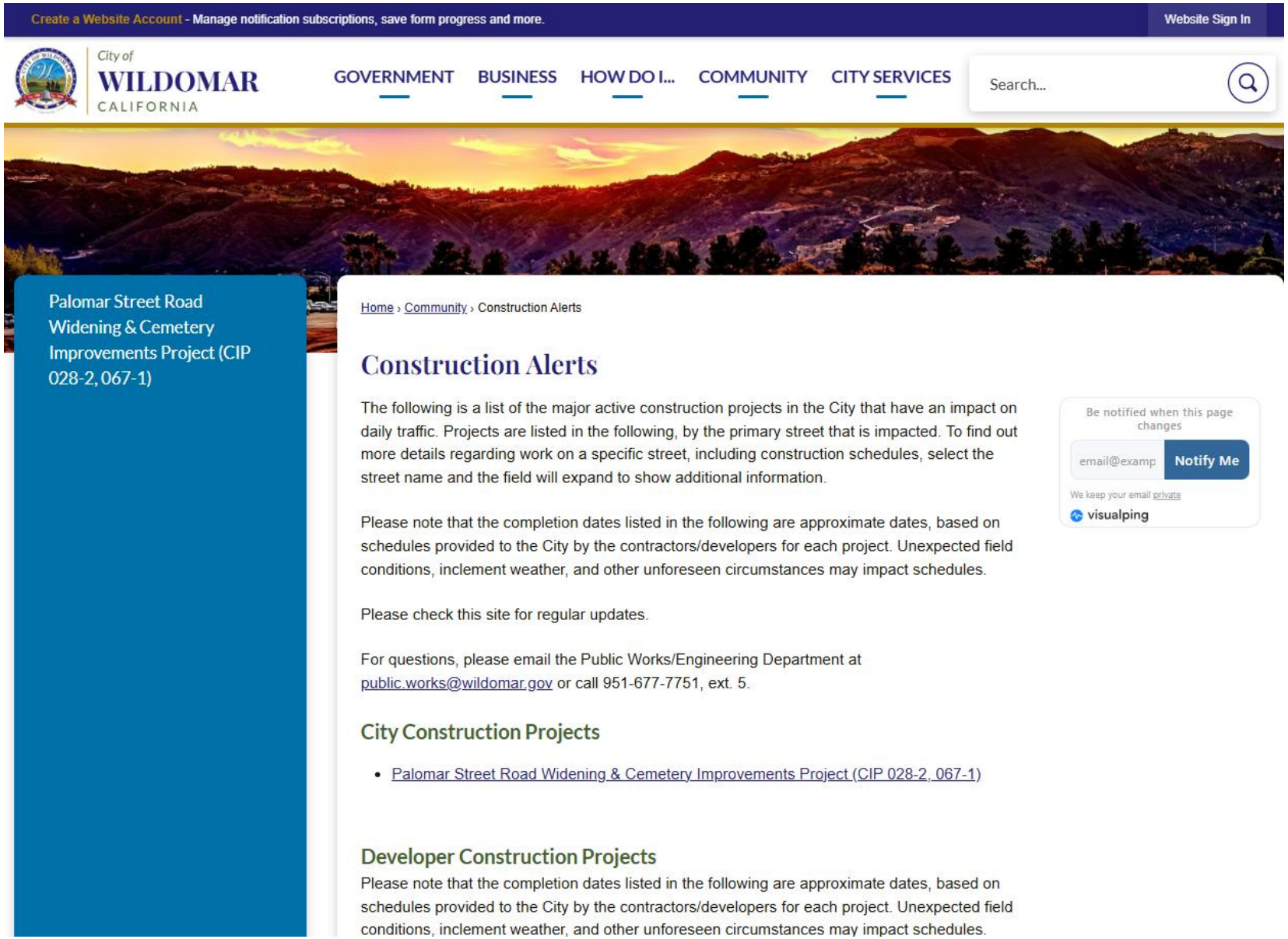

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Palomar Street Road Widening & Cemetery Improvements Project (CIP 028-2, 067-1)

Home › Community › Construction Alerts

Construction Alerts

The following is a list of the major active construction projects in the City that have an impact on daily traffic. Projects are listed in the following, by the primary street that is impacted. To find out more details regarding work on a specific street, including construction schedules, select the street name and the field will expand to show additional information.

Please note that the completion dates listed in the following are approximate dates, based on schedules provided to the City by the contractors/developers for each project. Unexpected field conditions, inclement weather, and other unforeseen circumstances may impact schedules.

Please check this site for regular updates.

For questions, please email the Public Works/Engineering Department at public.works@wildomar.gov or call 951-677-7751, ext. 5.

City Construction Projects

- Palomar Street Road Widening & Cemetery Improvements Project (CIP 028-2, 067-1)

Developer Construction Projects

Please note that the completion dates listed in the following are approximate dates, based on schedules provided to the City by the contractors/developers for each project. Unexpected field conditions, inclement weather, and other unforeseen circumstances may impact schedules.

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Questions

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: April 9, 2025

SUBJECT: Minutes - March 12, 2025 - Regular Meeting

SUBMITTED BY: Janet Morales, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. Minutes

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, MARCH 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 54957.6Agency representative: Mayor Ashlee DePhillippoUnrepresented employee: City Manager

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session at 6:04 p.m. 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 p.m.

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, Administrative Services Director Schrader, Community Development Directors Bassi and Jones, Economic Development Director Davidson, Code Enforcement Manager Berroteran, Human Resources and Risk Manager Wolf, Finance Manager Jantz and Analyst Magdaleno.

FLAG SALUTE

Alexa Graves, California Tap Company, led the flag salute.

MOMENT OF SILENCE AND REFLECTION

PRESENTATIONS

1. Proclamation: Community Development Director Matthew Bassi
2. Certificate: California Tap Company
3. Staff Introductions

DEPARTMENT REPORTS

Code Enforcement Quarterly Update (2024/2025)

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Bridgette Moore 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 recused herself from Item #1.6. Mayor Pro Tem Marquez requested to pull items #1.4 and #1.6 for staff presentations.

City Manager York presented the staff report for #1.4.

Community Services Manager Torres presented the staff report for item #1.6.

Moved by Dustin Nigg; seconded by Carlos Marquez to approve all items on the Consent Calendar except Item #1.6.

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) Minutes - February 12, 2025 - Regular Meeting

Approved the minutes as presented.

1.2) February 2025 City Warrant Register

Approved 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

Approved 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)

Authorized 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:

Received and filed this report and directed 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.

Moved by Joseph Morabito; seconded by Dustin Nigg to 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.

Motion Approved: 4 - 0

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

1.7) The Nature Education Foundation Memorandum of Understanding (MOU) for The Kid's Ride into Nature Car Show

1. Authorized the City Manager to sign the MOU with the foundation dependent that the foundation fulfills all requirements;

2. Waived 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

Finance Manager Adam Jantz presented the staff report.

There were no public comments.

Moved by Dustin Nigg; seconded by Joseph Morabito to Adopt the first reading of an Ordinance entitled:

ORDINANCE NO. 249
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

Motion Approved: 5 - 0

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

Moved by Dustin Nigg; seconded by Joseph Morabito to Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 08
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

Motion Approved: 5 - 0

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

2.2) City of Wildomar Vacancy Report and Recruitment and Retention Efforts

Human Resources and Risk Manager Wolf presented the staff report.

Mayor Pro Tem Marquez requested the salary percentage compared to budget for the upcoming phased salary increases.

It was the consensus of the City Council to receive and file the report.

3) GENERAL BUSINESS

3.1) Biennial Budget Workshop - Draft General Government Budgets

Finance Manager Jantz presented the staff report.

The City Council provided the following recommendations:

1. Combine City Council Travel and Conference budget
2. Increase the City Council apparel budget to $800
3. Request standards for Graffiti removal
4. Budget for a Councilmember to attend the International Council of Shopping Centers (ICSC) conference

It was the consensus of the City Council to receive and file the report.

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

Administrative Services Director Schrader presented the staff report.

Moved by Dustin Nigg; seconded by Joseph Morabito to Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 09
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

Motion Approved: 5 - 0

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

Moved by Dustin Nigg; seconded by Bridgette Moore to Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 10
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

Motion Approved: 5 - 0

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

Moved by Dustin Nigg; seconded by Bridgette Moore to 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.

Motion Approved: 5 - 0

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

3.1) Biennial Budget Workshop - Draft General Government Budgets

Mayor Pro Tem Marquez requested that the City Council return to Item #3.1.

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

Senior Planner Lachgar and Architerra Landscape Architect presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to 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 - 11
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

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

City Manager provided updates on the following items:

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

FUTURE AGENDA ITEMS

Added:

Non-Tech Resident Outreach - Marquez
Staffing/Day Coverage - Marquez

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Mayor DePhillippo adjourned the City Council Meeting at 8:16 p.m to an adjourned regular meeting on March 24, 2025 at 6:00 p.m. and stated that the City Council will reconvene into Closed Session.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

The Regular Meeting of the Wildomar Cemetery District Meeting was called to order by Chair DePhillippo at 8:16 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 Carlos Marquez 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) Minutes - February 12, 2025 - Regular Meeting

Approved the minutes as presented.

4.2) February 2025 Cemetery Warrant Register

Approved 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

Approved the Treasurer's Report for January 2025.

5) CEMETERY PUBLIC HEARINGS

There were no public hearings scheduled.

6) CEMETERY GENERAL BUSINESS

6.1) Review of Gravesite and Saturday Cemetery Services

Community Services Director Torres presented the staff report.

Councilmember Nigg requested a more economical process for the public to hold a Saturday Service and would like to offer the gravesite service.

It was the consensus of the City Council to receive and file.

GENERAL MANAGER REPORT

There was no general manager report.

FUTURE AGENDA ITEMS

There were no future agenda items added.

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

There being no further business, Chair Moore adjourned the Wildomar Cemetery District Meeting at 8:41 p.m.

RECONVENE INTO CLOSED SESSION

The City Council reconvened into Closed Session at 8:37 p.m.

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session at 9:30 p.m.

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 9:30 p.m.

Submitted by:

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.2
Meeting Date: April 9, 2025

SUBJECT: March 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 3-6-2025 in the amount of $248,321.52.
2. Warrant Register dated 3-13-2025 in the amount of $144,535.23.
3. Warrant Register dated 3-20-2025 in the amount of $815,749.73.
4. Warrant Register dated 3-27-2025 in the amount of $1,382,249.46.
5. Wire Transfer Register dated 3-31-2025 in the amount of $32,250.57.
6. Payroll Register dated 04-01-2025 in the amount of $560,740.74.

SUMMARY:
March 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:
Warrant Register March 2025.pdf

Transaction Name	Amount Paid	Bill Date	Payment Date	Vendor	Memo
Bill #1796	4964	1/1/2025	3/20/2025	SPICER CONSULTING GROUP	Assessment District Administration - December 2024
Bill #2024-1275	10041	9/30/2024	3/20/2025	TKE ENGINEERING INC	Public Works Fixed Fee Reviews & Inspections Developer Fixed Fee Inspections September 2024
Bill #9587937910	100	12/2/2024	3/27/2025	T-MOBILE USA INC	Case Investigation WI242610010
Bill #1823	4964	2/1/2025	3/20/2025	SPICER CONSULTING GROUP	January 2025 Special District Administration
Bill #005-289	107825.31	2/6/2025	3/6/2025	PV MAINTENANCE, INC.	Maintenance - January 2025
Bill #17407	1121.63	1/8/2025	3/27/2025	PRINT POSTAL	Various Departments Business Cards
Bill #2024-1418-2024-1450	46394.5	10/31/2024	3/20/2025	TKE ENGINEERING INC	Contractual Svc 10/01/24-10/30/24
Bill #45092	11837.32	12/31/2024	3/6/2025	INLAND EMPIRE LANDSCAPE INC	Landscape Maintenance - December 2024
Bill #2024-1539-2024-1569	38876.5	11/30/2024	3/6/2025	TKE ENGINEERING INC	Various Development Project Work - November 2024
Bill #6038018/1	1020.45	1/30/2025	3/27/2025	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #6038087/1	455.23	2/11/2025	3/27/2025	BMW MOTORCYCLES OF RIVERSIDE	Stripped Police Equipment
Bill #WILD-01.8 - 83793	18214.08	9/30/2024	3/6/2025	PLACEWORKS	September 2024 Contractual Svc Clinton Keith Widening
Bill #2025-12-2025-43	43385	1/31/2025	3/20/2025	TKE ENGINEERING INC	Various Professional Development Services Projects
Bill #2024-1734	1293	1/31/2025	3/6/2025	TKE ENGINEERING INC	CIP 026-2, Design PS&E 12/01/24-12/31/24
Bill #33079	12702.5	11/30/2024	3/13/2025	ARCHITERRA DESIGN GROUP	10/25/25-11/24/25 CIP 099, Design PS&E
Bill #2025-03	5824.5	2/14/2025	3/6/2025	TKE ENGINEERING INC	On Call Inspections Services 1/1/2025-1/31/2025
Bill #2024-1736-2024-1764	35635	12/31/2024	3/20/2025	TKE ENGINEERING INC	Various Professional Development Services Projects
Bill #SL250369	4113.04	2/24/2025	3/6/2025	DEPARTMENT OF TRANSPORTATION CALIFORNIA	Signals & Lighting Billing July 2024-September 2024
Bill #INV-2452	809.61	10/23/2024	3/13/2025	INTERGOVERNMENTAL, RISK AUTHORITY (CIRA)	Gen Liability and Work Comp Deductible Jul-Sep 2024
Bill #1838	4964	3/1/2025	3/20/2025	SPICER CONSULTING GROUP	February 2025 Special District Administration
Bill #022625-6801	16.36	2/26/2025	3/6/2025	EDISON	01/27/25-02/25/25 CFD 2013-1,Zone 10
Bill #022625-6091	47.51	2/26/2025	3/6/2025	EDISON	01/27/25-02/25/25 Elec 21347 Como St (Little League)

Bill #022625-9129	541.72	2/26/2025	3/6/2025	EDISON	01/27/25-02/25/25 32637 Gruwell (FS61)
Bill #022125-7151	6634.62	2/21/2025	3/6/2025	EDISON	01/13/25-02/11/25 Electric - Traffic Control
Bill #13469131	787.7	2/24/2025	3/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/14/25-02/13/25 Water Zone 42 Loc 01 M1
Bill #13469383	234.06	2/24/2025	3/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/14/25-02/13/25 Water Zone 42 Loc 03 M3
Bill #13469384	199.38	2/24/2025	3/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/14/25-02/13/25 Water Zone 42 Loc 02 M2
Bill #13476013	274.67	2/26/2025	3/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/18/25-02/17/25 Water Zone 3 Loc 35 M1
Bill #13476218	324.85	2/26/2025	3/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/18/25-02/17/25 Water City Hall
Bill #13479037	647.26	2/26/2025	3/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/18/25-02/17/25 Water 24707 Prelipp Rd
Bill #38633142	214.24	2/24/2025	3/6/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. #019-1780554
Bill #6106664993	1528.4	2/22/2025	3/6/2025	VERIZON WIRELESS	Verizon 02/23/24-03/22/25
Bill #6106664994	40.01	2/22/2025	3/6/2025	VERIZON WIRELESS	Verizon 02/23/24-03/22/25
Bill #20625	150	2/6/2025	3/6/2025	RENE CAMBERO	Planning Commission Meeting 02/05/25,02/19/25
Bill #30325	6.7	3/3/2025	3/6/2025	JEMANE HEIDI CENTER	Mileage Reimbursement: 12/18/24-12/31/24
Bill #030325	137.34	3/3/2025	3/6/2025	JEMANE HEIDI CENTER	Mileage Reimbursement: 01/01/25-02/28/25
Bill #2502A297	2556.5	3/3/2025	3/6/2025	PARSONS TRANSPORTATION GRP INC	Prof Svcs Agreement #16 - 01/01/25-01/31/25
Bill #1502756	101.95	2/21/2025	3/6/2025	CORODATA SHREDDING, INC	Shredding Services for City Hall
Bill #SIN047610	3720	1/31/2025	3/6/2025	HDL SOFTWARE LLC.	January 2025 HdL Fees
Bill #5252892102	927.84	2/6/2025	3/6/2025	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #46940	80	9/19/2024	3/6/2025	BIO-TOX LABORATORIES	RC Sheriff- Lab Services
Bill #0024294	733.5	2/13/2025	3/6/2025	TEMECULA WINNELSON CO	Water Fountain Parts (Marna O'Brien Park)
Bill #33687	174.95	12/14/2024	3/6/2025	SIGNS BY TOMORROW	Breakfast with Santa, Photos with Santa Signs Productions
Bill #33712	407.18	12/11/2024	3/6/2025	SIGNS BY TOMORROW	Holiday Light Home Decorating Contest Yard Signs Reproductions
Bill #409965	803.5	1/6/2025	3/6/2025	RIGHTWAY SITE SERVICES, INC.	01/02/25-02/29/25 - Porta/Washstn- Windsong 2 Scheduled Services
Bill #11977	310	2/21/2025	3/6/2025	RIGHTWAY	FS61 Septic
Bill #22525-2	145	2/25/2025	3/6/2025	CPRS	Member Annual - Dist 11 - Viviana Da Silva
Bill #20625	150	2/6/2025	3/6/2025	CHARLES GOLDEN	Planning Commission Meeting 02/05/25,02/19/25

Bill #2020111655	9043.91	1/31/2025	3/6/2025	ABSOLUTE INTERNATIONAL, SECURITY INC	Security Patrol
Bill #189358180	280.33	3/4/2025	3/6/2025	ULINE	Departmental Supplies
Bill #664453	390	2/24/2025	3/6/2025	DEANZA TERMITE & PEST CONTROL, INC	Pest Control City Hall 1/24/25
Bill #664452	150	2/24/2025	3/6/2025	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Marna O'Brien 2/21/25
Bill #5610004243	5190	1/29/2025	3/6/2025	YUNEX, LLC	Street Light Extra Work Inland Valley Pole KD & Replace Dec 2024
Bill #45324	1424.28	2/13/2025	3/6/2025	INLAND EMPIRE LANDSCAPE INC	Citywide Irrigation Repairs - January 2025
Bill #45192	11837.32	1/31/2025	3/13/2025	INLAND EMPIRE LANDSCAPE INC	Landscape Maintenance - January 2025
Bill #CL2425	4000	11/1/2024	3/27/2025	TRAUMA INTERVENTION PROGRAMS, (TIP)	Annual Services for Fiscal Year 2024-2025
Bill #2025-3	86.68	3/4/2025	3/6/2025	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	March 2025 EAP Services
Bill #415876	803.5	3/3/2025	3/6/2025	RIGHTWAY SITE SERVICES, INC.	02/27/25-03/26/25 - Porta/Washstn - Windsong 2 Scheduled Services
Bill #268054	1118.16	3/3/2025	3/6/2025	INNOVATIVE DOCUMENT SOLUTIONS	02/01/25-02/28/25 Contract Copier Services Maintenance/Repairs, Ink/Toner (5 copiers)
Bill #AR051572	6189.94	2/19/2025	3/6/2025	CITY OF MURRIETA	October 2024 Homeless Services
Bill #AR051573	5306.05	2/19/2025	3/6/2025	CITY OF MURRIETA	November 2024 Homeless Services
Bill #AR051574	5513.68	2/19/2025	3/6/2025	CITY OF MURRIETA	December 2024 Homeless Services
Bill #GCI0016423	900	1/24/2025	3/6/2025	GENERAL CODE	Binders for Updated Municipal Code (5)
Bill #13025,21325,22725	300	1/30/2025	3/6/2025	FRANCHISE TAX BOARD	Withholding Order - R Berroteran Case #545957597
Bill #121924	1746	12/19/2024	3/6/2025		Developer Deposit Reimbursement for Unused Funds
Bill #1129281	3085.8	12/31/2024	3/13/2025	INTERWEST CONSULTING GROUP	Building & Safety Services Dec 2024
Bill #1128574	30211.66	12/31/2024	3/13/2025	INTERWEST CONSULTING GROUP	CIP Professional Services for the period 12/1/24-12/31/24
Bill #1127600	8554	12/31/2024	3/20/2025	INTERWEST CONSULTING GROUP	Non CIP Services for December 2024
Bill #1815	216	2/24/2025	3/13/2025	LIBERTY PLUGINS, INC	Access Codes for EV Chargers

Bill #3531	3200	3/5/2025	3/13/2025	INFINITY TECHNOLOGIES	February 2024 Contractual Services
Bill #3582A	11300	3/6/2025	3/13/2025	INFINITY TECHNOLOGIES	February 2025 Monthly Services
Bill #3582B	159.75	3/6/2025	3/13/2025	INFINITY TECHNOLOGIES	February 2025 Datto Office 365 Backup Service
Bill #3582C	828	3/6/2025	3/13/2025	INFINITY TECHNOLOGIES	February 2025 Proofpoint Essentials Advance
Bill #RCSOLE25FEB7	1095	2/7/2025	3/13/2025	SAN DIEGO COUNTY SHERIFF'S OFFICE	Motorcycle Training
Bill #23164175	1812.49	1/31/2025	3/13/2025	ST. FRANCIS ELECTRIC	Traffic Signal Response - January 2025
Bill #23164174	1480.75	1/31/2025	3/13/2025	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance Services - January 2025
Bill #23164176	1251.63	1/31/2025	3/13/2025	ST. FRANCIS ELECTRIC	TS Services - Beazer Homes Palomar & McVicar
Bill #33382	8280	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 CIP 099, Design PS&E
Bill #175426	533.95	2/26/2025	3/13/2025	DATA TICKET, INC.	January 2025 online Access
Bill #175725	735.31	2/26/2025	3/13/2025	DATA TICKET, INC.	January 2025 Daily Cite Processing
Bill #82240170	370.5	2/28/2025	3/13/2025	CORELOGIC SOLUTIONS, LLC	February 2025 Code Enforcement Software
Bill #31429-Fev	9805	3/3/2025	3/13/2025	GOD'S FAN CLUB DBA: PROJECT TOUCH	To record Wildomar City Shelter Grant February 2025
Bill #RS7073935	58.95	2/28/2025	3/13/2025	CORODATA RECORDS, INC.	Admin/Finance Records Storage 2/01/25-2/28/25
Bill #7251	5200	3/1/2025	3/13/2025	CALIFORNIA CONSULTING, INC.	Grant Writing Service - March 2025 Retainer
Bill #1436613-030125	551.12	3/1/2025	3/13/2025	SPARKLETTS	City Hall Drinking Water Through 03/01/25
Bill #8009987393	170.11	2/25/2025	3/13/2025	STERICYCLE, INC	Contractual Shredding Svc
Bill #030625-0828	178.6	3/6/2025	3/13/2025	EDISON	02/01/25-02/28/25 Electric Wildomar City Lamps
Bill #030625-1202	25.32	3/6/2025	3/13/2025	EDISON	02/01/25-02/28/25 Hidden Springs/Clinton Keith
Bill #030325-9127	522.58	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 Electric CFD 2013-001 Zone 5
Bill #030325-4610	275.72	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 Electric CFD 2013-001 Zone 3
Bill #03025-7694	468.88	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 CFD Zone 3
Bill #030325-8975	275.7	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 CFD Zone 3
Bill #030325-0962	530.04	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 Electric CFD 2013-001 Zone 2
Bill #030325-1757	428.5	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 Electric CFD 2013-001 Zone 3
Bill #030325-4487	116.73	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 20505 Palomar St (Marna)

Bill #030325-7504	72.67	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 CFD 2013-1 Orange/Corazza
Bill #030325-4845	137.85	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 CFD Zone 2
Bill #03025-7481	526.4	3/3/2025	3/13/2025	EDISON	01/11/25-2/28/25 CSA 103
Bill #MAR 2025	7687.5	3/4/2025	3/13/2025	ANIMAL FRIENDS OF THE VALLEY,, INC.	Animal Control Service March 2025
Bill #030325-4293	6409.58	3/3/2025	3/13/2025	EDISON	02/01/25-02/28/25 Assessment District Lighting
Bill #305	395	1/28/2025	3/13/2025	BEE GUY TRAVIS	Bee Hive Removal, Street Tree Near 21468 Dunn
Bill #13472080	147.91	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 3 Loc 23 M1
Bill #13472288	96.7	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 30 Loc 2
Bill #13472328	138.52	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 3 Loc 49 M1
Bill #13472583	116.5	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 51 Loc 01
Bill #13472747	317.45	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 21400 Palomar St Little League Field
Bill #13472788	315.33	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Windsong Park
Bill #13473297	215.13	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 3 Loc 29 M1
Bill #13473375	233.38	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 3 Loc 29 M2
Bill #13473477	268.89	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 3 Loc 42 &47 M1
Bill #13473873	110.41	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water 1/2 Cervera Rd
Bill #13474115	112.59	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water 22450 Cervera Rd
Bill #13475204	192.57	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 62 - 22933 Delca Lane
Bill #13475291	110.59	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 67 - Arnett & Catt Rd
Bill #13475700	232.51	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 CFD 2022-1 NE Wildomar Trail/Margaret LN
Bill #13473378	145.82	2/25/2025	3/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/16/25-02/15/25 Water Zone 30 Loc 1
Bill #31325	100	3/13/2025	3/13/2025	FRANCHISE TAX BOARD	Withholding Order - R Berroteran Case #545957597
Bill #34051	255.97	2/21/2025	3/13/2025	SIGNS BY TOMORROW	City Decals on (1) Vehicle Door
Bill #31025-1	734.21	3/10/2025	3/13/2025	LACHGAR, ABDURAHMAN	Reimbursement: 2025 PC Academy Meals Abdu + 3 Commissisoners

Bill #31025-2	3803.1	3/10/2025	3/13/2025	LACHGAR, ABDURAHMAN	Reimbursement: 2025 PC Academy Hotel + Rental Car + Gas
Bill #31025-3	176.18	3/10/2025	3/13/2025	LACHGAR, ABDURAHMAN	Reimbursement: Matt + Abdu Business Cards
Bill #000906	350	2/27/2025	3/20/2025	GOPHER SQUAD	One Time Gopher Removal-Maint. Dist.
Bill #33284	125	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	General CIP Admin-Landscape Design
Bill #33279	478.75	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 City Plan Check - Irrigation
Bill #33282	93.75	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 City Plan Check - 3rd PC
Bill #33283	250	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 Landscape Designer
Bill #33285	816.75	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 Coordination with City,SI Coord,SI CFD Ph 2
Bill #33286	693.1	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 SI Coordination, SI-FYT PH 5 Re-Inspection #2
Bill #33287	343.75	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 SI Coordination, & Emails; Project Set-up , Coor. & Prep. / Plan Review
Bill #33288	125	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 Specifications - Review DG Trail Materials Subr
Bill #33289	500.25	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 City Plan Check, Coor. & Prep. - Plan Review, SI HOA Ph Final Insp.
Bill #33290	881.41	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 SI Coor. & Pep, SI CFD Final Inspection, SI CFD Final Report
Bill #33291	656.5	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 SI CFD POC Final Inspection #1
Bill #33280	31.25	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 Landscape Designer (Fixed Fee)
Bill #33281	187.5	1/31/2025	3/13/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 Landscape Designer (Fixed Fee)
Bill #33367	250	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 SI Coordination - Review Hydrossed Submissior, Si Coordinate & Prep
Bill #33368	1383	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 SI Coordination, SI Coordination & Prep. SI HOA Ph II Final, SI Report, SI HOA Ph II Final Re-Insp. #1

Bill #33369	156.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 E-mail with Application and Planning Regarding S (Fixed Fee)
Bill #33370	156.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 City Plan Check - 1st Delta PC
Bill #33371	187.5	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Meeting with Applicant and Review of Previous E-mail - Coordination with Planning
Bill #33372	31.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Specifications - Coordination with City
Bill #33373	62.5	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 City Plan Check - 8th PC
Bill #33374	601.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 SI Coordination, SI Coordination & Prep. SI Median Pre Ins. & Pressure Test
Bill #33375	125	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 City Plan Check - 1st Delta PC
Bill #33376	31.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Landscape Designer (Fixed Fee)
Bill #33377	31.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Landscape Designer (Fixed Fee)
Bill #33378	156.25	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 City Plan Check - 1st Delta PC - Phase 2 Onsite
Bill #33379	62.5	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 City Plan - 3rd PC
Bill #33380	1828.13	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Director of Production, Landscape Designer (Fixed Fee0
Bill #33381	437.5	2/28/2025	3/13/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Landscape Designer (Fixed Fee)
Bill #3582D	9.73	3/6/2025	3/13/2025	INFINITY TECHNOLOGIES	Extension Cord for IT
Bill #88932	142.5	3/6/2025	3/13/2025	RIVERSIDE TRANSIT AGENCY	RTA Bus Passes
Bill #5258569101	987.44	3/11/2025	3/13/2025	CINTAS CORPORATION	City Hall First Aid & Safety
Bill #23164169	809.89	11/30/2024	3/13/2025	ST. FRANCIS ELECTRIC	TS Services - OSR II
Bill #2020111838	7370.18	2/28/2025	3/20/2025	ABSOLUTE INTERNATIONAL, SECURITY INC	Security Patrol
Bill #3532	332.5	3/5/2025	3/13/2025	INFINITY TECHNOLOGIES	GIS Development App
Bill #165608691-0001	786.57	2/28/2025	3/20/2025	SUNBELT RENTALS, INC.	Equipment Rental
Bill #165479330-0001	342.33	2/20/2025	3/20/2025	SUNBELT RENTALS, INC.	Equipment Rental
Bill #165537853-0001	238.08	2/21/2025	3/20/2025	SUNBELT RENTALS, INC.	Equipment Rental
Bill #86102845	226	3/3/2025	3/20/2025	OCCUPATIONAL HEALTH CENTERS OF, CALIFORNIA,A MEDICAL CORP	Preemployment Physical Maint. Worker

Bill #11721186	168.28	2/23/2025	3/20/2025	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Bluffs Specific Plan 24-0048
Bill #31325-1	88.09	3/13/2025	3/20/2025	LACHGAR, ABDURAHMAN	Reimbursement: Steven Business Cards
Bill #31325-2	294	3/13/2025	3/20/2025	LACHGAR, ABDURAHMAN	Reimbursement: Project Management Course
Bill #WILD-01-12 - 5	58207.55	2/28/2025	3/20/2025	PLACEWORKS	February 2025 Contractual Svc - The Bluffs at Hidden Springs
Bill #WILD-02.0 - 5	7947.25	2/28/2025	3/20/2025	PLACEWORKS	February 2025 Contractual Svc - GP Update /EIR
Bill #WILD-01.0 - 5	5811.25	2/28/2025	3/20/2025	PLACEWORKS	February 2025 Contractual Svc - Project Related
Bill #31325	4000	3/13/2025	3/20/2025	STRATA KEITH, LLC	Refund for Unused CFD Formation Deposit
Bill #31325	278.76	3/13/2025	3/20/2025	SOCALGAS	02/07/25-03/11/25 Gas - Fire Dept 32637 Gruwell
Bill #188866201030725	5.3	3/7/2025	3/20/2025	CHARTER COMMUNICATIONS	Cable through 04/07/25 - FS61
Bill #3625	502.25	3/6/2025	3/20/2025	PITNEY BOWES	Postage Meter Refill 2/19/25
Bill #031225-2529	259.95	3/12/2025	3/20/2025	EDISON	02/04/25-3/11/25 22378 Bundy Canyon Rd
Bill #77000	7310	2/28/2025	3/20/2025	ROGERS, ANDERSON, MALODY &, SCOTT LLP	February 2025 FY 23/24 Audit City of Wildomar
Bill #20725	425.4	2/7/2025	3/20/2025		Partial Refund of Fixed Fee Permit BME-24-0846
Bill #10825	470.37	1/8/2025	3/20/2025		Partial Refund of Fixed Fee Permit BXX-24-2195
Bill #19W9-7FDY-67HF	234.79	3/1/2025	3/20/2025	AMAZON CAPITAL SERVICES	Amazon
Bill #229330	4009	3/15/2025	3/20/2025	ARMADA ADMINISTRATORS	Health Coverage Council and CM
Bill #31725	35.7	3/17/2025	3/20/2025	MORABITO, JOSEPH	Mileage Reimbursement: 3/10/25
Bill #5259271002	241.21	3/14/2025	3/20/2025	CINTAS CORPORATION	First Aid Kit at Marna O'Brien Park
Bill #031325-7255	122.33	3/13/2025	3/20/2025	EDISON	02/11/25-03/12/25 23873 Clinton Keith Rd Suite 110
Bill #031325-3487	174.34	3/13/2025	3/20/2025	EDISON	02/11/25-03/12/25 23873 Clinton Keith Rd Suite 103
Bill #031325-2838	729.94	3/13/2025	3/20/2025	EDISON	02/11/25-03/12/25 Electric City Hall
Bill #38744597	399.12	3/10/2025	3/20/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 020-1472515
Bill #38744598	214.24	3/10/2025	3/20/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 007-1585799
Bill #COW 030325-01	7705.25	3/3/2025	3/27/2025	PRECISION CONCRETE CUTTING	Parks Sidewalk Grinding
Bill #31725	300	3/9/2025	3/20/2025	HOLLYS DOOR REPAIR	Circuit Board
Bill #11566	622.44	3/11/2025	3/20/2025	A BETTER LOCKSMITH	Electronic Digital Lock,Keyless & Labor for City Hall

Bill #45325	2836.8	1/31/2025	3/27/2025	INLAND EMPIRE LANDSCAPE INC	January 2025 Irrigation
Bill #235586	1023217.23	3/4/2025	3/27/2025	COUNTY OF RIVERSIDE, FIRE DEPARTMENT	Fire Protection Services 2nd Qtr. FY 24/25
Bill #SH0000047537	478320.18	2/18/2025	3/20/2025	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Riverside County Sheriff's Office Contract Law Enforcement
Bill #IN25-0208	10000	3/11/2025	3/20/2025	CITY OF LAKE ELSINORE	Purchase of Backup Motorcycle from City of Lake Elsinore
Bill #338737	307.07	3/11/2025	3/20/2025	AFLAC, REMITTANCE PROCESSING, CENTER	Aflac Premium Statement March 2025
Bill #121324	126	3/18/2025	3/20/2025	TENAJA COMMUNITY SERVICE DISTRICT	CSD Canceled Room Request - Due to Power Outage at City Hall 11/07/24
Bill #005-290	60314.08	3/5/2025	3/20/2025	PV MAINTENANCE, INC.	Maintenance - February 2025
Bill #5610004664	960	3/7/2025	3/20/2025	YUNEX, LLC	Streetlight Callouts - February, 2025
Bill #42475	429.32	3/6/2025	3/20/2025	LOGO JOE'S	Maint. Worker Uniforms
Bill #101124-8408,111224,121124,011125,021125,03132	10.55	10/11/2024	3/20/2025	EDISON	Various Electricity Bills
Bill #13503	16.31	3/18/2025	3/20/2025	AMERICAN EAGLE TROPHIES	Employee of the Quarter nameplate
Bill #4394	20650	3/4/2025	3/27/2025	CPS	Laserfiche Cloud Subscription Renewal
Bill #DB2007131	4200	2/14/2025	3/20/2025	FIFTH ASSET, INC. DBA DEBTBOOK	Subscription fee for Lease & SBITA Management 03/14-25-03/12/26
Bill #32958	2984.1	10/31/2024	3/27/2025	ARCHITERRA DESIGN GROUP	09/25/24-10/24/24 Landscape Plan Review
Bill #33090	4692	11/30/2024	3/27/2025	ARCHITERRA DESIGN GROUP	10/25/24-11/24/24 Landscape Plan Review
Bill #33122	2277.5	12/31/2024	3/27/2025	ARCHITERRA DESIGN GROUP	11/14/24-12/24/24 Landscape Plan Review
Bill #33317	907.5	1/31/2025	3/27/2025	ARCHITERRA DESIGN GROUP	12/25/24-01/24/25 Landscape Plan Review
Bill #33338	11497	2/28/2025	3/27/2025	ARCHITERRA DESIGN GROUP	01/25/25-02/24/25 Landscape Plan Review
Bill #5800	50	3/3/2025	3/27/2025	GLADWELL GOVERNMENTAL SERVICES, INC	Records Retention Modifications / re-org / additional records series
Bill #WILD-01.19 - 5	768.83	2/28/2025	3/27/2025	PLACEWORKS	February 2025 Prof. Svcs. - CIP 099-20 -Acre Park
Bill #WILD-016 - 5	4052.75	2/28/2025	3/27/2025	PLACEWORKS	February 2025 Prof. Svcs. - CIP 062-1 Acre Park
Bill #157440977	1050	2/20/2025	3/27/2025	EVERON, LLC.	Fire Alarm Monitoring

Bill #031725-7633	301.23	3/17/2025	3/27/2025	EDISON	01/15/24-02/13/25, 32975 Willow Bay Rd TC1
Bill #031425-3047	84.23	3/14/2025	3/27/2025	EDISON	02/12/25-03/13/25 08/13/24 34311 Mission Trail TC1
Bill #031425-3950	39.61	3/14/2025	3/27/2025	EDISON	02/12/25-03/13/25 34311 Mission Trail LS3
Bill #031425-3243	42.55	3/14/2025	3/27/2025	EDISON	02/12/25-03/13/25 31818 Central St LS3
Bill #031425-8688	77.8	3/14/2025	3/27/2025	EDISON	02/12/25-03/13/25 21458 Grand Ave TC1
Bill #031425-5361	80.19	3/14/2025	3/27/2025	EDISON	02/12/25-03/13/25 31818 Central TC1
Bill #031425-7372	74.73	3/14/2025	3/27/2025	EDISON	02/12/25-03/13/25 24211 Clinton Keith Rd TC1
Bill #031425-7633	95.81	3/14/2025	3/27/2025	EDISON	12/16/24-01/14/25 32975 Willow Bay Rd TC1
Bill #31725	154971	3/17/2025	3/27/2025	VAN ENGINEERING	Progress Payment #1
Bill #031825-3767	16.59	3/18/2025	3/27/2025	EDISON	02/14/25-03/17/25 31160 Clinton Keith Rd LS3
Bill #031825-5249	43.86	3/18/2025	3/27/2025	EDISON	02/14/25-03/17/25 32975 Willow Bay Rd
Bill #031825-0022	125.82	3/18/2025	3/27/2025	EDISON	02/14/25-03/17/25 22628 Wildomar Trail TC1
Bill #13512621	91.65	3/17/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/05/25-03/07/25 Water Zone 52 Loc 01
Bill #13512677	40.65	3/17/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/05/25-03/07/25 Water Zone 29 Loc 02
Bill #13512959	177.77	3/17/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/05/25-03/07/25 Water Zone 71 Loc 01
Bill #13513157	103.07	3/17/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/05/25-03/07/25 Water 32637 Gruwell-FS 61
Bill #13513239	506.15	3/17/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/05/25-03/07/25 20505 Palomar St. Marna O'Brien
Bill #13516467	3101.06	3/17/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/05/25-03/07/25 Water 21120 Saratoga Dr
Bill #13517950	238.03	3/18/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/08/25-03/10/25 Water Zone 3 Loc 7 M1
Bill #13517963	203.63	3/18/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/08/25-03/10/25 Water Heritage Pk (Autumn Oak)
Bill #13521254	427.35	3/19/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/09/25-03/11/25 Water Zone 3 Loc 25 M1
Bill #13521255	899.38	3/19/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/09/25-03/11/25 Water Zone 3 Loc 25 M2
Bill #13523022	1790.13	3/19/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/09/25-03/11/25 Water Zone 3 Loc 24 M1
Bill #13524352	49.59	3/19/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/09/25-03/11/25 Water Malaga Gateway Pk

Bill #13524192	337.74	3/19/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/09/25-03/11/25 Water CFD 2013-1, Zone 2
Bill #PE0000002480	761.94	3/5/2025	3/27/2025	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	February Monthly Radio Communication - PSEC
Bill #SH0000002411	761.94	2/26/2025	3/27/2025	COUNTY OF RIVERSIDE PUBLIC, SAFETY ENTERPRISE COMMUNI	January Monthly Radio Communication - PSEC
Bill #9597966778	115	3/10/2025	3/27/2025	T-MOBILE USA INC	Case Investigation WI243430034
Bill #33554	417.6	3/1/2025	3/27/2025	ENSURITY MOBILE CORP.	Tracker for Enforcement Team Vehicle
Bill #IN25-0210	110	3/12/2025	3/27/2025	CITY OF LAKE ELSINORE	Reimbursement for BMW Inv#6037941 - Safety Inspection Report
Bill #082317220X250313	180.24	3/13/2025	3/27/2025	DIRECT TV	03/12/25-04/11/25 Cable Services - City Hall
Bill #4148956	59.54	2/27/2025	3/27/2025	ZOLL MEDICAL	Batteries for AED
Bill #4157691	120.71	3/25/2025	3/27/2025	ZOLL MEDICAL CORPORATION	CPR-D-PADZ One piece Electrode Pad with Real CPR Help
Bill #32725	100	3/27/2025	3/27/2025	FRANCHISE TAX BOARD	Withholding Order - Case #545957597
Bill #803753	49	3/5/2025	3/27/2025	DEPARTMENT OF JUSTICE	February 2025 Fingerprint Apps (1)
Bill #798988	245	2/10/2025	3/27/2025	DEPARTMENT OF JUSTICE	January 2025 Blood Alcohol Analysis (7
Bill #11983	60314.48	3/12/2025	3/27/2025	DOWNTOWN FORD SALES	2024 FORD F150 CREWCAB PICKUP 4X4
Bill #32725	75	3/20/2025	3/27/2025	FILAR, ERIC	Planning Commission Meeting 03/18/25
Bill #032725	75	3/20/2025	3/27/2025	BERNARD, BRIANNA	Planning Commission Meeting 03/19/25
Bill #32725	75	3/20/2025	3/27/2025	CHARLES GOLDEN	Planning Commission Meeting 03/19/25
Bill #32725	75	3/20/2025	3/27/2025	NOLAN KING	Planning Commission Meeting 03/19/25
Bill #32027	75	3/20/2025	3/27/2025	RENE CAMBERO	Planning Commission Meeting 03/19/25
Bill #4475	17536.92	3/24/2025	3/27/2025	REGISTRAR OF VOTERS	Election Services rendered for the November 5, 2024 Election
Bill #38801958	214.24	3/18/2025	3/27/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 018-1765784
Bill #032525	121.41	3/25/2025	3/27/2025	MOORE, BRIDGETTE	Refund of Candidate Statement - Election November 2024
Bill #032525	72.89	3/25/2025	3/27/2025		Refund of Candidate Statement - Election November 2024

Bill #032525		134.58	3/25/2025	3/27/2025	LANGWORTHY, VERONICA	Refund of Candidate Statement - Election November 2024
Bill #SIN048833		2864.4	2/28/2025	3/27/2025	HDL SOFTWARE LLC.	February 2025 HDL Fees
Bill #101657543		16143.17	11/24/2024	3/27/2025	ORACLE AMERICA, INC.	Oracle Services 10/21/24-11/22/24
Bill #157441010		2035.31	2/20/2025	3/27/2025	EVERON, LLC.	Building Access Control
Bill #101846673		7048.31	3/24/2025	3/27/2025	ORACLE AMERICA, INC.	Oracle Services 02/24/25-03/21/25
Bill #42476		291.3	3/6/2025	3/27/2025	LOGO JOE'S	Staff Shirts
Bill #308757/3		88.81	3/25/2025	3/27/2025	ACE HARDWARE	Dustin Wyatt Account - FY24/25
Bill #WILD-01.8 - 4		8337.25	2/28/2025	3/27/2025	PLACEWORKS	February 2025 CIP 025-1 Contractual Svc - Clinton Keith Road Widening
Bill #322		395	3/19/2025	3/27/2025	BEE GUY TRAVIS	Bee Removal (Corydon St.)
Bill #4613		450	3/24/2025	3/27/2025	ELM TREE CARE	Tree trimming/Removal Work
Bill #4608		6650	3/21/2025	3/27/2025	ELM TREE CARE	Tree trimming/Removal Work
Bill #9598710246		115	3/17/2025	3/27/2025	T-MOBILE USA INC	Case Investigation WI243430034
Bill #9598952816		115	3/7/2025	3/27/2025	T-MOBILE USA INC	Case Investigation WI243430034
Bill #2890		1200	3/17/2025	3/27/2025	FORENSIC NURSES OF SOCAL, INC.	Police Dept - Domestic Violence forensic exam, case WI250730004
Bill #806256		105	3/11/2025	3/27/2025	DEPARTMENT OF JUSTICE	February 2025 Blood Alcohol Analysis (3)
Bill #13525088		973.29	3/24/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/13/25-03/15/25 Water Zone 42 Loc 01 M1
Bill #13525340		241.86	3/24/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/13/25-03/15/25 Water Zone 42 Loc 03 M3
Bill #13525341		199.38	3/24/2025	3/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	02/13/25-03/15/25 Water Zone 42 Loc 02 M2
TOTAL:	**$**	**2,590,855.94**				

City of Wildomar
Wire Transfer Register
3/31/2025

ACH Date	Payee	Description	Amount
3/6/2025	Big Easy Storage	Fleet Vehicle Storage	$ 249.00
3/6/2025	Big Easy Storage	Fleet Vehicle Storage	$ 319.00
3/6/2025	Big Easy Storage	Fleet Vehicle Storage	$ 319.00
3/6/2025	Big Easy Storage	Fleet Vehicle Storage	$ 319.00
3/6/2025	Big Easy Storage	Fleet Vehicle Storage	$ 339.00
3/10/2025	State Condemnation Fund	Park Eminent Domain	$ 1,224.00
3/10/2025	Frontier Communications	Monthly Phone and Internet Services	$ 451.72
3/17/2025	Viasat, Inc.	Cemetery Phone and Internet	$ 177.53
3/17/2025	Viasat, Inc.	Cemetery Phone and Internet	$ 417.53
3/17/2025	Frontier Communications	Monthly Phone and Internet Services	$ 101.47
3/18/2025	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$ 21,780.93
3/19/2025	Frontier Communications	Monthly Phone and Internet Services	$ 159.99
3/20/2025	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$ 5,645.98
3/26/2025	Frontier Communications	Monthly Phone and Internet Services	$ 72.27
3/26/2025	Frontier Communications	Monthly Phone and Internet Services	$ 674.15
		TOTAL	$ 32,250.57

City of Wildomar
Payroll Warrant Register
4/1/2025

ACH Date	Payee	Description	Amount
3/13/2025	Staff Payroll	2/22/2025-3/7/2025	$ 217,279.37
3/27/2025	Staff Payroll	3/8/2025-3/21/2025	$ 330,367.39
4/1/2025	Council Payroll	3/1/2025-3/31/2025	$ 13,093.98
		TOTAL	**$ 560,740.74**

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.3
Meeting Date: April 9, 2025

SUBJECT: February 2025 City Treasurers Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

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

SUMMARY:
February 2025 City Treasurer's Report

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of February 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 $178,926.26 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:

February 2025 City Treasurer's Report.pdf

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

February 2025

CITY CASH

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 7,283,787.03	$ 4,387,229.49	(1,704,332.67)	$ 9,966,683.85	4.21108%
		TOTAL	$ 7,283,787.03	$ 4,387,229.49	$ (1,704,332.67)	$ 9,966,683.85	

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	12.46%	N/A	4.333%
Various	CAMP POOL	$ 12,613,282.62	$ 12,613,282.62	$ 12,613,282.62	30.38%	N/A	4.510%
Various	CAMP MANAGED ACCOUNT	$ 23,302,873.18	$ 23,302,873.18	$ 23,731,782.66	57.16%	927	4.420%
	TOTAL	$ 41,090,380.61	$ 41,090,380.61	$ 41,519,290.09	100.00%		

CITY	TOTAL CASH AND INVESTMENTS	$ 51,057,064.46

BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,174,224.81	$ 0.00	$ 0.00	$ 0.00	$ 5,174,224.81	4.333%
100	General	CAMP POOL	$ 5,427,433.49	$ 0.00	$ 18,786.97	$ 0.00	$ 5,446,220.46	4.510%
115	ARPA	CAMP POOL	$ 1,326,357.71	$ 0.00	$ 2,860.42	$ (500,000.00)	$ 829,218.13	4.510%
120	AA	CAMP POOL	$ 2,678,921.29	$ 500,000.00	$ 11,003.78	$ 0.00	$ 3,189,925.07	4.510%
461	DIF Park Imp.	CAMP POOL	$ 2,698,471.81	$ 0.00	$ 9,340.71	$ 0.00	$ 2,707,812.52	4.510%
301	Endowment	CAMP POOL	$ 438,588.27	$ 0.00	$ 1,518.17	$ 0.00	$ 440,106.44	4.510%
100	General	CAMP MANAGED ACCOUNT	$ 6,315,442.21	$ 0.00	$ 36,984.70	$ 0.00	$ 6,352,426.91	4.420%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 2,380,009.12	$ 0.00	$ 13,877.51	$ 0.00	$ 2,393,886.63	4.420%
120	AA	CAMP MANAGED ACCOUNT	$ 6,421,340.63	$ 0.00	$ 37,549.42	$ 0.00	$ 6,458,890.05	4.420%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,194,695.42	$ 0.00	$ 6,961.02	$ 0.00	$ 1,201,656.44	4.420%
212	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,064,420.84	$ 0.00	$ 6,223.09	$ 0.00	$ 1,070,643.93	4.420%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,064,420.84	$ 0.00	$ 6,223.09	$ 0.00	$ 1,070,643.93	4.420%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 510,161.17	$ 0.00	$ 2,972.51	$ 0.00	$ 513,133.68	4.420%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 510,161.17	$ 0.00	$ 2,972.51	$ 0.00	$ 513,133.68	4.420%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,682,075.13	$ 0.00	$ 5,945.02	$ 0.00	$ 2,688,020.15	4.420%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 1,024,730.43	$ 0.00	$ 15,707.34	$ 0.00	$ 1,040,437.77	4.420%
		TOTAL	$ 40,911,454.35	$ 500,000.00	$ 178,926.26	$ (500,000.00)	$ 41,090,380.61	

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

3/10/2025
Date

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.4
Meeting Date: April 9, 2025

SUBJECT: Second Reading of Ordinance No. 249 Updating Participation in the Transportation Uniform Mitigation Fee Program

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Adopt the following Ordinance entitled:

ORDINANCE NO. 249
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

SUMMARY:
Second reading of an ordinance updating participation in the Transportation Uniform Mitigation Fee Program which allows the city to adopt the revised fee schedule and findings from the 2024 Nexus Study conducted by WRCOG .

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

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 et seq.), WRCOG has prepared a new nexus study ("2024 Nexus Study") to update the fees. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and recommended TUMF Participating Jurisdictions update their fees by amending their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction.

This ordinance and an accompanying resolution were approved at a public hearing in the March 12th City Council meeting. The ordinance is now being brought back for the second reading.

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 accompanying resolution from the March 12th, 2025, City Council meeting established the Fee Schedule. Only the ordinance requires a second reading.

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 funding agreements with WRCOG for projects approved as part of the Southwest Riverside County Transportation Improvement Plan created by WRCOG.

ATTACHMENTS:

Ordinance_249_TUMF Update.doc
Exhibit A - Map of the Regional System.pdf
Exhibit B - 2024 TUMF Nexus Study.pdf

ORDINANCE NO. 249

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 polices shall remain in full force and effect.

Section 13. Effective Date.

This Ordinance shall take effect 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

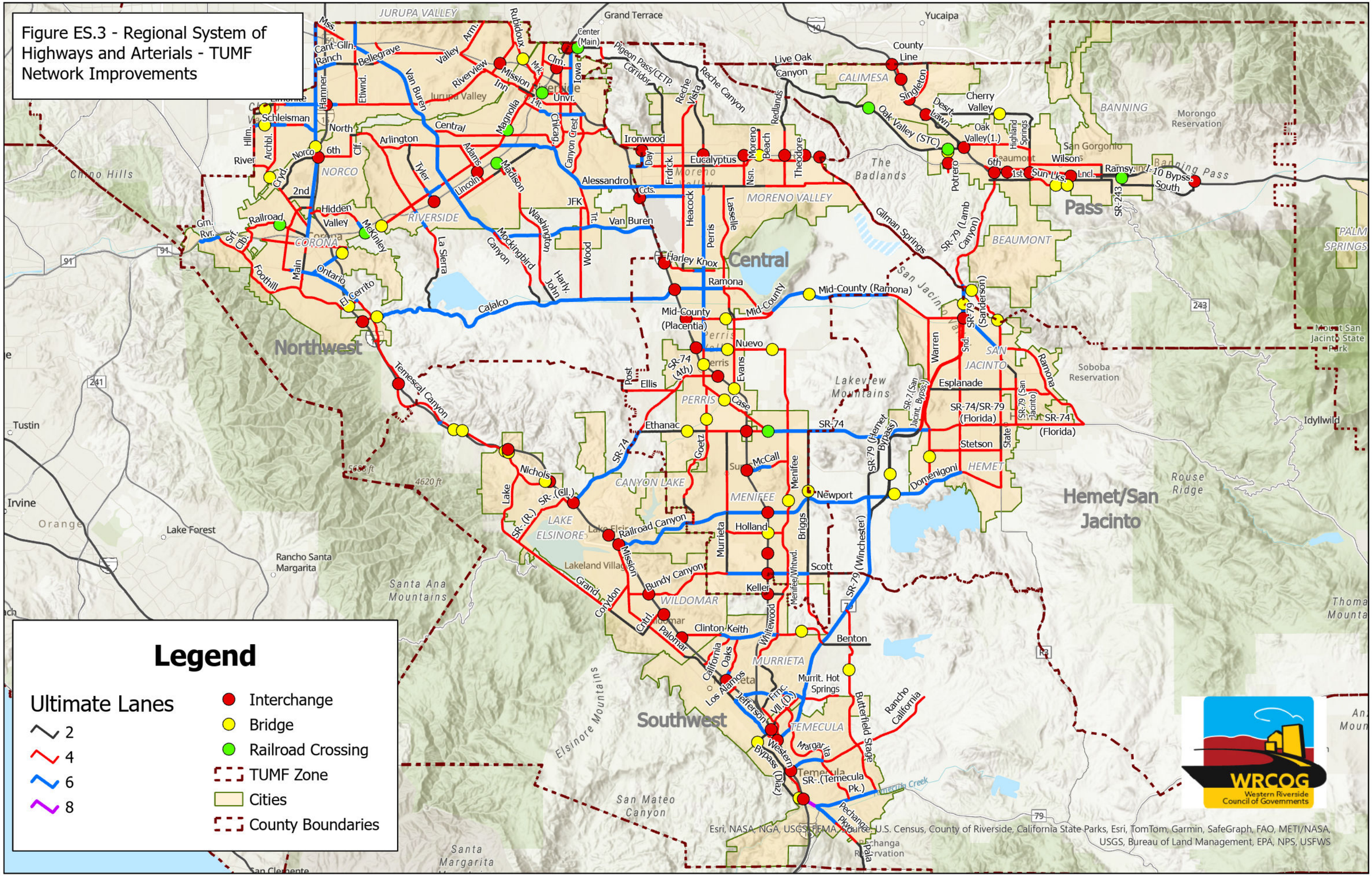

Figure ES.3 - Regional System of Highways and Arterials - TUMF Network Improvements

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.

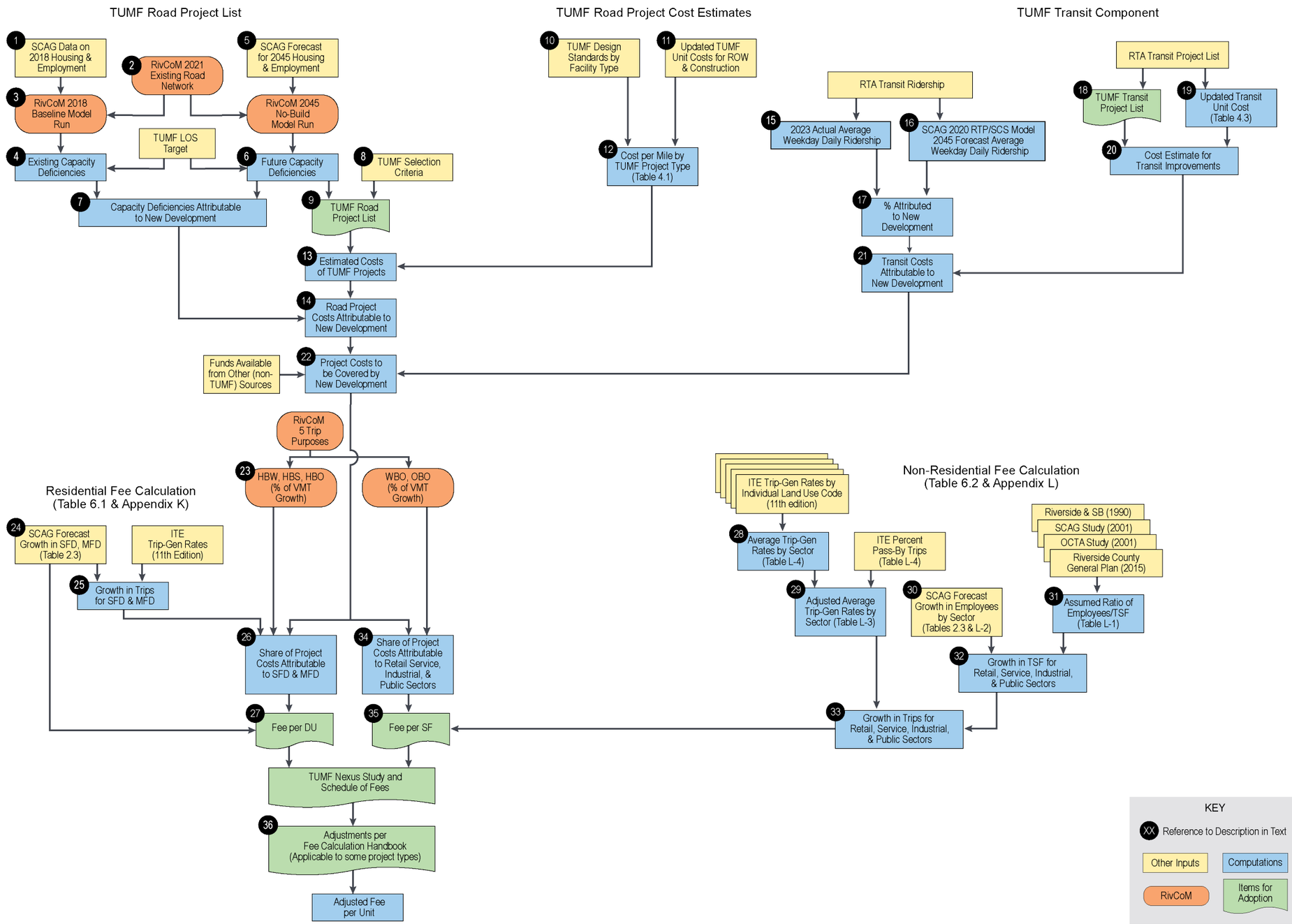
This TUMF Draft Nexus Study is intended to satisfy the requirements of California Government Code Chapter 5 Section 66000-66008 Fees for Development Projects (also known as California Assembly Bill 1600 (AB 1600) or the Mitigation Fee Act) which governs imposing development impact fees in California. 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.

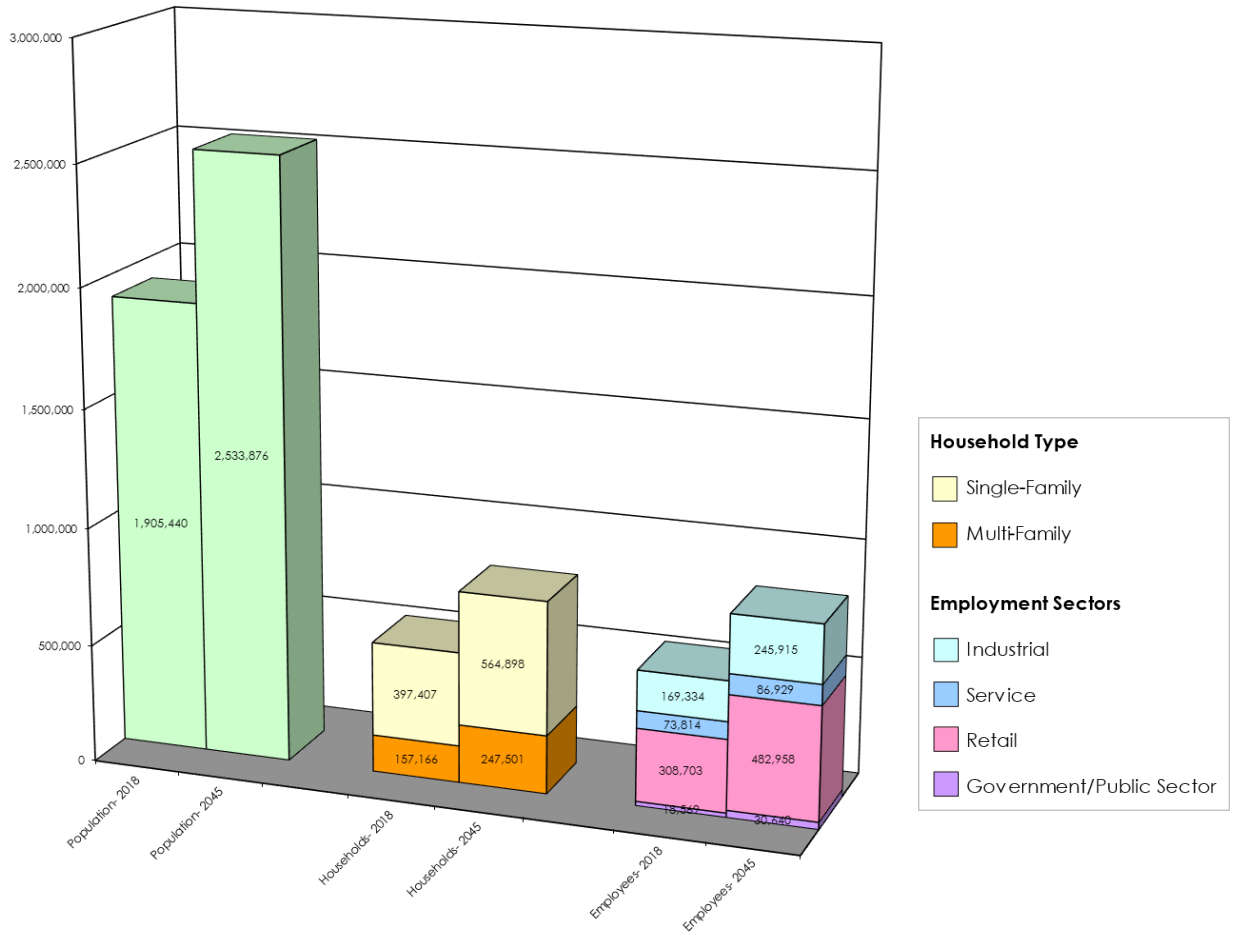
The population of Western Riverside County is projected to increase by 33% in the period between 2018 and 2045. During the same period, employment in Western Riverside County is anticipated to grow by 48%. **Figure ES.2** illustrates the forecast growth in population, household and employment for Western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

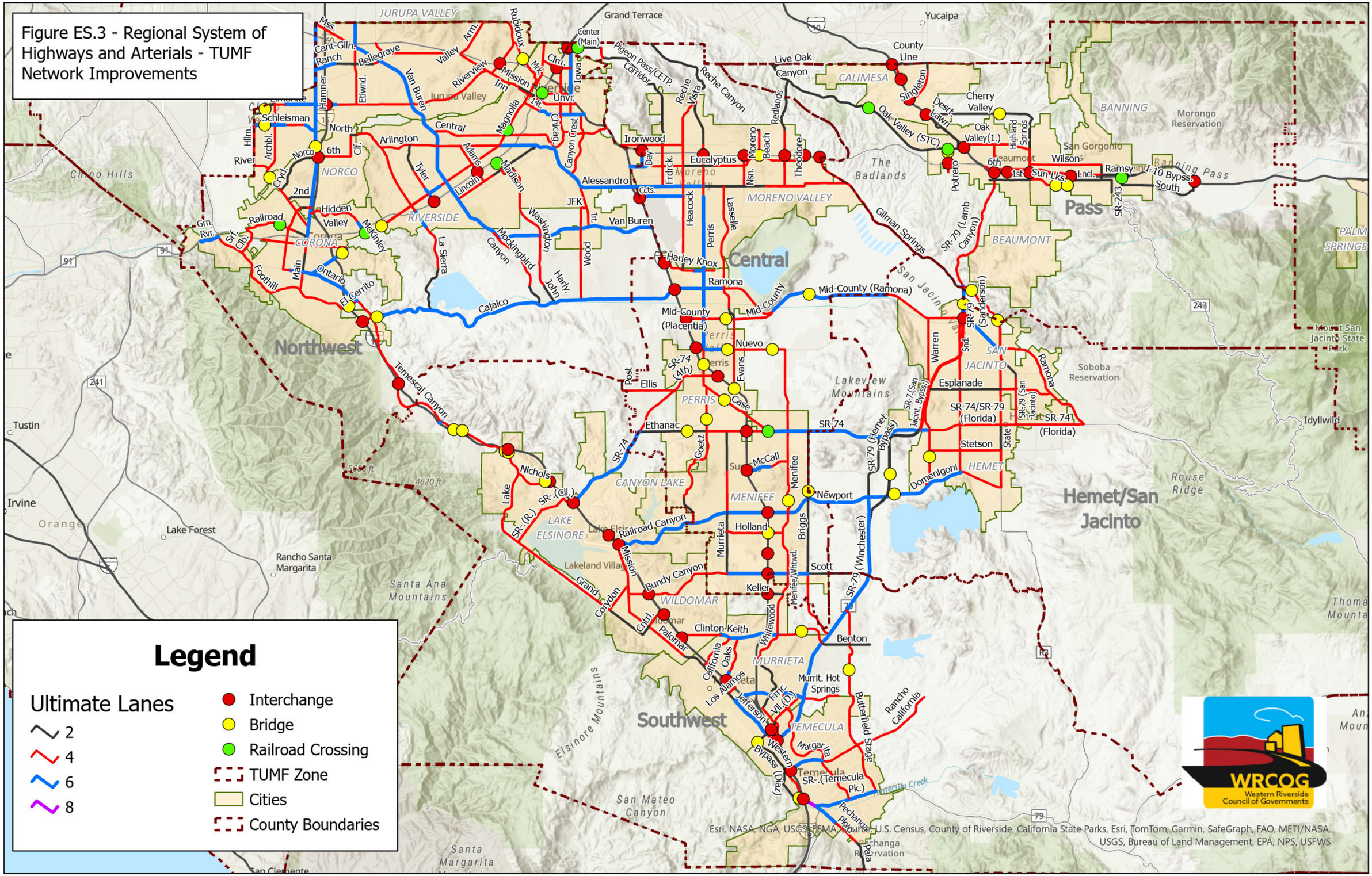


Figure ES.3 - Regional System of Highways and Arterials - TUMF Network Improvements

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

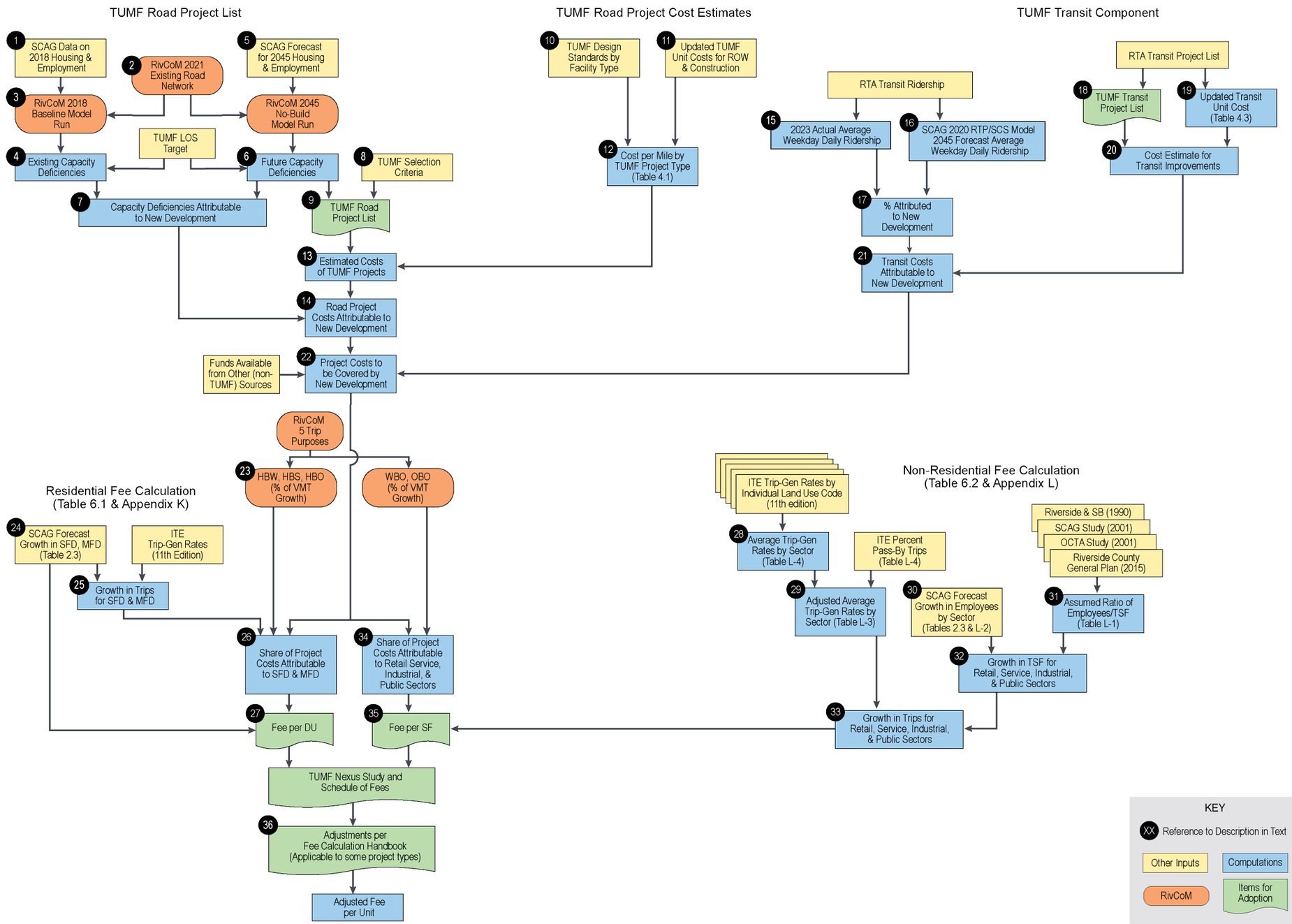
on the percentage increase or decrease in the Engineering News Record (ENR) Construction Cost Index (CCI) for the twelve (12) month period from January of the prior year to January of the current year, and the percentage increase or decrease in the National Association of Realtors (NAR) Median Sales 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

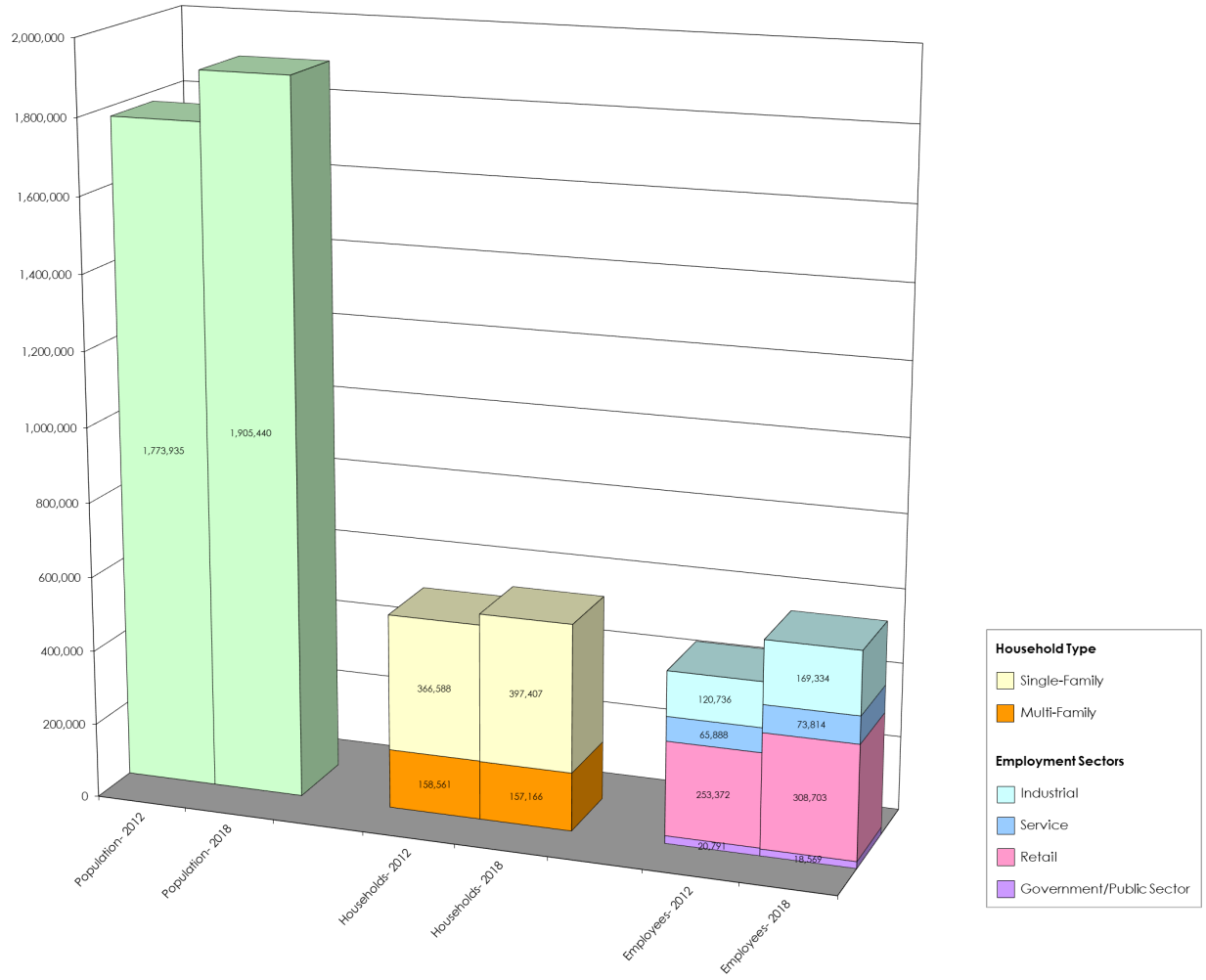


Table 2.2 and **Figure 2.2** compare the socioeconomic forecasts for the program horizon year of 2045 used in the TUMF Nexus Study 2016 Update and 2045 for this study. The most recent forecasts reflect an increase in the horizon year population and households, and a decrease in overall employment in 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

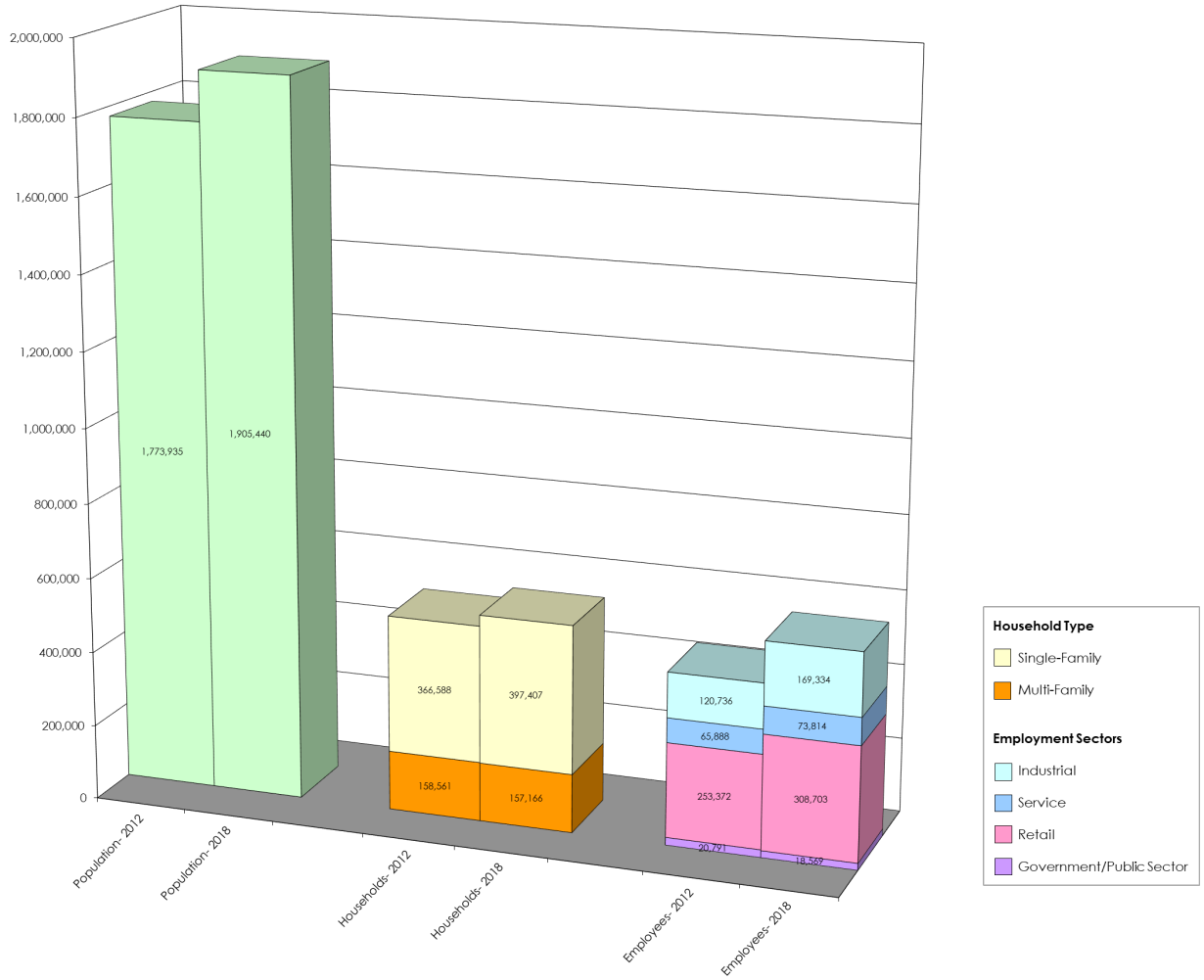


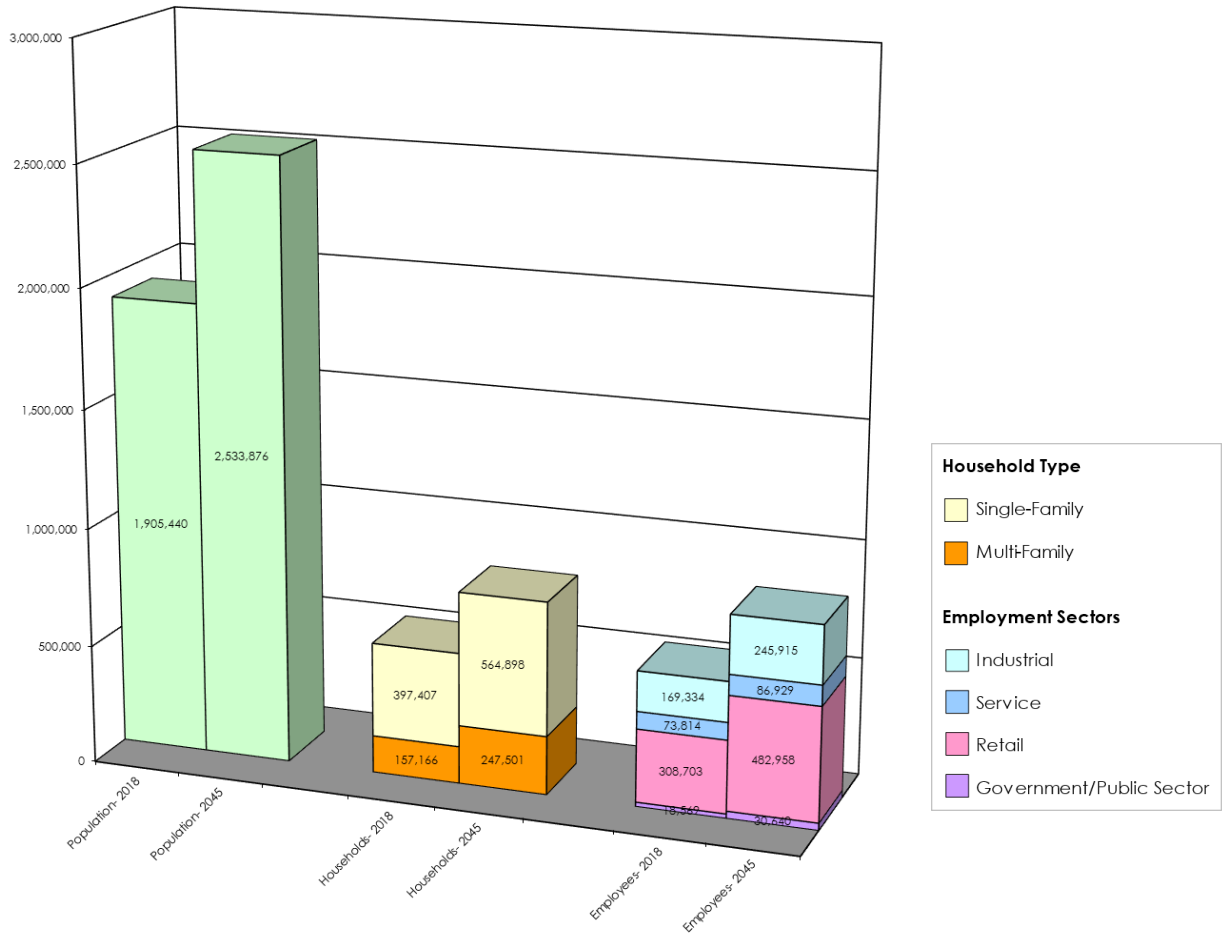
Table 2.3 and **Figure 2.3** summarize the socioeconomic data obtained from SCAG and used as the basis for completing this Nexus Study analysis. The SCAG employment data for 2018 and 2045 was provided for thirteen employment sectors consistent with the California Employment Development Department (EDD) 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)



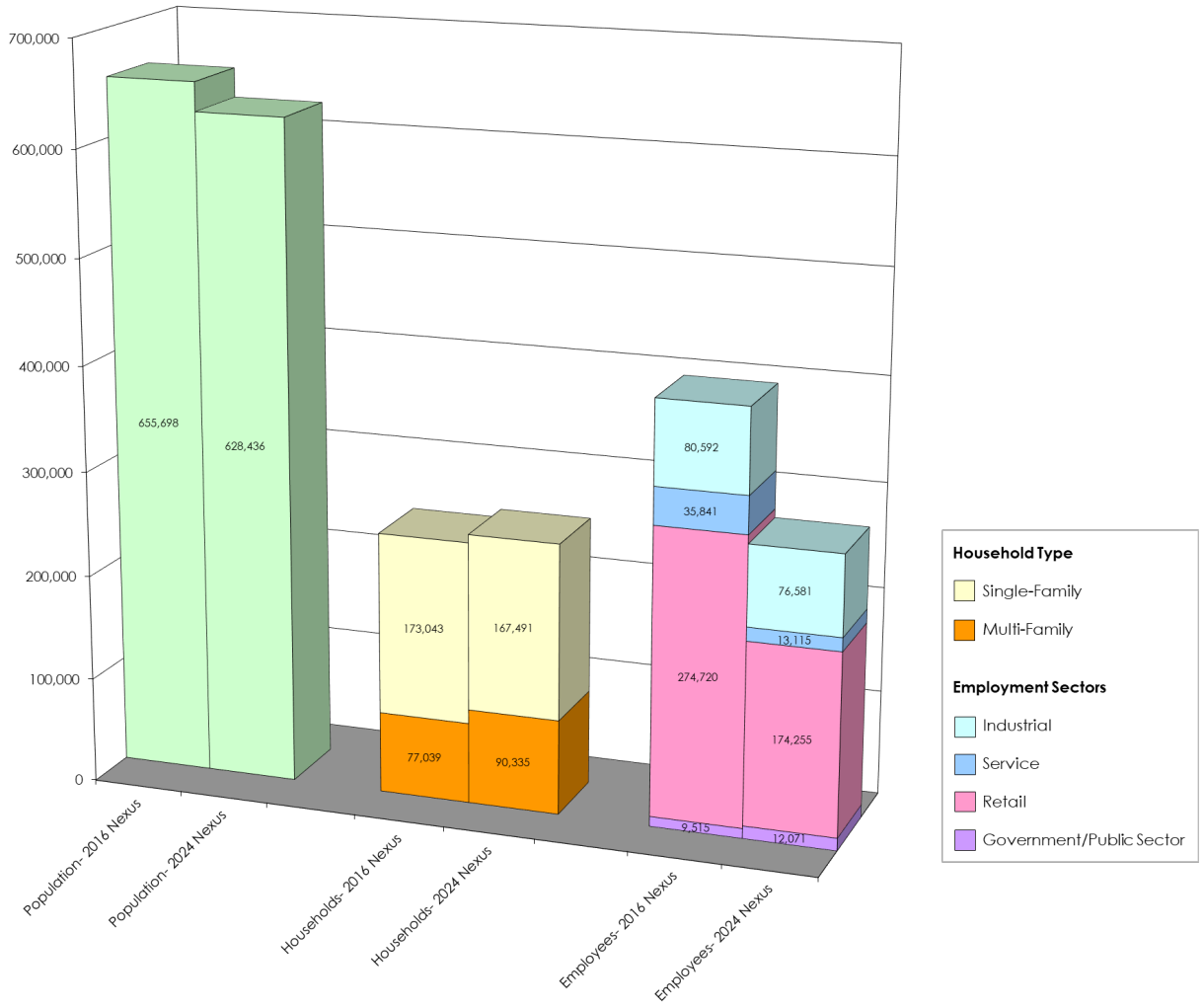
The combined effects of the changes in the base year and horizon year socioeconomic data are modest reductions in the total growth in population and single-family households, but a notable increase in multi-family households. The change in total employment is reduced by 31%, with the most significant 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.

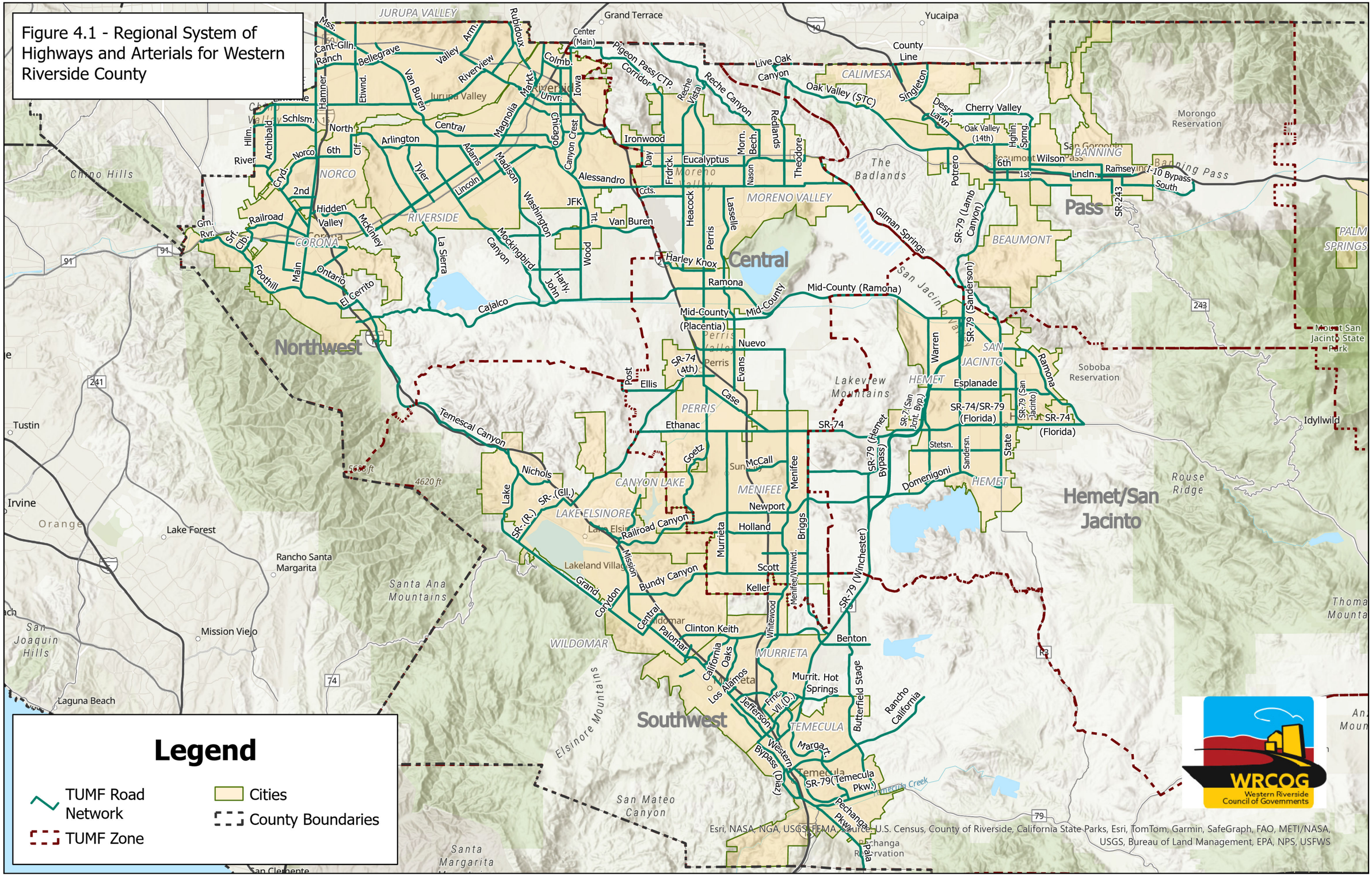


Figure 4.1 - Regional System of Highways and Arterials for Western Riverside County

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.

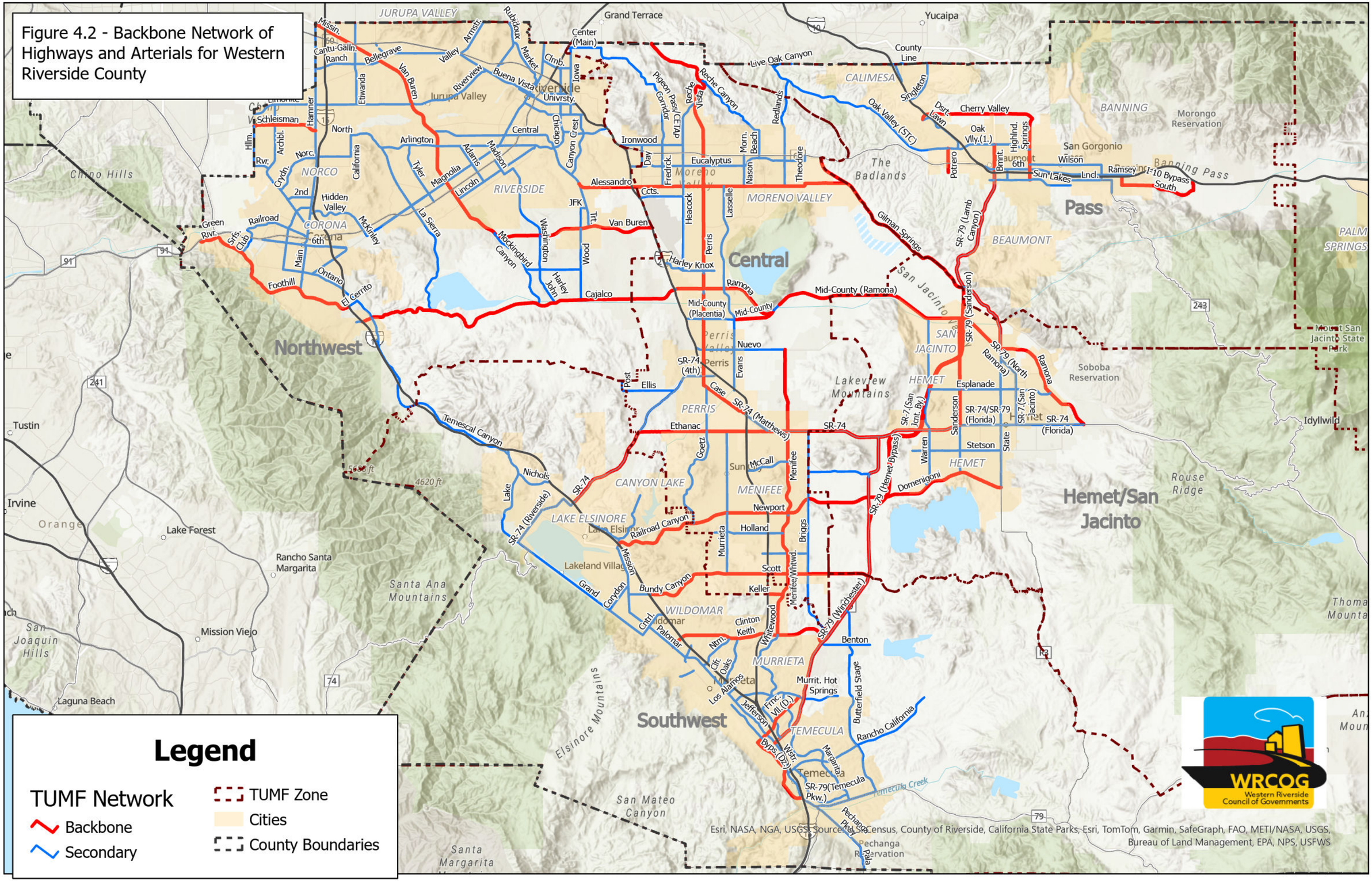
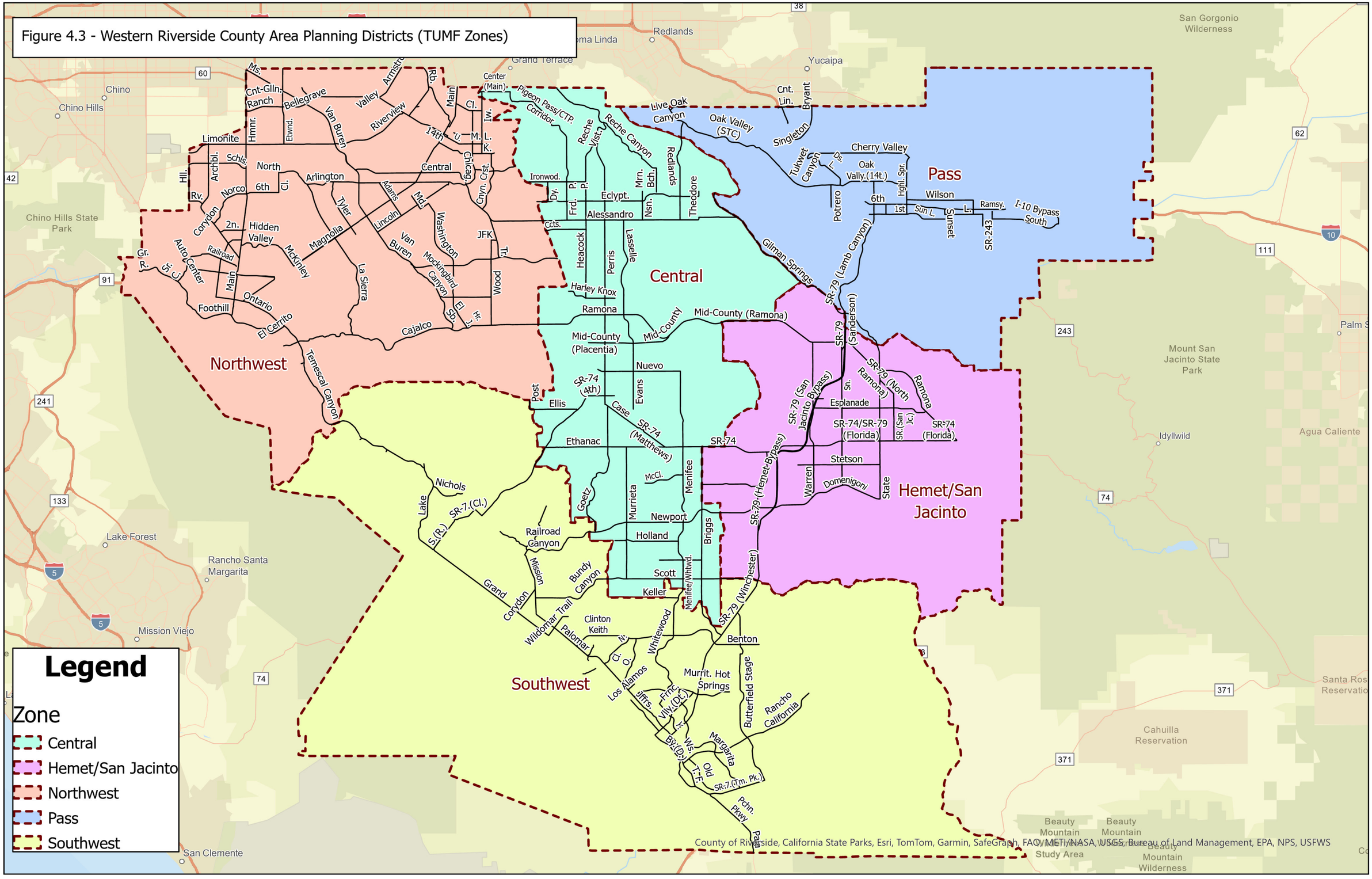


Figure 4.2 - Backbone Network of Highways and Arterials for Western Riverside County

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

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[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).

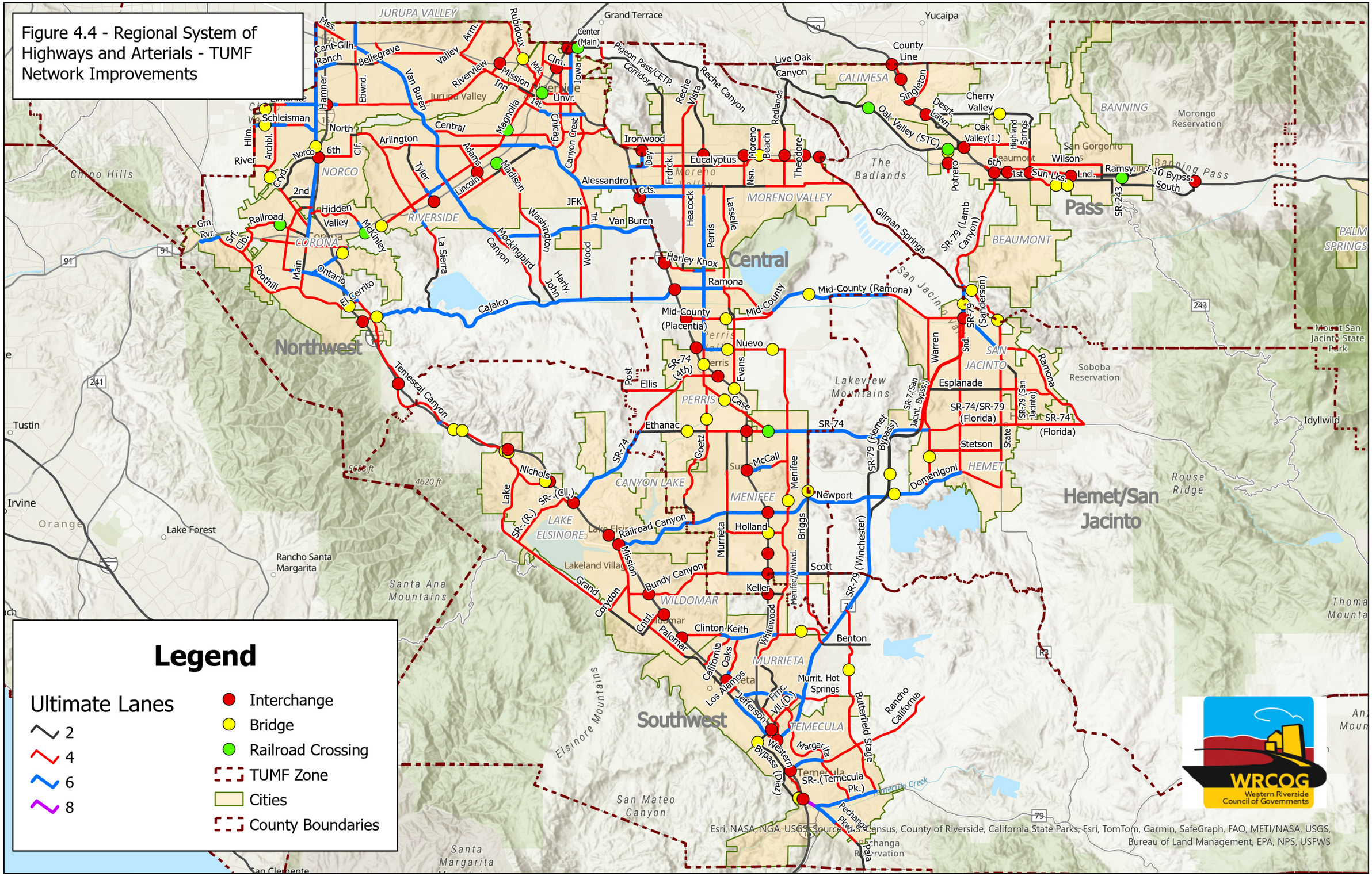


Figure 4.4 - Regional System of Highways and Arterials - TUMF Network Improvements

Table 4.4 - TUMF Network Cost Estimates

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Central	Menifee	Ethanac	Goetz	Murrieta	$0	$0
Central	Menifee	Ethanac	Murrieta	I-215	$0	$0
Central	Menifee	Ethanac	I-215	interchange	$32,698,000	$32,698,000
Central	Menifee	Ethanac	Sherman	Matthews	$2,674,000	$2,674,000
Central	Menifee	Ethanac	BNSF San Jacinto Branch	railroad crossing	$105,560,000	$105,560,000
Central	Menifee	Menifee	SR-74 (Pinacate)	Simpson	$1,307,000	$1,307,000
Central	Menifee	Menifee	Salt Creek	bridge	$4,384,000	$4,384,000
Central	Menifee	Menifee	Simpson	Aldergate	$0	$0
Central	Menifee	Menifee	Aldergate	Newport	$0	$0
Central	Menifee	Menifee	Newport	Holland	$0	$0
Central	Menifee	Menifee	Holland	Garbani	$0	$0
Central	Menifee	Menifee	Garbani	Scott	$4,353,000	$4,353,000
Central	Menifee	Menifee/Whitewood	Scott	Murrieta City Limit	$0	$0
Central	Menifee	Newport	Goetz	Murrieta	$0	$0
Central	Menifee	Newport	Murrieta	I-215	$1,130,000	$1,130,000
Central	Menifee	Newport	I-215	Menifee	$0	$0
Central	Menifee	Newport	Menifee	Lindenberger	$0	$0
Central	Menifee	Newport	Lindenberger	SR-79 (Winchester)	$0	$0
Central	Menifee	Scott	I-215	Briggs	$8,635,000	$8,635,000
Central	Menifee	Scott	I-215	interchange	$0	$0
Central	Menifee	Scott	Sunset	Murrieta	$4,388,000	$4,388,000
Central	Menifee	Scott	Murrieta	I-215	$16,949,000	$12,949,000
Central	Menifee	SR-74	Matthews	Briggs	$8,254,000	$8,254,000
Central	Moreno Valley	Alessandro	I-215	Perris	$13,420,000	$13,420,000
Central	Moreno Valley	Alessandro	Perris	Nason	$0	$0
Central	Moreno Valley	Alessandro	Nason	Moreno Beach	$0	$0
Central	Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	$18,019,000	$18,019,000
Central	Moreno Valley	Gilman Springs	SR-60	Alessandro	$7,291,000	$7,291,000
Central	Moreno Valley	Gilman Springs	SR-60	interchange	$0	$0
Central	Moreno Valley	Perris	Reche Vista	Ironwood	$0	$0
Central	Moreno Valley	Perris	Ironwood	Sunnymead	$0	$0
Central	Moreno Valley	Perris	SR-60	interchange	$32,698,000	$11,192,000
Central	Moreno Valley	Perris	Sunnymead	Cactus	$0	$0
Central	Moreno Valley	Perris	Cactus	Harley Knox	$0	$0
Central	Moreno Valley	Reche Vista	Country	Heacock	$7,486,000	$3,799,000
Central	Perris	11th/Case	Perris	Goetz	$4,582,000	$4,582,000
Central	Perris	Case	Goetz	I-215	$20,876,000	$20,876,000
Central	Perris	Case	San Jacinto River	bridge	$1,740,000	$1,235,000
Central	Perris	Ethanac	Keystone	Goetz	$6,056,000	$6,056,000
Central	Perris	Ethanac	San Jacinto River	bridge	$5,568,000	$5,568,000
Central	Perris	Ethanac	I-215	Sherman	$5,316,000	$5,316,000
Central	Perris	Goetz	Case	Ethanac	$1,507,000	$999,000
Central	Perris	Goetz	San Jacinto River	bridge	$5,568,000	$3,398,000
Central	Perris	Mid-County (Placentia)	I-215	Perris	$15,655,000	$15,655,000
Central	Perris	Mid-County (Placentia)	I-215	interchange	$0	$0
Central	Perris	Mid-County (Placentia)	Perris	Evans	$22,985,000	$22,985,000
Central	Perris	Mid-County (Placentia)	Perris Valley Storm Channel	bridge	$8,352,000	$8,352,000
Central	Perris	Perris	Harley Knox	Ramona	$0	$0
Central	Perris	Perris	Ramona	Citrus	$7,063,000	$7,063,000
Central	Perris	Perris	Citrus	Nuevo	$0	$0
Central	Perris	Perris	Nuevo	11th	$6,927,000	$6,927,000
Central	Perris	Perris	I-215 overcrossing	bridge	$0	$0
Central	Perris	Ramona	I-215	Perris	$5,039,000	$5,039,000
Central	Perris	Ramona	I-215	interchange	$32,698,000	$7,725,000
Central	Perris	Ramona	Perris	Evans	$0	$0
Central	Perris	Ramona	Evans	Mid-County (2,800 ft E of Rider)	$0	$0
Central	Perris	SR-74 (4th)	Ellis	I-215	$0	$0
Central	Unincorporated	Ethanac	SR-74	Keystone	$4,666,000	$4,666,000
Central	Unincorporated	Gilman Springs	Alessandro	Bridge Road	$30,601,000	$30,601,000
Central	Unincorporated	Menifee	Nuevo	SR-74 (Pinacate)	$16,684,000	$16,684,000
Central	Unincorporated	Mid-County	Evans	Ramona (2,800 ft E of Rider)	$12,156,000	$12,156,000
Central	Unincorporated	Mid-County (Ramona)	Ramona (2,800 ft E of Rider)	Pico Avenue	$0	$0
Central	Unincorporated	Mid-County (Ramona)	Pico Avenue	Bridge Road	$47,769,000	$47,769,000
Central	Unincorporated	Mid-County (Ramona)	San Jacinto River	bridge	$36,192,000	$36,192,000
Central	Unincorporated	Reche Canyon	San Bernardino County	Reche Vista	$0	$0
Central	Unincorporated	Reche Vista	Reche Canyon	Country	$0	$0
Central	Unincorporated	Scott	Briggs	SR-79 (Winchester)	$0	$0
Central	Unincorporated	SR-74	Ethanac	Ellis	$0	$0
Northwest	Corona	Cajalco	I-15	Temescal Canyon	$0	$0
Northwest	Corona	Cajalco	I-15	interchange	$0	$0
Northwest	Corona	Foothill	Paseo Grande	Lincoln	$0	$0
Northwest	Corona	Foothill	Wardlow Wash	bridge	$0	$0
Northwest	Corona	Foothill	Lincoln	California	$0	$0
Northwest	Corona	Foothill	California	I-15	$0	$0
Northwest	Corona	Green River	SR-91	Dominguez Ranch	$0	$0
Northwest	Corona	Green River	Dominguez Ranch	Palisades	$0	$0
Northwest	Corona	Green River	Palisades	Paseo Grande	$0	$0
Northwest	Eastvale	Schleisman	San Bernardino County	600' e/o Cucamonga Creek	$648,000	$648,000
Northwest	Eastvale	Schleisman	Cucamonga Creek	bridge	$0	$0
Northwest	Eastvale	Schleisman	600' e/o Cucamonga Creek	Harrison	$866,000	$866,000
Northwest	Eastvale	Schleisman	Harrison	Sumner	$488,000	$488,000
Northwest	Eastvale	Schleisman	Sumner	Scholar	$7,625,000	$7,625,000
Northwest	Eastvale	Schleisman	Scholar	A Street	$119,000	$119,000
Northwest	Eastvale	Schleisman	A Street	Hamner	$209,000	$209,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Jurupa Valley	Van Buren	SR-60	Bellegrave	$23,928,000	$10,461,000
Northwest	Jurupa Valley	Van Buren	Bellegrave	Santa Ana River	$60,900,000	$0
Northwest	Riverside	Alessandro	Arlington	Trautwein	$2,410,000	$2,410,000
Northwest	Riverside	Arlington	La Sierra	Magnolia	$0	$0
Northwest	Riverside	Arlington	Magnolia	Alessandro	$46,465,000	$46,465,000
Northwest	Riverside	Van Buren	Santa Ana River	SR-91	$5,230,000	$4,392,000
Northwest	Riverside	Van Buren	SR-91	Mockingbird Canyon	$39,493,000	$21,292,000
Northwest	Riverside	Van Buren	Wood	Trautwein	$0	$0
Northwest	Riverside	Van Buren	Trautwein	Orange Terrace	$7,574,000	$7,574,000
Northwest	Unincorporated	Alessandro	Trautwein	Vista Grande	$0	$0
Northwest	Unincorporated	Alessandro	Vista Grande	I-215	$0	$0
Northwest	Unincorporated	Cajalco	El Sobrante	Harley John	$10,580,000	$9,817,000
Northwest	Unincorporated	Cajalco	Harley John	Harvil	$166,492,000	$166,492,000
Northwest	Unincorporated	Cajalco	Harvil	I-215	$1,238,000	$1,238,000
Northwest	Unincorporated	Cajalco	Temescal Canyon	La Sierra	$49,596,000	$35,953,000
Northwest	Unincorporated	Cajalco	Temescal Wash	bridge	$4,872,000	$1,907,000
Northwest	Unincorporated	Cajalco	La Sierra	El Sobrante	$96,453,000	$96,453,000
Northwest	Unincorporated	Van Buren	Mockingbird Canyon	Wood	$67,429,000	$67,429,000
Northwest	Unincorporated	Van Buren	Orange Terrace	I-215	$0	$0
Pass	Banning	Highland Springs	Wilson (8th)	Sun Lakes	$0	$0
Pass	Banning	Highland Springs	I-10	interchange	$63,061,000	$32,516,000
Pass	Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	$0	$0
Pass	Banning	Highland Springs	Cherry Valley	Oak Valley (14th)	$0	$0
Pass	Banning	I-10 Bypass South	I-10	Morongo Trail (Apache Trail)	$50,110,000	$50,110,000
Pass	Banning	I-10 Bypass South	I-10	interchange	$63,061,000	$63,061,000
Pass	Banning	I-10 Bypass South	San Gorgonio	bridge	$4,176,000	$4,176,000
Pass	Banning	I-10 Bypass South	UP/Hargrave	railroad crossing	$52,780,000	$52,780,000
Pass	Beaumont	Beaumont	Oak Valley (14th)	I-10	$0	$0
Pass	Beaumont	Potrero	Oak Valley (San Timoteo Canyon)	SR-60	$1,100,000	$1,100,000
Pass	Beaumont	Potrero	SR-60	interchange	$63,061,000	$29,561,000
Pass	Beaumont	Potrero	UP	railroad crossing	$40,020,000	$40,020,000
Pass	Beaumont	Potrero	Noble Creek	bridge	$0	$0
Pass	Beaumont	Potrero	SR-60	4th	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	California	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	interchange	$63,061,000	$7,408,000
Pass	Calimesa	Cherry Valley	I-10	interchange	$63,061,000	$59,773,000
Pass	Calimesa	Cherry Valley	Roberts St	Roberts Rd	$3,053,000	$3,053,000
Pass	Unincorporated	Cherry Valley	Bellflower	Noble	$6,411,000	$6,411,000
Pass	Unincorporated	Cherry Valley	Highland Springs	Bellflower	$0	$0
Pass	Unincorporated	Cherry Valley	Noble	Roberts St	$0	$0
Pass	Unincorporated	Cherry Valley	San Timoteo Wash	bridge	$0	$0
Pass	Unincorporated	SR-79 (Lamb Canyon)	California	Gilman Springs	$0	$0
San Jacinto	Hemet	Domenigoni	Warren	Sanderson	$7,726,000	$7,726,000
San Jacinto	Hemet	Domenigoni	Sanderson	State	$0	$0
San Jacinto	Hemet	SR-74	Winchester	Warren	$35,208,000	$35,208,000
San Jacinto	San Jacinto	Mid-County (Ramona)	Warren	Sanderson	$0	$0
San Jacinto	San Jacinto	Mid-County (Ramona)	Sanderson/SR-79 (Hemet Bypass)	interchange	$0	$0
San Jacinto	San Jacinto	Ramona	Sanderson	State	$0	$0
San Jacinto	San Jacinto	Ramona	State	Main	$0	$0
San Jacinto	San Jacinto	Ramona	Main	Cedar	$31,518,000	$26,928,000
San Jacinto	San Jacinto	Ramona	Cedar	SR-74	$0	$0
San Jacinto	Unincorporated	Domenigoni	SR-79 (Winchester)	Warren	$13,508,000	$13,508,000
San Jacinto	Unincorporated	Domenigoni	San Diego Aqueduct	bridge	$4,176,000	$4,176,000
San Jacinto	Unincorporated	Gilman Springs	Bridge	Sanderson	$0	$0
San Jacinto	Unincorporated	Mid-County (Ramona)	Bridge	Warren	$9,221,000	$9,221,000
San Jacinto	Unincorporated	SR-74	Briggs	SR-79 (Winchester)	$15,417,000	$15,417,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	SR-74 (Florida)	Domenigoni	$13,901,000	$13,901,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	San Diego Aqueduct	bridge	$4,176,000	$4,176,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	Domenigoni	Winchester	$6,542,000	$6,542,000
San Jacinto	Unincorporated	SR-79 (San Jacinto Bypass)	Mid-County (Ramona)	SR-74 (Florida)	$56,690,000	$56,690,000
San Jacinto	Unincorporated	SR-79 (Sanderson)	Gilman Springs	Ramona	$6,899,000	$2,555,000
San Jacinto	Unincorporated	SR-79 (Sanderson)	San Jacinto River	bridge	$19,488,000	$7,651,000
San Jacinto	Unincorporated	SR-79 (Winchester)	Domenigoni	Keller	$65,022,000	$65,022,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Southwest	Canyon Lake	Goetz	Railroad Canyon	Newport	$0	$0
Southwest	Canyon Lake	Railroad Canyon	Canyon Hills	Goetz	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	Canyon Hills	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	interchange	$0	$0
Southwest	Lake Elsinore	SR-74	I-15	interchange	$63,061,000	$24,162,000
Southwest	Murrieta	Clinton Keith	Copper Craft	Toulon	$0	$0
Southwest	Murrieta	Clinton Keith	Toulon	I-215	$2,076,000	$2,076,000
Southwest	Murrieta	Clinton Keith	I-215	Whitewood	$0	$0
Southwest	Murrieta	French Valley (Date)	Murrieta Hot Springs	Winchester Creek	$7,321,000	$7,321,000
Southwest	Murrieta	French Valley (Date)	Winchester Creek	Margarita	$0	$0
Southwest	Murrieta	Whitewood	Menifee City Limit	Keller	$0	$0
Southwest	Murrieta	Whitewood	Keller	Clinton Keith	$0	$0
Southwest	Temecula	French Valley (Cherry)	Jefferson	Diaz	$3,929,000	$3,929,000
Southwest	Temecula	French Valley (Cherry)	Murrieta Creek	bridge	$5,846,000	$5,846,000
Southwest	Temecula	French Valley (Date)	Margarita	Ynez	$0	$0
Southwest	Temecula	French Valley (Date)	Ynez	Jefferson	$5,010,000	$5,010,000
Southwest	Temecula	French Valley (Date)	I-15	interchange	$122,076,000	$122,076,000
Southwest	Temecula	SR-79 (Winchester)	Murrieta Hot Springs	Jefferson	$2,697,000	$2,697,000
Southwest	Temecula	SR-79 (Winchester)	I-15	interchange	$0	$0
Southwest	Temecula	Western Bypass (Diaz)	Cherry	Rancho California	$2,285,000	$2,285,000
Southwest	Temecula	Western Bypass (Vincent Moroga)	Rancho California	SR-79 (Front)	$23,629,000	$23,629,000
Southwest	Temecula	Western Bypass (Vincent Moroga)	I-15	interchange	$0	$0
Southwest	Temecula	Western Bypass (Vincent Moroga)	Murrieta Creek	bridge	$4,176,000	$4,176,000
Southwest	Unincorporated	Benton	SR-79	Eastern Bypass	$0	$0
Southwest	Unincorporated	Clinton Keith	Whitewood	SR-79	$5,539,000	$5,539,000
Southwest	Unincorporated	Clinton Keith	Warm Springs Creek	bridge	$0	$0
Southwest	Unincorporated	SR-74	I-15	Ethanac	$27,699,000	$26,347,000
Southwest	Unincorporated	SR-79 (Winchester)	Keller	Thompson	$34,213,000	$34,213,000
Southwest	Unincorporated	SR-79 (Winchester)	Thompson	La Alba	$27,699,000	$27,699,000
Southwest	Unincorporated	SR-79 (Winchester)	La Alba	Hunter	$7,854,000	$3,042,000
Southwest	Unincorporated	SR-79 (Winchester)	Hunter	Murrieta Hot Springs	$595,000	$442,000
Southwest	Wildomar	Bundy Canyon	I-15	Monte Vista	$1,362,000	$1,362,000
Southwest	Wildomar	Bundy Canyon	Monte Vista	Sunset	$24,818,000	$24,818,000
Southwest	Wildomar	Bundy Canyon	I-15	interchange	$32,698,000	$24,613,000
Southwest	Wildomar	Clinton Keith	Palomar	I-15	$0	$0
Southwest	Wildomar	Clinton Keith	I-15	Copper Craft	$5,030,000	$0
Subtotal					$2,331,921,000	$1,961,707,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Central	Menifee	Briggs	Newport	Scott	$0	$0
Central	Menifee	Briggs	SR-74 (Pinacate)	Simpson	$2,991,000	$2,991,000
Central	Menifee	Briggs	Simpson	Old Newport	$5,430,000	$5,430,000
Central	Menifee	Briggs	Salt Creek	bridge	$8,352,000	$8,352,000
Central	Menifee	Garbani	I-215	interchange	$63,061,000	$42,483,000
Central	Menifee	Goetz	Juanita	Lesser Lane	$11,378,000	$11,378,000
Central	Menifee	Goetz	Newport	Juanita	$0	$0
Central	Menifee	Holland	Murrieta	Bradley	$15,708,000	$15,708,000
Central	Menifee	Holland	Bradley	Haun	$11,439,000	$11,439,000
Central	Menifee	Holland	Haun	Antelope	$9,456,000	$9,456,000
Central	Menifee	Holland	I-215 overcrossing	bridge	$9,744,000	$9,744,000
Central	Menifee	Holland	Antelope	Menifee	$3,844,000	$3,844,000
Central	Menifee	McCall	I-215	Aspel	$5,354,000	$5,354,000
Central	Menifee	McCall	I-215	interchange	$0	$0
Central	Menifee	McCall	Aspel	Menifee	$2,288,000	$2,288,000
Central	Menifee	Murrieta	Ethanac	McCall	$0	$0
Central	Menifee	Murrieta	McCall	Newport	$7,967,000	$7,967,000
Central	Menifee	Murrieta	Newport	Bundy Canyon	$0	$0
Central	Moreno Valley	Cactus	I-215	Heacock	$5,617,000	$5,617,000
Central	Moreno Valley	Cactus	I-215	interchange	$0	$0
Central	Moreno Valley	Day	Ironwood	SR-60	$0	$0
Central	Moreno Valley	Day	SR-60	interchange	$0	$0
Central	Moreno Valley	Day	SR-60	Eucalyptus	$0	$0
Central	Moreno Valley	Eucalyptus	I-215	Towngate	$8,843,000	$8,843,000
Central	Moreno Valley	Eucalyptus	Towngate	Frederick	$0	$0
Central	Moreno Valley	Eucalyptus	Frederick	Heacock	$0	$0
Central	Moreno Valley	Eucalyptus	Heacock	Kitching	$0	$0
Central	Moreno Valley	Eucalyptus	Kitching	Moreno Beach	$0	$0
Central	Moreno Valley	Eucalyptus	Moreno Beach	Theodore	$0	$0
Central	Moreno Valley	Frederick	SR-60	Alessandro	$0	$0
Central	Moreno Valley	Heacock	Cactus	San Michele	$0	$0
Central	Moreno Valley	Heacock	Reche Vista	Cactus	$0	$0
Central	Moreno Valley	Heacock	San Michele	Harley Knox	$0	$0
Central	Moreno Valley	Ironwood	SR-60	Day	$0	$0
Central	Moreno Valley	Ironwood	Day	Heacock	$0	$0
Central	Moreno Valley	Lasselle	Alessandro	John F Kennedy	$0	$0
Central	Moreno Valley	Lasselle	John F Kennedy	Oleander	$0	$0
Central	Moreno Valley	Moreno Beach	Reche Canyon	SR-60	$18,797,000	$18,797,000
Central	Moreno Valley	Moreno Beach	SR-60 overcrossing	bridge	$0	$0
Central	Moreno Valley	Nason	SR-60	Alessandro	$0	$0
Central	Moreno Valley	Pigeon Pass	Ironwood	SR-60	$0	$0
Central	Moreno Valley	Pigeon Pass/CETAP Corridor	Hidden Springs	Ironwood	$0	$0
Central	Moreno Valley	Reche Canyon	Moreno Valley City Limit	Locust	$0	$0
Central	Moreno Valley	Redlands	Locust	Alessandro	$39,789,000	$39,789,000
Central	Moreno Valley	Redlands	SR-60	interchange	$32,698,000	$32,698,000
Central	Moreno Valley	Theodore	SR-60	Eucalyptus	$3,966,000	$3,966,000
Central	Moreno Valley	Theodore	SR-60	interchange	$32,698,000	$32,698,000
Central	Perris	Ellis	Goetz	Evans	$9,526,000	$9,526,000
Central	Perris	Evans	Oleander	Ramona	$0	$0
Central	Perris	Evans	Ramona	Morgan	$0	$0
Central	Perris	Evans	Morgan	Rider	$0	$0
Central	Perris	Evans	Rider	Placentia	$0	$0
Central	Perris	Evans	Placentia	Nuevo	$6,492,000	$6,492,000
Central	Perris	Evans	Nuevo	Ellis	$17,705,000	$17,705,000
Central	Perris	Evans	San Jacinto River	bridge	$11,136,000	$11,136,000
Central	Perris	Evans	I-215	bridge	$8,352,000	$8,352,000
Central	Perris	Goetz	Lesser	Ethanac	$7,845,000	$7,845,000
Central	Perris	Harley Knox	I-215	Indian	$0	$0
Central	Perris	Harley Knox	I-215	interchange	$0	$0
Central	Perris	Harley Knox	Indian	Perris	$0	$0
Central	Perris	Harley Knox	Perris	Redlands	$0	$0
Central	Perris	Nuevo	I-215	Murrieta	$16,971,000	$16,971,000
Central	Perris	Nuevo	I-215	interchange	$32,698,000	$19,736,000
Central	Perris	Nuevo	Murrieta	Dunlap	$4,367,000	$4,367,000
Central	Perris	Nuevo	Perris Valley Storm Channel	bridge	$0	$0
Central	Perris	SR-74 (Matthews)	I-215	Ethanac	$0	$0
Central	Perris	SR-74 (Matthews)	I-215	interchange	$32,698,000	$21,835,000
Central	Unincorporated	Center (Main)	I-215	Mt Vernon	$0	$0
Central	Unincorporated	Center (Main)	I-215	interchange	$32,698,000	$11,912,000
Central	Unincorporated	Center (Main)	BNSF	railroad crossing	$20,010,000	$20,010,000
Central	Unincorporated	Ellis	Post	SR-74	$11,550,000	$11,550,000
Central	Unincorporated	Mount Vernon/CETAP Corridor	Center	Pigeon Pass	$2,582,000	$2,582,000
Central	Unincorporated	Nuevo	Dunlap	Menifee	$8,737,000	$2,505,000
Central	Unincorporated	Nuevo	San Jacinto River	bridge	$5,568,000	$5,568,000
Central	Unincorporated	Pigeon Pass/CETAP Corridor	Hidden Springs	Mount Vernon	$8,106,000	$8,106,000
Central	Unincorporated	Post	Santa Rosa Mine	Ellis	$0	$0
Central	Unincorporated	Reche Canyon	Reche Vista	Moreno Valley City Limit	$0	$0
Central	Unincorporated	Redlands	San Timoteo Canyon	Locust	$0	$0

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Corona	6th	SR-91	Magnolia	$0	$0
Northwest	Corona	Auto Center	Railroad	SR-91	$0	$0
Northwest	Corona	Cajalco	Bedford Canyon	I-15	$0	$0
Northwest	Corona	Hidden Valley	Norco Hills	McKinley	$0	$0
Northwest	Corona	Lincoln	Parkridge	Ontario	$0	$0
Northwest	Corona	Magnolia	6th	Sherborn	$7,054,000	$6,419,000
Northwest	Corona	Magnolia	Temescal Creek	bridge	$4,176,000	$3,580,000
Northwest	Corona	Magnolia	Sherborn	Rimpau	$0	$0
Northwest	Corona	Magnolia	Rimpau	Ontario	$0	$0
Northwest	Corona	Main	Grand	Ontario	$0	$0
Northwest	Corona	Main	Ontario	Foothill	$0	$0
Northwest	Corona	Main	Hidden Valley	Parkridge	$5,314,000	$4,389,000
Northwest	Corona	Main	Parkridge	SR-91	$0	$0
Northwest	Corona	Main	SR-91	S. Grand	$0	$0
Northwest	Corona	McKinley	Hidden Valley	Promenade	$0	$0
Northwest	Corona	McKinley	Promenade	SR-91	$0	$0
Northwest	Corona	McKinley	SR-91	Magnolia	$0	$0
Northwest	Corona	McKinley	Arlington Channel	bridge	$0	$0
Northwest	Corona	McKinley	BNSF	railroad crossing	$105,560,000	$0
Northwest	Corona	Ontario	I-15	El Cerrito	$13,451,000	$13,451,000
Northwest	Corona	Ontario	Lincoln	Buena Vista	$0	$0
Northwest	Corona	Ontario	Buena Vista	Main	$0	$0
Northwest	Corona	Ontario	Main	Kellogg	$0	$0
Northwest	Corona	Ontario	Kellogg	Fullerton	$0	$0
Northwest	Corona	Ontario	Fullerton	Rimpau	$0	$0
Northwest	Corona	Ontario	Rimpau	I-15	$0	$0
Northwest	Corona	Railroad	Auto Club	Buena Vista	$0	$0
Northwest	Corona	Railroad	BNSF	railroad crossing	$40,020,000	$40,020,000
Northwest	Corona	Railroad	Buena Vista	Main (at Grand)	$0	$0
Northwest	Corona	River	Corydon	Main	$0	$0
Northwest	Corona	Serfas Club	SR-91	Green River	$0	$0
Northwest	Eastvale	Archibald	Remington	River	$3,382,000	$3,382,000
Northwest	Eastvale	Hamner	Mission	Bellegrave	$0	$0
Northwest	Eastvale	Hamner	Bellegrave	Amberhill	$199,000	$199,000
Northwest	Eastvale	Hamner	Amberhill	Limonite	$2,787,000	$2,787,000
Northwest	Eastvale	Hamner	Limonite	Schleisman	$991,000	$991,000
Northwest	Eastvale	Hamner	Schleisman	Santa Ana River	$5,533,000	$3,675,000
Northwest	Eastvale	Hellman	Schleisman	Walters	$419,000	$419,000
Northwest	Eastvale	Hellman	Walters	River	$21,503,000	$21,503,000
Northwest	Eastvale	Hellman	Cucamonga Creek	bridge	$3,828,000	$3,828,000
Northwest	Eastvale	Limonite	I-15	Eastvale Gateway	$289,000	$289,000
Northwest	Eastvale	Limonite	I-15	interchange	$0	$0
Northwest	Eastvale	Limonite	Eastvale Gateway	Hamner	$255,000	$255,000
Northwest	Eastvale	Limonite	Hamner	Sumner	$1,094,000	$1,094,000
Northwest	Eastvale	Limonite	Sumner	Harrison	$497,000	$497,000
Northwest	Eastvale	Limonite	Harrison	Archibald	$0	$0
Northwest	Eastvale	Limonite	Archibald	Hellman (Keller SBD Co.)	$2,208,000	$2,208,000
Northwest	Eastvale	Limonite	Cucamonga Creek	bridge	$13,920,000	$0
Northwest	Eastvale	River	Hellman	Archibald	$5,948,000	$5,948,000
Northwest	Jurupa Valley	Armstrong	San Bernardino County	Valley	$6,192,000	$6,192,000
Northwest	Jurupa Valley	Bellegrave	Cantu-Galleano Ranch	Van Buren	$464,000	$464,000
Northwest	Jurupa Valley	Cantu-Galleano Ranch	Wineville	Bellegrave	$793,000	$793,000
Northwest	Jurupa Valley	Etiwanda	Philadelphia	SR-60	$1,515,000	$989,000
Northwest	Jurupa Valley	Etiwanda	SR-60	Limonite	$0	$0
Northwest	Jurupa Valley	Limonite	I-15	Wineville	$0	$0
Northwest	Jurupa Valley	Limonite	Wineville	Etiwanda	$0	$0
Northwest	Jurupa Valley	Limonite	Etiwanda	Van Buren	$2,981,000	$2,981,000
Northwest	Jurupa Valley	Limonite	Van Buren	Clay	$0	$0
Northwest	Jurupa Valley	Limonite	Clay	Riverview	$0	$0
Northwest	Jurupa Valley	Market	Rubidoux	Santa Ana River	$5,181,000	$0
Northwest	Jurupa Valley	Market	Santa Ana River	bridge	$13,920,000	$6,204,000
Northwest	Jurupa Valley	Mission	Milliken	SR-60	$0	$0
Northwest	Jurupa Valley	Mission	SR-60	Santa Ana River	$0	$0
Northwest	Jurupa Valley	Riverview	Limonite	Mission	$0	$0
Northwest	Jurupa Valley	Rubidoux	Pine	Mission	$0	$0
Northwest	Jurupa Valley	Rubidoux	SR-60	interchange	$32,698,000	$9,051,000
Northwest	Jurupa Valley	Valley	Armstrong	Mission	$0	$0
Northwest	Norco	1st	Parkridge	Mountain	$0	$0
Northwest	Norco	1st	Mountain	Hamner	$0	$0
Northwest	Norco	2nd	River	I-15	$0	$0
Northwest	Norco	6th	Hamner	California	$0	$0
Northwest	Norco	6th	I-15	interchange	$32,698,000	$3,489,000
Northwest	Norco	Arlington	Crestview	Fairhaven	$4,342,000	$4,342,000
Northwest	Norco	California	Arlington	6th	$15,237,000	$12,525,000
Northwest	Norco	Corydon	River	5th	$0	$0
Northwest	Norco	Hamner	Santa Ana River	bridge	$33,408,000	$11,455,000
Northwest	Norco	Hamner	Santa Ana River	Hidden Valley	$49,591,000	$49,591,000
Northwest	Norco	Hidden Valley	I-15	Norco Hills	$0	$0
Northwest	Norco	Hidden Valley	Hamner	I-15	$0	$0
Northwest	Norco	Norco	Corydon	Hamner	$0	$0
Northwest	Norco	North	California	Crestview	$0	$0
Northwest	Norco	River	Archibald	Corydon	$1,743,000	$1,109,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Riverside	14th	Market	Martin Luther King	$0	$0
Northwest	Riverside	1st	Market	Main	$0	$0
Northwest	Riverside	3rd	SR-91	I-215	$1,941,000	$1,941,000
Northwest	Riverside	3rd	BNSF	railroad crossing	$105,560,000	$30,560,000
Northwest	Riverside	Adams	Arlington	SR-91	$0	$0
Northwest	Riverside	Adams	SR-91	Lincoln	$0	$0
Northwest	Riverside	Adams	SR-91	interchange	$32,698,000	$3,262,000
Northwest	Riverside	Arlington	Fairhaven	La Sierra	$0	$0
Northwest	Riverside	Buena Vista	Santa Ana River	Redwood	$0	$0
Northwest	Riverside	Canyon Crest	Martin Luther King	Central	$0	$0
Northwest	Riverside	Canyon Crest	Central	Country Club	$0	$0
Northwest	Riverside	Canyon Crest	Country Club	Via Vista	$4,996,000	$1,593,000
Northwest	Riverside	Canyon Crest	Via Vista	Alessandro	$0	$0
Northwest	Riverside	Central	Chicago	I-215/SR-60	$0	$0
Northwest	Riverside	Central	SR-91	Magnolia	$0	$0
Northwest	Riverside	Central	Alessandro	SR-91	$0	$0
Northwest	Riverside	Central	Van Buren	Magnolia	$0	$0
Northwest	Riverside	Chicago	Alessandro	Spruce	$0	$0
Northwest	Riverside	Chicago	Spruce	Columbia	$0	$0
Northwest	Riverside	Columbia	Main	Iowa	$0	$0
Northwest	Riverside	Columbia	I-215	interchange	$32,698,000	$9,050,000
Northwest	Riverside	Iowa	Center	3rd	$30,272,000	$30,272,000
Northwest	Riverside	Iowa	3rd	University	$0	$0
Northwest	Riverside	Iowa	University	Martin Luther King	$0	$0
Northwest	Riverside	JFK	Trautwein	Wood	$1,880,000	$1,880,000
Northwest	Riverside	La Sierra	Arlington	SR-91	$0	$0
Northwest	Riverside	La Sierra	SR-91	Indiana	$192,000	$192,000
Northwest	Riverside	La Sierra	Indiana	Victoria	$778,000	$778,000
Northwest	Riverside	Lemon (NB One way)	Mission Inn	University	$0	$0
Northwest	Riverside	Lincoln	Van Buren	Jefferson	$0	$0
Northwest	Riverside	Lincoln	Jefferson	Washington	$0	$0
Northwest	Riverside	Lincoln	Washington	Victoria	$0	$0
Northwest	Riverside	Madison	SR-91	Victoria	$853,000	$853,000
Northwest	Riverside	Madison	BNSF	railroad crossing	$20,010,000	$20,010,000
Northwest	Riverside	Magnolia	BNSF Railroad	Tyler	$0	$0
Northwest	Riverside	Magnolia	BNSF	railroad crossing	$0	$0
Northwest	Riverside	Magnolia	Tyler	Harrison	$0	$0
Northwest	Riverside	Magnolia	Harrison	14th	$0	$0
Northwest	Riverside	Main	1st	San Bernardino County	$0	$0
Northwest	Riverside	Market	14th	Santa Ana River	$9,491,000	$9,491,000
Northwest	Riverside	Martin Luther King	14th	I-215/SR-60	$24,031,000	$24,031,000
Northwest	Riverside	Mission Inn	Redwood	Lemon	$0	$0
Northwest	Riverside	Redwood (SB One way)	Mission Inn	University	$0	$0
Northwest	Riverside	Trautwein	Alessandro	Van Buren	$0	$0
Northwest	Riverside	Tyler	SR-91	Magnolia	$0	$0
Northwest	Riverside	Tyler	SR-91	interchange	$63,061,000	$21,814,000
Northwest	Riverside	Tyler	Magnolia	Hole	$0	$0
Northwest	Riverside	Tyler	Hole	Wells	$0	$0
Northwest	Riverside	Tyler	Wells	Arlington	$0	$0
Northwest	Riverside	University	Redwood	SR-91	$859,000	$859,000
Northwest	Riverside	University	SR-91	I-215/SR-60	$2,067,000	$2,067,000
Northwest	Riverside	Victoria	Lincoln	Arlington	$0	$0
Northwest	Riverside	Victoria	Madison	Washington	$0	$0
Northwest	Riverside	Washington	Victoria	Hermosa	$27,018,000	$27,018,000
Northwest	Riverside	Wood	JFK	Van Buren	$3,053,000	$3,053,000
Northwest	Riverside	Wood	Van Buren	Bergamont	$0	$0
Northwest	Riverside	Wood	Bergamont	Krameria	$0	$0
Northwest	Unincorporated	Cantu-Galleano Ranch	Hamner	Wineville	$0	$0
Northwest	Unincorporated	Dos Lagos (Weirick)	Temescal Canyon	I-15	$0	$0
Northwest	Unincorporated	El Cerrito	I-15	Ontario	$0	$0
Northwest	Unincorporated	El Sobrante	Mockingbird Canyon	Cajalco	$0	$0
Northwest	Unincorporated	Harley John	Washington	Scottsdale	$0	$0
Northwest	Unincorporated	Harley John	Scottsdale	Cajalco	$0	$0
Northwest	Unincorporated	La Sierra	Victoria	El Sobrante	$0	$0
Northwest	Unincorporated	La Sierra	El Sobrante	Cajalco	$0	$0
Northwest	Unincorporated	Mockingbird Canyon	Van Buren	El Sobrante	$20,871,000	$20,871,000
Northwest	Unincorporated	Temescal Canyon	El Cerrito	Tuscany	$3,168,000	$0
Northwest	Unincorporated	Temescal Canyon	Tuscany	Dos Lagos	$0	$0
Northwest	Unincorporated	Temescal Canyon	Dos Lagos	Leroy	$0	$0
Northwest	Unincorporated	Temescal Canyon	Leroy	Dawson Canyon	$0	$0
Northwest	Unincorporated	Temescal Canyon	Dawson Canyon	I-15	$0	$0
Northwest	Unincorporated	Temescal Canyon	I-15	interchange	$32,698,000	$32,698,000
Northwest	Unincorporated	Temescal Canyon	I-15	Park Canyon	$14,329,000	$14,329,000
Northwest	Unincorporated	Temescal Canyon	Park Canyon	Indian Truck Trail	$0	$0
Northwest	Unincorporated	Washington	Hermosa	Harley John	$12,787,000	$12,787,000
Northwest	Unincorporated	Wood	Krameria	Cajalco	$12,537,000	$12,537,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Pass	Banning	8th	Wilson	I-10	$0	$0
Pass	Banning	Lincoln	Sunset	SR-243	$0	$0
Pass	Banning	Ramsey	I-10	8th	$0	$0
Pass	Banning	Ramsey	8th	Highland Springs	$0	$0
Pass	Banning	SR-243	I-10	Wesley	$0	$0
Pass	Banning	Sun Lakes	Highland Home	Sunset	$30,502,000	$30,502,000
Pass	Banning	Sun Lakes	Smith Creek	bridge	$8,352,000	$8,352,000
Pass	Banning	Sun Lakes	Montgomery Creek	bridge	$5,568,000	$5,568,000
Pass	Banning	Sun Lakes	Highland Springs	Highland Home	$0	$0
Pass	Banning	Sunset	Ramsey	Lincoln	$0	$0
Pass	Banning	Sunset	I-10	interchange	$32,698,000	$32,698,000
Pass	Banning	Wilson	Highland Home	8th	$0	$0
Pass	Banning	Wilson	Highland Springs	Highland Home	$0	$0
Pass	Beaumont	1st	Viele	Pennsylvania	$0	$0
Pass	Beaumont	1st	Pennsylvania	Highland Springs	$0	$0
Pass	Beaumont	6th	I-10	Highland Springs	$0	$0
Pass	Beaumont	Desert Lawn	Champions	Oak Valley (STC)	$0	$0
Pass	Beaumont	Oak Valley (14th)	Highland Springs	Pennsylvania	$0	$0
Pass	Beaumont	Oak Valley (14th)	Pennsylvania	Oak View	$0	$0
Pass	Beaumont	Oak Valley (14th)	Oak View	I-10	$0	$0
Pass	Beaumont	Oak Valley (14th)	I-10	interchange	$63,061,000	$62,401,000
Pass	Beaumont	Oak Valley (STC)	UP Railroad	Tukwet Canyon	$0	$0
Pass	Beaumont	Oak Valley (STC)	Tukwet Canyon	I-10	$0	$0
Pass	Beaumont	Pennsylvania	6th	1st	$6,588,000	$6,588,000
Pass	Beaumont	Pennsylvania	I-10	interchange	$0	$0
Pass	Calimesa	Bryant	County Line	Avenue L	$0	$0
Pass	Calimesa	Calimesa	County Line	I-10	$0	$0
Pass	Calimesa	Calimesa	I-10	interchange	$63,061,000	$63,061,000
Pass	Calimesa	County Line	7th	Bryant	$0	$0
Pass	Calimesa	County Line	I-10	interchange	$32,698,000	$32,698,000
Pass	Calimesa	Desert Lawn	Palmer	Champions	$0	$0
Pass	Calimesa	Singleton	Avenue L	Condit	$0	$0
Pass	Calimesa	Singleton	Condit	Roberts	$12,972,000	$12,972,000
Pass	Calimesa	Singleton	I-10	interchange	$63,061,000	$0
Pass	Calimesa	Tukwet Canyon	Roberts Rd	Palmer	$0	$0
Pass	Unincorporated	Live Oak Canyon	Oak Valley (STC)	San Bernardino County	$0	$0
Pass	Unincorporated	San Timoteo Canyon	San Bernardino County	UP Railroad	$0	$0
Pass	Unincorporated	San Timoteo Canyon	UP Railroad	railroad crossing	$52,780,000	$52,780,000
San Jacinto	Hemet	Sanderson	Acacia	Menlo	$0	$0
San Jacinto	Hemet	Sanderson	Domenigoni	Stetson	$0	$0
San Jacinto	Hemet	Sanderson	RR Crossing	Acacia	$0	$0
San Jacinto	Hemet	Sanderson	Stetson	RR Crossing	$0	$0
San Jacinto	Hemet	Sanderson	Menlo	Esplanade	$0	$0
San Jacinto	Hemet	SR-74 (Florida)	Warren	Cawston	$0	$0
San Jacinto	Hemet	SR-74 (Florida)	Columbia	Ramona	$0	$0
San Jacinto	Hemet	SR-74/SR-79 (Florida)	Cawston	Columbia	$0	$0
San Jacinto	Hemet	State	Domenigoni	Chambers	$0	$0
San Jacinto	Hemet	State	Chambers	Stetson	$0	$0
San Jacinto	Hemet	State	Florida	Esplanade	$0	$0
San Jacinto	Hemet	State	Stetson	Florida	$0	$0
San Jacinto	Hemet	Stetson	Cawston	State	$0	$0
San Jacinto	Hemet	Stetson	Warren	Cawston	$4,357,000	$4,357,000
San Jacinto	Hemet	Warren	Esplanade	Domenigoni	$19,926,000	$19,926,000
San Jacinto	Hemet	Warren	Salt Creek	bridge	$4,176,000	$4,176,000
San Jacinto	San Jacinto	Esplanade	Mountain	State	$0	$0
San Jacinto	San Jacinto	Esplanade	State	Warren	$0	$0
San Jacinto	San Jacinto	Sanderson	Ramona	Esplanade	$0	$0
San Jacinto	San Jacinto	SR-79 (North Ramona)	State	San Jacinto	$0	$0
San Jacinto	San Jacinto	SR-79 (San Jacinto)	North Ramona Blvd	7th	$0	$0
San Jacinto	San Jacinto	SR-79 (San Jacinto)	7th	SR-74	$0	$0
San Jacinto	San Jacinto	State	Ramona	Esplanade	$0	$0
San Jacinto	San Jacinto	State	Gilman Springs	Quandt Ranch	$3,317,000	$3,317,000
San Jacinto	San Jacinto	State	San Jacinto River	bridge	$0	$0
San Jacinto	San Jacinto	State	Quandt Ranch	Ramona	$0	$0
San Jacinto	San Jacinto	Warren	Ramona	Esplanade	$13,469,000	$13,469,000
San Jacinto	Unincorporated	Gilman Springs	Sanderson	State	$11,097,000	$11,097,000
San Jacinto	Unincorporated	Gilman Springs	Massacre Canyon Wash	bridge	$1,392,000	$1,392,000
San Jacinto	Unincorporated	SR-79 (Winchester)	SR-74 (Florida)	Domenigoni	$0	$0

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Southwest	Lake Elsinore	Corydon	Mission	Grand	$3,336,000	$3,336,000
Southwest	Lake Elsinore	Diamond	Mission	I-15	$0	$0
Southwest	Lake Elsinore	Franklin (integral to Railroad Canyon Interchange)	I-15	interchange	$32,698,000	$32,698,000
Southwest	Lake Elsinore	Grand	Lincoln	Toft	$0	$0
Southwest	Lake Elsinore	Grand	Toft	SR-74 (Riverside)	$3,512,000	$3,512,000
Southwest	Lake Elsinore	Lake	I-15	Lincoln	$39,817,000	$32,726,000
Southwest	Lake Elsinore	Lake	I-15	interchange	$32,698,000	$15,771,000
Southwest	Lake Elsinore	Lake	Temescal Wash	bridge	$2,506,000	$1,150,000
Southwest	Lake Elsinore	Mission	Railroad Canyon	Bundy Canyon	$0	$0
Southwest	Lake Elsinore	Nichols	I-15	Lake	$7,850,000	$7,850,000
Southwest	Lake Elsinore	Nichols	Temescal Wash	bridge	$4,176,000	$4,176,000
Southwest	Lake Elsinore	Nichols	I-15	interchange	$63,061,000	$63,061,000
Southwest	Lake Elsinore	SR-74 (Collier/Riverside)	I-15	Lakeshore	$24,303,000	$24,303,000
Southwest	Lake Elsinore	SR-74 (Grand)	Riverside	SR-74 (Ortega)	$9,733,000	$3,691,000
Southwest	Lake Elsinore	SR-74 (Riverside)	Lakeshore	Grand	$20,175,000	$20,175,000
Southwest	Lake Elsinore	Temescal Canyon	I-15	Lake	$7,411,000	$7,411,000
Southwest	Lake Elsinore	Temescal Canyon	Temescal Wash	bridge	$3,480,000	$3,480,000
Southwest	Murrieta	California Oaks	Jefferson	I-15	$0	$0
Southwest	Murrieta	California Oaks	I-15	Jackson	$0	$0
Southwest	Murrieta	California Oaks	Jackson	Clinton Keith	$0	$0
Southwest	Murrieta	Jackson	Whitewood	Ynez	$0	$0
Southwest	Murrieta	Jefferson	Palomar	Nutmeg	$1,562,000	$1,562,000
Southwest	Murrieta	Jefferson	Nutmeg	Murrieta Hot Springs	$0	$0
Southwest	Murrieta	Jefferson	Murrieta Hot Springs	Cherry	$30,634,000	$30,634,000
Southwest	Murrieta	Keller	I-215	Whitewood	$0	$0
Southwest	Murrieta	Keller	I-215	interchange	$0	$0
Southwest	Murrieta	Los Alamos	Jefferson	I-215	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Jefferson	I-215	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	I-215	Margarita	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Margarita	SR-79 (Winchester)	$4,057,000	$3,899,000
Southwest	Murrieta	Nutmeg	Jefferson	Clinton Keith	$0	$0
Southwest	Murrieta	Whitewood	Clinton Keith	Los Alamos	$2,708,000	$2,708,000
Southwest	Murrieta	Whitewood	Los Alamos	Murrieta Hot Springs	$0	$0
Southwest	Murrieta	Whitewood	Murrieta Hot Springs	Jackson	$4,629,000	$4,629,000
Southwest	Murrieta	Ynez	Jackson	SR-79 (Winchester)	$0	$0
Southwest	Temecula	Butterfield Stage	Murrieta Hot Springs	Calle Chapos	$816,000	$816,000
Southwest	Temecula	Butterfield Stage	Calle Chapos	La Serena	$696,000	$696,000
Southwest	Temecula	Butterfield Stage	La Serena	Rancho California	$904,000	$904,000
Southwest	Temecula	Butterfield Stage	Rancho California	Pauba	$846,000	$846,000
Southwest	Temecula	Butterfield Stage	Pauba	SR-79 (Temecula Pkwy)	$725,000	$725,000
Southwest	Temecula	Jefferson	Cherry	Rancho California	$2,285,000	$2,285,000
Southwest	Temecula	Margarita	Murrieta Hot Springs	SR-79 (Temecula Pkwy)	$7,644,000	$7,644,000
Southwest	Temecula	Old Town Front	Rancho California	I-15/SR-79 (Temecula Pkwy)	$0	$0
Southwest	Temecula	Pechanga Pkwy	SR-79 (Temecula Pkwy)	Via Gilberto	$0	$0
Southwest	Temecula	Pechanga Pkwy	Via Gilberto	Pechanga Pkwy	$0	$0
Southwest	Temecula	Rancho California	Jefferson	Margarita	$18,254,000	$18,181,000
Southwest	Temecula	Rancho California	I-15	interchange	$32,698,000	$0
Southwest	Temecula	Rancho California	Margarita	Butterfield Stage	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	I-15	Pechanga Pkwy	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	Pechanga Pkwy	Butterfield Stage	$3,065,000	$3,065,000
Southwest	Unincorporated	Briggs	Scott	SR-79 (Winchester)	$6,509,000	$6,509,000
Southwest	Unincorporated	Butterfield Stage	Tucalota Creek	bridge	$0	$0
Southwest	Unincorporated	Butterfield Stage (Pourroy)	Auld	Murrieta Hot Springs	$23,076,000	$23,076,000
Southwest	Unincorporated	Grand	Ortega	Corydon	$68,025,000	$68,025,000
Southwest	Unincorporated	Horsethief Canyon	Temescal Canyon	I-15	$0	$0
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	I-15	$0	$0
Southwest	Unincorporated	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy	$0	$0
Southwest	Unincorporated	Pala	Pechanga	San Diego County	$0	$0
Southwest	Unincorporated	Pourroy	SR-79 (Winchester)	Auld	$2,236,000	$2,236,000
Southwest	Unincorporated	Rancho California	Butterfield Stage	Glen Oaks	$87,369,000	$87,369,000
Southwest	Unincorporated	Temescal Canyon	Horsethief Canyon Wash	bridge	$3,340,000	$3,340,000
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	I-15	$15,739,000	$15,739,000
Southwest	Unincorporated	Temescal Canyon	Indian Wash	bridge	$1,462,000	$1,462,000
Southwest	Wildomar	Bundy Canyon	Mission	I-15	$9,704,000	$9,704,000
Southwest	Wildomar	Grand	Corydon	Wildomar Trail	$0	$0
Southwest	Wildomar	Mission	Bundy Canyon	Palomar	$0	$0
Southwest	Wildomar	Palomar	Clinton Keith	Washington	$3,227,000	$3,227,000
Southwest	Wildomar	Palomar	Mission	Clinton Keith	$13,493,000	$13,493,000
Southwest	Wildomar	Wildomar Trail	I-15	Baxter	$1,281,000	$1,281,000
Southwest	Wildomar	Wildomar Trail	I-15	interchange	$32,698,000	$27,858,000
Southwest	Wildomar	Wildomar Trail	Baxter	Palomar	$11,316,000	$11,316,000
Southwest	Wildomar	Wildomar Trail	Palomar	Grand	$0	$0
Subtotal					$2,508,329,000	$1,913,028,000
Totals	Network				$4,840,250,000	$3,874,735,000
	Transit				$217,870,000	$154,831,000
	Administration				$161,183,000	$161,183,000
	MSHCP				$64,606,000	$53,859,000
	TOTAL				$5,283,909,000	$4,244,608,000

Table 4.5 – TUMF Transit Cost Estimates

AREA PLAN DIST	LEAD AGENCY	PROJECT NAME	LOCATION	UNITS (number/ length in miles)	UNIT COST	TOTAL	MAXIMUM TUMF SHARE
Central	RTA	Menifee Mobility Hub	Menifee	1	$7,465,000	$7,465,000	$5,305,000
Northwest	RTA	Riverside Mobility Hub at Vine Street	Riverside	1	$11,195,000	$11,195,000	$7,956,000
Central	RTA	Moreno Valley Mobility Hub(s)	Moreno Valley	1	$11,195,000	$11,195,000	$7,956,000
Northwest	RTA	Jurupa Valley Mobility Hub(s)	Jurupa Valley	1	$11,195,000	$11,195,000	$7,956,000
Pass	RTA	Pass Area Mobility Hub(s)	Banning	1	$11,195,000	$11,195,000	$7,956,000
Southwest	RTA	Lake Elsinore / Canyon Lake Mobility Hub(s)	Lake Elsinore	1	$11,195,000	$11,195,000	$7,956,000
San Jacinto	RTA	Hemet Mobility Hub	Hemet	1	$11,195,000	$11,195,000	$7,956,000
San Jacinto	RTA	San Jacinto Mobility Hub	San Jacinto	1	$11,195,000	$11,195,000	$7,956,000
San Jacinto	RTA	MSJC Mobility Hub	San Jacinto	1	$1,245,000	$1,245,000	$885,000
Regional	RTA	ZEB Technology Enhancements	Various locations region wide	10	$100,000	$1,000,000	$711,000
Northwest	RTA	Regional Operations and Maintenance Facility	Riverside	1	$62,186,000	$62,186,000	$44,192,000
Regional	RTA	Annual Transit Enhancements Program	Various locations region wide	290	$50,000	$14,500,000	$10,304,000
Northwest	RTA	HQTC Improvements	UCR, Riverside to Perris	42	$75,000	$3,150,000	$2,239,000
Regional	RTA	Vehicle Fleet Small Buses/Vans	Various locations region wide	30	$160,000	$4,800,000	$3,411,000
Regional	RTA	Vehicle Fleet Medium Buses	Various locations region wide	20	$300,000	$6,000,000	$4,264,000
Regional	RTA	Vehicle Fleet Large Buses	Various locations region wide	29	$1,271,000	$36,859,000	$26,194,000
Regional	RTA	COA Study	Various locations region wide	2	$1,150,000	$2,300,000	$1,634,000
TOTAL						**$217,870,000**	**$154,831,000**

4.8 TUMF Network Evaluation

To assess the effectiveness of the proposed TUMF Network improvements to mitigate the cumulative regional impact of new development in Western Riverside County, the proposed network improvements were added to the 2021 existing network in RivCoM and the model was run with 2045 socioeconomic data to determine the relative impacts on horizon year traffic conditions. To quantify the impacts of the TUMF Network improvements, the various traffic measures of effectiveness described in **Section 3.1** for the 2018 Existing and 2045 No-Build scenarios were again calculated for the 2045 TUMF Build scenario. The results for VMT, VHT, VHD, and total VMT experiencing unacceptable level of service (LOS E) were then compared to the results presented in **Table 3.1** for the no-build conditions. The 2045 TUMF Build comparison results are provided in **Table 4.6**. Plots of the Network Extents are attached in **Appendix H**.

As shown in **Table 4.6**, the 2045 peak period VMT on all arterial facilities experiencing LOS of E or worse will decrease with the addition of the TUMF Network improvements while the share of VMT on the TUMF arterial network experiencing LOS E or worse during the peak periods will be reduced to 32% (which is still above the level experienced in 2018). It should be noted that the total VMT on the arterial system **increases** because of freeway trips being diverted to the arterial system to benefit from the proposed TUMF improvements.

Despite a greater share of the total peak period VMT in 2045, the arterial system can more efficiently accommodate the increased demand with the proposed TUMF improvements. Although peak period VMT on the TUMF improved arterial system increases by approximately 6% in 2045 compared to the No Build condition, VHT on the arterial system remains almost constant. Additionally, a benefit is observed on the

freeway system with VMT and VHT being reduced following TUMF Network improvements. By completing TUMF improvements, the total VHD experienced by all area motorists would be reduced during the peak period by over 7% from the levels that would be experienced under the 2045 No-Build scenario. These results highlight the effectiveness of the TUMF Program to mitigate the cumulative regional transportation impacts of new development commensurate with the level of impact being created.

Table 4.6 – Regional Highway System Measures of Performance (2018 Existing and 2045 No-Build Scenarios to 2045 TUMF Build Scenario)

Measure of Performance*	Peak Periods (Total)		
	2018 Existing	2045 No-Build	2045 Build
VMT - Total ALL FACILITIES	23,284,724	29,897,254	30,160,328
VMT - FREEWAYS	13,514,522	15,490,284	15,418,548
VMT - ALL ARTERIALS	9,770,202	14,406,970	14,741,781
TOTAL - TUMF ARTERIAL VMT	**6,216,985**	**8,597,200**	**9,096,417**
VHT - TOTAL ALL FACILITIES	541,350	915,439	895,725
VHT - FREEWAYS	263,792	399,128	388,847
VHT - ALL ARTERIALS	277,558	516,311	506,878
TOTAL TUMF ARTERIAL VHT	**174,455**	**320,869**	**321,062**
VHD - TOTAL ALL FACILITIES	108,900	338,056	313,288
VHD - FREEWAYS	66,156	170,649	161,528
VHD - ALL ARTERIALS	42,745	167,407	151,760
TOTAL TUMF ARTERIAL VHD	**33,249**	**124,863**	**114,451**
VMT LOS E - TOTAL ALL FACILITIES	5,605,070	13,369,483	12,788,016
VMT LOS E - FREEWAYS	4,725,471	9,316,891	9,115,937
VMT LOS E & F - ALL ARTERIALS	879,599	4,052,592	3,672,079
TOTAL TUMF ARTERIAL VMT w/ LOS E or worse	**765,782**	**3,184,133**	**2,929,288**
% of TUMF ARTERIAL VMT w/ LOS E or worse	**12%**	**37%**	**32%**

* Source: RivCoM 2018 base network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network as existing in December 2021and RivCoM 2018 base network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network plus future TUMF network projects.

NOTES:

Volume is adjusted by PCE factor

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

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

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

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

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

5.0 TUMF NEXUS ANALYSIS

The objective of this section is to evaluate and document the rational nexus (or reasonable relationship) between the proposed fee and the transportation system improvements it will be used to help fund. The analysis starts by documenting the correlation between future development and the need for transportation system improvements on the TUMF network to mitigate the cumulative regional impacts of this new development, followed by analysis of the nexus evaluation of the key components of the TUMF concept.

5.1 Future Development and the Need for Improvements

Previous sections of this report documented the projected population, household and employment growth in Western Riverside County, the expected increases in traffic congestion and travel delay, and the identification of the transportation system improvements that will serve these future inter-community travel demands. The following points coalesce this information in a synopsis of how the future growth relates to the need for improvements to the TUMF system.

- Western Riverside County is expected to continue growing.
  Development in Western Riverside County is expected to continue at a robust rate of growth into the foreseeable future. Current projections estimate the population is projected to grow from a level of approximately 1.91 million in 2018 to a future level of about 2.53 million in 2045, while employment is projected to grow from a level of about 570,000 in 2018 to approximately 846,000 in 2045 (as shown in **Table 2.3**).

- Continuing growth will result in increasing congestion on arterial roadways.
  Traffic congestion and delay on arterial roadways are projected to increase dramatically in the future (as shown in **Table 3.1**). Without improvements to the transportation system, congestion levels will grow rapidly and travelers will experience unacceptable travel conditions with slow travel speeds and lengthy delays.

- The future arterial roadway congestion is directly attributable to future development in Western Riverside County.
  Traffic using arterial roadways within Western Riverside County is virtually all generated within or attracted to Western Riverside County, since longer-distance trips passing through the region typically use the freeway system, not arterial roadways. Therefore, the future recurring congestion problems on these roadways will be attributable to new trips that originate in, terminate in, or travel within Western Riverside County.

- Capacity improvements to the transportation system will be needed to alleviate the future congestion caused by new development.
  To maintain transportation service closer to current levels of efficiency, capacity enhancements will need to be made to the arterial roadway system. These enhancements could include new or realigned roads, additional lanes on existing

roads, new or expanded bridges, new or upgraded freeway interchanges, grade separation of at-grade rail crossings, or the installation of new ITS to improve traffic flows. The completion of improvements to the arterial roadway system would enhance regional mobility and reduce the total peak period vehicles hours of travel (VHT) by over 2%, reduce peak period vehicle hours of delay (VHD) by over 7%, and reduce the share of traffic experiencing congestion in the peak periods by over 4% (as shown in **Table 4.6**). The specific needs and timing of implementation will depend on the location and rate of future development, so the specific improvements to be funded by the TUMF and their priority of implementation will be determined during future project programming activities as improvement needs unfold and as TUMF funds become available.

- Roads on the TUMF network are the facilities that merit improvement through this fee program.
  The criteria used to identify roads for the TUMF network (future number of lanes, future traffic volume, future congestion level, and roadway function linking communities and activity centers and serving public transportation) were selected to ensure that these are the roadways that will serve inter-community travel and will require future improvement to alleviate congestion.

- Improvements to the public transportation system will be needed to provide adequate mobility for transit-dependent travelers and to provide an alternative to automobile travel.
  Since a portion of the population does not own an automobile and depends on public transportation for mobility, public transportation infrastructure and service will need to be enhanced and expanded to ensure continued mobility for this segment of the population. In addition, improvements to the public transportation system will be required to ensure that transit service can function as a viable option for future new Western Riverside County residents and employees who choose to avoid congestion by using public transportation.

For the reasons cited above, it can be readily concluded that there is a rational nexus between the future need for transportation improvements on the TUMF system and the future development upon which the proposed TUMF would be levied. The following sections evaluate the rational nexus in relation to the system components and the types of uses upon which the fee is assessed.

5.2 Application of Fee to System Components

As noted in **Section 3.2**, the TUMF concept includes splitting the fee revenues between the backbone system of arterials, the secondary system of arterials, and the public transportation system. This section evaluates the travel demands to determine the rational nexus between the future travel demands and the use of the fee to fund improvements to the future system components.

The split of fee revenues between the backbone and secondary highway networks is related to the proportion of highway vehicle trips that are relatively local (between

adjacent communities) and longer distance (between more distant communities but still within Western Riverside County). To estimate a rational fee split between the respective networks, the future combined AM and PM peak period travel forecast estimates were aggregated to a matrix of trips between zones to show the percentage of trips that remain within each zone in relation to the volume that travels to the other zones. This analysis was completed using the Year 2045 No-Build scenario trip tables from RivCoM.

The first step in the analysis was to create a correspondence table between the TAZs in the model and the five WRCOG TUMF zones (i.e. Northwest, Southwest, Central, Hemet/San Jacinto and Pass). The TAZs were then compressed into six districts (the five WRCOG zones and one for the rest of the SCAG region).

Table 5.1 shows the estimated peak period vehicle trips within and between each of the zones. **Table 5.2** shows the percentage of peak period vehicle trips within and between the respective zones. **Appendix I** includes the detailed RivCoM outputs used to develop the regional trip distribution profile shown in **Table 5.1** and **5.2**.

Table 5.1 - 2045 No-Build Peak Period Vehicle Trips by WRCOG Zone

From \ To	Central	Hemet/San Jacinto	Northwest	Pass	Southwest	Outside WRCOG	TOTAL
Central	417,608	23,474	89,780	6,301	55,101	57,558	**649,822**
Hemet/San Jacinto	29,401	209,005	8,647	8,432	16,081	18,078	**289,645**
Northwest	58,578	2,684	743,234	2,687	11,032	196,041	**1,014,257**
Pass	8,068	7,585	6,114	110,385	908	32,334	**165,395**
Southwest	55,812	16,232	32,852	1,976	667,255	62,713	**836,839**
Outside WRCOG	33,907	7,574	192,712	24,490	33,867		**292,550**
TOTAL	**603,375**	**266,554**	**1,073,340**	**154,271**	**784,244**	**366,724**	**3,248,507**

Based on RivCoM Year 2045 No-Build scenario

Table 5.2 – 2045 No-Build Percent Peak Period Vehicle Trips By WRCOG Zone

From \ To	Central	Hemet/San Jacinto	Northwest	Pass	Southwest	Outside WRCOG	TOTAL
Central	64.3%	3.6%	13.8%	1.0%	8.5%	8.9%	**100%**
Hemet/San Jacinto	10.2%	72.2%	3.0%	2.9%	5.6%	6.2%	**100%**
Northwest	5.8%	0.3%	73.3%	0.3%	1.1%	19.3%	**100%**
Pass	4.9%	4.6%	3.7%	66.7%	0.5%	19.5%	**100%**
Southwest	6.7%	1.9%	3.9%	0.2%	79.7%	7.5%	**100%**

Based on RivCoM Year 2045 No-Build scenario

Table 5.3 summarizes the calculation of the split between the backbone and secondary highway networks as derived from the peak period trip values provided in **Table 5.1**. Peak period vehicle trips to and from areas outside Western Riverside County were subtracted from the calculation, on the presumption that most of their inter-regional travel would occur on the freeway system. Peak period trips between zones (regional) were assigned to the backbone network, since these trips are primarily served by the arterial roadways that provide connections between the zones. Peak period trips within zones (local) were split between the backbone network and the secondary network in proportion to their lane-miles, since roadways on both networks serve intra-zonal trips. The backbone network includes approximately 41.1% of the lane-miles on the future TUMF system, and the secondary network includes approximately 58.9% of the lane-miles.

The backbone network is therefore assigned all the inter-zonal peak period trips plus 41.1% of the intra-zonal peak period trips. The secondary network is assigned 58.9% of the intra-zonal peak period trips and none of the inter-zonal peak period trips. The overall result is that 51.1% of the regional travel is assigned to the backbone network and 48.9% is assigned to the secondary network.

Table 5.3 - Backbone-Secondary Network Share Calculation

Calculation Value Description	Input Values	Backbone Value	Backbone Share	Secondary Value	Secondary Share
Total Western Riverside County Peak Period Vehicle Trips	3,248,507				
Less Internal/External Peak Period Vehicle Trips	-659,273				
Total Peak Period Vehicle Trips Internal to Western Riverside County	**2,589,234**				
Peak Period Vehicle Trips Between TUMF Zones	441,747				
Peak Period Vehicle Trips Within TUMF Zones	2,147,487				
TUMF Future Network Lane-Miles	3,029.9	1,243.9	41.1%	1,786.0	58.9%
Peak Period Vehicle Trips Between TUMF Zones	441,747	441,747	100.0%	0	0.0%
Peak Period Vehicle Trips Within TUMF Zones (as share of intra-zonal trips)	2,147,487	882,332	41.1%	1,265,155	58.9%
Total Peak Period Vehicle Trips Assigned	**2,589,234**	**1,324,079**	**51.1%**	**1,265,155**	**48.9%**

Based on RivCoM Year 2045 No-Build scenario; TUMF Nexus Study Exhibit H-1

5.3 Application of Fee to Residential and Non-Residential Developments

In order to establish the approximate proportionality of the future traffic impacts associated with new residential development and new non-residential development, the growth in daily VMT between the 2018 Existing and 2045 No-Build Scenarios from RivCoM were aggregated by trip purpose. RivCoM produces person trips (irrespective of mode choice) on the basis of five trip purposes: home-based-work (HBW), home-based-other (HBO), home-based-school (HBS), non-home-based (NHB), and home-based-university (HBU).

NCHRP Report #187 Quick Response Urban Travel Estimation Techniques and Transferable Parameters User's Guide (Transportation Research Board, 1978) details operational travel estimation techniques that are universally used for the travel demand modeling. Chapter 2 of this report, which details trip generation estimation, states that "HBW (Home Based Work) and HBNW (Home Based Non-Work) trips are generated at the households, whereas the NHB (Non-Home Based) trips are generated elsewhere." In accordance with NCHRP Report #187, growth in daily VMT was aggregated into home-based growth in daily VMT (combining the four home-based purposes: HBW, HBO, HBSC and HBU) and non-home-based growth in daily VMT. The home-based growth in daily VMT represents 77.7% of the total future growth in daily VMT and the non-home-based growth in daily VMT represent 22.3% of the total future growth in daily VMT, as shown in **Table 5.4**. **Appendix J** includes the RivCoM outputs used to develop the trip purpose summary in **Table 5.4**.

Table 5.4 - Daily VMT Growth by Trip Purpose for Western Riverside County (2018 - 2045)

VEHICLE TRIP PURPOSE	2018 EXISTING DAILY VMT	2045 NO-BUILD DAILY VMT	DAILY VMT GROWTH	DAILY VMT GROWTH SHARE
Home-Based-Work	81,121,525	98,818,811	17,697,286	31.8%
Home-Based-Other	114,840,696	138,710,519	23,869,822	42.9%
Home-Based-School (K-12)	8,592,941	9,230,272	637,331	1.1%
Non-Home-Based	61,534,566	73,907,099	12,372,533	22.3%
Home-Based-University	5,377,197	6,400,662	1,023,465	1.8%
TOTAL	271,466,925	327,067,363	55,600,437	100.00%
Home-Based Trips (Residential Uses)			**43,227,904**	**77.7%**
Non-Home-Based Trips (Non-Residential Uses)			**12,372,533**	**22.3%**

Based on RivCoM Year 2018 Existing Scenario, November 2023 and RivCoM Year 2045 No Build Scenario, November 2023

6.0 FAIR-SHARE FEE CALCULATION

The fee amounts, by type of development, that are justified to mitigate the cumulative regional impacts of new development on transportation facilities in Western Riverside County are quantified in this section. The total cost of improving the TUMF system is $5.28 billion. Existing funding obligated for improvements to the TUMF system totals $382.9 million while unfunded improvement needs generated by existing development represent $646.9 million of the total cost. The balance of the unfunded TUMF system improvement needs is $4.24 billion which is the maximum value attributable to the mitigation of the cumulative regional transportation impacts of future new development in the WRCOG region and will be captured through the TUMF Program. By levying the uniform fee directly on future new developments (and indirectly on new residents and new employees to Western Riverside County), these transportation system users are assigned their "fair share" of the costs to address the cumulative impacts of additional traffic they will generate on the regional transportation system.

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

6.1 Residential Fees

The portion of the unfunded future improvement cost allocable to new residential development through the TUMF is $3.30 billion. Since this future transportation system improvement need is generated by new residential development anticipated through the Year 2045, the fee will be spread between the residential developments projected to be constructed between 2018 and 2045. The projected residential growth from year 2018 to 2045 is 257,826 households (or dwelling units) as is indicated in **Table 2.3**.

Different household types generate different numbers of trips. To reflect the difference in trip generation between lower density "single-family" dwelling units and higher density "multi-family" dwelling units, the TUMF was weighted based on the respective trip generation rates of these different dwelling unit types. For the purposes of the TUMF Program, single family dwelling units are those housing units with a density of less than 8 units per acre while multi-family units are those with a density of 8 or more units per acre. According to the SCAG 2020 RTP/SCS forecasts included in **Table 2.3** and **Appendix B**, single family dwelling units (including mobile homes) are forecast to constitute 65.0% of the growth in residential dwelling units in the region between 2018 and 2045.

Data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021) show that, on average, single-family dwelling units generate 0.99 vehicle trips per dwelling unit per hour in the PM peak hour, whereas apartments, condominiums and townhouses (considered to be representative of higher density multi-family dwelling units) generate a median of 0.50 vehicle trips per unit per hour in the PM peak hour. The growth in dwelling units for single-family and multi-family, respectively, were multiplied by the corresponding trip generation rates to determine

the weighted proportion of the change in trips attributable to each use type as the basis for determining the per unit fee required to levy the necessary $3.20 billion to mitigate the cumulative regional transportation impacts of future new residential development. **Table 6.1** summarizes the calculation of the fee for single-family and multi-family dwelling units. **Appendix K** includes worksheets detailing the calculation of the residential (and non-residential) TUMF for Western Riverside County.

Table 6.1 - Fee Calculation for Residential Share

Residential Sector	2018 Dwelling Units	2045 Dwelling Units	Dwelling Unit Change	Trip Generation Rate	Trip Change	Percentage of Trip Change	Fee/DU
Single-Family	397,407	564,898	167,491	0.99	165,816	78.6%	**$15,476**
Multi-Family	157,166	247,501	90,335	0.50	45,168	21.4%	**$7,816**
Total	554,573	812,399	257,826		210,984	100.0%	

Household data based on SCAG 2020 RTP/SCS;
Trip Generation based on ITE Trip Generation (2021).

Consistent with the socio-economic forecasts developed by SCAG and the trip generation basis to assess the cumulative regional transportation impacts of new development, the residential fee calculation for TUMF reflects a uniform fee per dwelling unit for two categories as described previously: single-family residential and multi-family residential. On September 28, 2021, California Governor Gavin Newsome signed Assembly Bill 602 (AB 602) approving several changes to the Mitigation Fee Act, including the additional of §66016.5 to the California Government Code (CGC). CGC §66016.5(a)(5)(A) states "A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development…." unless certain findings are made. These findings include:

"(i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
(ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
(iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees."

To address these provisions of AB 602, WRCOG analyzed the trip generation characteristics of single-family and multi-family residential dwelling units of various sizes to determine whether the TUMF should be imposed based on the square footage of the respective housing type. The findings of the analyses for single-family and multi-family, respectively, were summarized in technical memoranda that are included in **Appendix K**. Based on the findings of the analyses, WRCOG has determined that the fee for single-family residential units should be adjusted in four tiers to correlate to the trip generation characteristics associated with various ranges of single-family housing sizes to demonstrate compliance with AB 602. The tiers reflecting the adjustments to the

standard single-family residential fee per dwelling unit (as calculated in **Table 6.1**) for differing ranges of single-family dwelling unit sizes are summarized in **Table 6.2**. Adjustments to the standard uniform fair-share single-family residential fee to account for variations in trip generation rates based on the size of the units will be made at the time of determining the fee obligation consistent with the process outlined further in the WRCOG TUMF Fee Calculation Handbook.

Table 6.2 – Single-Family Residential Fee Adjustments by Unit Size

Adjustment Tier	Housing Unit Size Range (in square feet)	Base Fee Adjustment
Tier 1	Less than or equal to 1,800	80%
Tier 2	1,801 to 2,300	90%
Tier 3	2,301 to 2,700	100%
Tier 4	More than 2,700	125%

For multi-family residential units, WRCOG determined that the fee can be imposed on all multi-family units uniformly consistent with the conclusions of the analysis of multi-family trip generation rates by unit size, which demonstrated little variation in trip generation rates across the range of multi-family residential unit sizes. Therefore, the multi-family residential fee, as calculated in **Table 6.2**, can be applied uniformly to all multi-family residential units under the TUMF program.

6.2 Non-Residential Fees

The portion of the unfunded future improvement cost allocable to new non-residential development through the TUMF is $946.5 million. Estimates of employment by sector were obtained from the SCAG 2020 RTP/SCS socioeconomic data included in **Table 2.3** and **Appendix B**. From the 2045 employment forecast, the amount of employee growth in each sector was calculated. The employment figures were then translated into square footage of new development using typical ratios of square feet per employee derived from four sources including: Cordoba Corporation/Parsons Brinckerhoff Quade and Douglas (PBQD), Land Use Density Conversion Factors For Long Range Corridor Study San Bernardino and Riverside Counties, August 20, 1990; Orange County Transportation Authority (OCTA), Orange County Subarea Model Guidelines Manual, June 2001; SCAG, Employment Density Study, October 31, 2001; and the County of Riverside, General Plan, as amended December 15, 2015. Worksheets showing the development of the TUMF employee conversion factors and the application of the conversion factors to calculate the square footage of future new non-residential development in Western Riverside County are included in **Appendix L**.

To account for the differences in trip generation between various types of non-residential uses, the new non-residential development was weighted by trip generation rate for each sector. Typical trip generation rates per employee were obtained from the Institute of Transportation Engineers (ITE) Trip Generation – 11th Edition (2021), and were weighted based on a calculated value of trips per employee as derived from the

employee conversion factors and ITE typical trip generation rates per square foot of development, before being assigned to the non-residential categories as follows: Industrial – 0.6 PM peak hour trips per employee, Retail – 1.8 PM peak hour trips per employee, Service – 1.2 PM peak hour trips per employee, and Government/Public – 2.1 PM peak hour trips per employee[12]. These rates were applied to the employment growth in each sector to determine the relative contribution of each sector to new trip-making, and the $946.5 million was then allocated among the non-residential categories based on the percentage of new trips added. This proportionate non-residential fee share by sector was then divided by the estimated square footage of future new development to obtain the rate per square foot for each type of use. The calculation of the non-residential fee by sector is shown in **Table 6.3**.

Table 6.3 - Fee Calculation for Non-Residential Share

Non-Residential Sector	Employment Change	Trip Generation Rate per Employee	Trip Change	Percentage of Trip Change	Change in Square Feet of Gross Floor Area	Fee/SF
Industrial	76,581	0.6	45,949	15.1%	61,489,565	**$2.33**
Retail	13,115	1.8	23,607	7.8%	6,557,500	**$11.21**
Service	174,255	1.2	209,106	68.8%	66,735,957	**$9.76**
Government/Public	12,071	2.1	25,349	8.3%	3,420,665	**$23.07**
Total	276,022		304,011	100.0%	138,203,688	

Employment Change data based on SCAG 2020 RTP/SCS; Trip Generation based on ITE (2021); Change in Square Feet conversion factor based on Cordoba (1990), OCTA (2001), SCAG (2001) and County of Riverside (2015).

[12] The median trip generation rate for 'Retail' and 'Service' was reduced to reflect the influence of pass-by trips using the weekday PM peak median pass-by trip rate for select uses as derived from the ITE Trip Generation Manual (11th Edition) (September 2021).

7.0 CONCLUSIONS

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

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

The Nexus Study evaluation has established a proportional "fair share" of the improvement cost attributable to new development based on the impacts of existing development and the availability of obligated funding through traditional sources. Furthermore, the Nexus Study evaluation has divided the fair share of the cost to mitigate the cumulative regional impacts of future new development in Western Riverside County in rough proportionality to the cumulative impacts of future residential and non-residential development in the region. The respective fee allocable to future new residential and non-residential development in Western Riverside County is summarized for differing use types in **Table 7.1**.

Table 7.1 - Transportation Uniform Mitigation Fee for Western Riverside County

Land Use Type	Units	Development Change	Fee Per Unit	Total Revenue ($ million)
Single Family Residential	DU	167,491	**$15,476**	$2,592.0
Multi Family Residential	DU	90,335	**$7,816**	$706.1
Industrial	SF GFA	61,489,565	**$2.33**	$143.1
Retail	SF GFA	6,557,500	**$11.21**	$73.5
Service	SF GFA	66,735,957	**$9.76**	$651.1
Government/Public	SF GFA	3,420,665	**$23.07**	$78.9
MAXIMUM TUMF VALUE				**$4,244.6**

8.0 APPENDICES

The following Appendices incorporate the extent of materials used to support the development of the WRCOG TUMF Nexus Study and, where appropriate, specifically the 2024 Update. The respective Appendices also incorporate an explanation of the methodology and assumptions used to develop the various elements of the Nexus Study.

These Appendices represent a compilation of materials derived from a variety of technical resources. Each of the following Appendices relate to the development of a specific element of the Nexus Study. These Appendices are as follows:

Appendix A - List of WRCOG Committees
Appendix B - Western Riverside County Population and Employment Growth 2018 – 2045
Appendix C - Western Riverside County Traffic Growth 2018 – 2045
Appendix D - Western Riverside County Transit System Ridership 2018 – 2045
Appendix E - Western Riverside County Regional System of Highways and Arterials Performance Measures
Appendix F - TUMF Network Cost Assumptions
Appendix G - TUMF 2024 Program Update Disposition of Network Change Requests
Appendix H - TUMF Network Cost Estimate and Evaluation
Appendix I - Western Riverside County Regional Trip Distribution
Appendix J - Western Riverside County Regional Trip Purpose
Appendix K - Residential Fee Calculation
Appendix L - Non-Residential Fee Calculation

Appendix A - List of WRCOG Committees

WRCOG Executive Committee

Sheri Flynn	City of Banning
Mike Lara	City of Beaumont
Wendy Hewitt	City of Calimesa
Mark Terry	City of Canyon Lake
Jacque Casillas (2nd Vice-Chair)	City of Corona
Christian Dinco	City of Eastvale
Jackie Peterson	City of Hemet
Chris Barajas (Past Chair)	City of Jurupa Valley
Brian Tisdale	City of Lake Elsinore
Bob Karwin	City of Menifee
Elena Baca-Santa Cruz	City of Moreno Valley
Lisa DeForest	City of Murrieta
Kevin Bash	City of Norco
Rita Rogers (Chair)	City of Perris
Chuck Conder	City of Riverside
Crystal Ruiz	City of San Jacinto
James Stewart	City of Temecula
Joseph Morabito	City of Wildomar
Kevin Jeffries	County of Riverside Dist. 1
Karen Spiegel	County of Riverside Dist. 2
Chuck Washington	County of Riverside Dist. 3
Yxstian Gutierrez	County of Riverside Dist. 5
Phil Paule	Eastern Municipal Water District
Dr. Edwin Gomez	Riverside County Superintendent of Schools (ex-officio)
Brenda Dennstedt (Vice-Chair)	Western Water

WRCOG Technical Advisory Committee

Doug Schulze	City of Banning
Elizabeth Gibbs	City of Beaumont
Will Kolbow	City of Calimesa
Aaron Brown	City of Canyon Lake
Brett Channing	City of Corona
Mark Orme	City of Eastvale
Mark Prestwich	City of Hemet
Rod Butler (Past Chair)	City of Jurupa Valley
Jason Simpson	City of Lake Elsinore
Armando Villa	City of Menifee
Mike Lee	City of Moreno Valley
Kim Summers	City of Murrieta
Lori Sassoon	City of Norco
Clara Miramontes (Chair)	City of Perris
Mike Futrell	City of Riverside
Rob Johnson	City of San Jacinto
Aaron Adams	City of Temecula
Dan York	City of Wildomar
Jeff Van Wagenen	County of Riverside
Joe Mouawad	Eastern Municipal Water District
Grace Martin	March Joint Power Authority
Matt Snellings	Riverside County Office of Education
Craig Miller	Western Water

WRCOG Planning Directors' Committee

no new appointment made (as of 07/24/24)	City of Banning
Carole Kendrick	City of Beaumont
Kelly Lucia	City of Calimesa
Jim Morrisey	City of Canyon Lake
Joanne Coletta	City of Corona
David Murray	City of Eastvale
Monique Alaniz-Flejter	City of Hemet
Joe Perez (Chair)	City of Jurupa Valley
Damaris Abraham	City of Lake Elsinore
Cheryl Kitzerow	City of Menifee
Sean Kelleher (2nd Vice-Chair)	City of Moreno Valley
David Chantarangsu	City of Murrieta
Alma Robles	City of Norco
Kenneth Phung (Vice-Chair)	City of Perris
Judy Eguez	City of Riverside
Travis Randel	City of San Jacinto
Matt Peters	City of Temecula
Matthew Bassi	City of Wildomar
John Hildebrand	County of Riverside
Jeffrey Smith	March Joint Powers Authority
Jennifer Nguyen	Riverside Transit Agency
Ryan Shaw	Western Water

WRCOG Public Works Committee

Art Vela	City of Banning
Robert Vestal	City of Beaumont
Michael Thornton	City of Calimesa
Stuart McKibben	City of Canyon Lake
Savat Khamphou (Vice-Chair)	City of Corona
Jimmy Chung	City of Eastvale
Noah Rau	City of Hemet
Paul Toor (Chair)	City of Jurupa Valley
Remon Habib	City of Lake Elsinore
Nick Fidler	City of Menifee
Melissa Walker	City of Moreno Valley
Bob Moehling	City of Murrieta
Sam Nelson	City of Norco
John Pourkazemi	City of Perris
Gil Hernandez	City of Riverside
Stuart McKibbin (Vice-Chair)	City of San Jacinto
Patrick Thomas	City of Temecula
Jason Farag	City of Wildomar
Patricia Romo	County of Riverside
Lauren Sotelo	March Joint Powers Authority
Jillian Guizado	Riverside County Transportation Commission
Mauricio Alvarez	Riverside Transit Agency

WRCOG Finance Directors' Committee

Lincoln Bogard	City of Banning
Jennifer Ustation	City of Beaumont
Celeste Reid	City of Calimesa
Terry Shea	City of Canyon Lake
Kim Sitton	City of Corona
Amanda Wells	City of Eastvale
vacant	City of Hemet
June Overholt	City of Jurupa Valley
Shannon Buckley	City of Lake Elsinore
Travis Hickey	City of Menifee
Launa Jimenez	City of Moreno Valley
Javier Carcamo (Past Chair)	City of Murrieta
Lisette Free	City of Norco
Ernie Reyna (Chair)	City of Perris
Kristie Thomas	City of Riverside
Erika Gomez (2nd Vice-Chair)	City of San Jacinto
Jennifer Hennessy	City of Temecula
Adam Jantz	City of Wildomar
Vacant	County of Riverside
John Adams	Eastern Municipal Water District
Grace Martin	March Joint Power Authority
Dr. Ruth Perez	Riverside County Office of Education
Kevin Mascaro	Western Water

Appendix B - Western Riverside County Population and Employment Growth 2008 – 2035

Although a variety of alternate demographic information is available for the purpose of quantifying population and household growth in Western Riverside County, it was determined that the data developed by SCAG to support the 2020 RTP/SCS represented the most comprehensive source of socioeconomic data (SED) for the six-county SCAG region that includes Riverside County. The SCAG 2020 RTP/SCS SED information is disaggregated to the level of traffic analysis zones (TAZ) that comprise inputs to RivCoM. These SED data by TAZ were extracted from RivCoM (specifically the TAZ_Data.CSV file located in the PopSyn output folder) and aggregated to correspond with the TUMF zones to support this update of the TUMF Nexus. The SCAG 2020 RTP/SCS SED data retrieved from RivCoM and used as the basis for the Nexus Update is summarized in this Appendix.

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

EXHIBIT B-1

Western Riverside County Population, Households and Employment (2018) - SCAG 2020 RTP/SCS Base Year

SED Type/Zone	Central	Northwest	Pass	San Jacinto	Southwest	Total
Population						
Total Population	**408,260**	**777,900**	**98,688**	**187,677**	**432,915**	**1,905,440**
Households						
Single-Family	83,142	152,897	24,937	38,888	97,543	397,407
Multi-Family	26,889	63,591	8,661	26,055	31,970	157,166
Total Households	**110,031**	**216,488**	**33,598**	**64,943**	**129,513**	**554,573**
Employment						
Farming, Natural Resources and Mining	799	3,431	559	1,625	2,080	8,494
Construction	6,245	31,914	1,807	2,067	13,290	55,323
Manufacturing	4,172	25,866	1,101	925	8,902	40,966
Wholesale Trade	8,428	9,269	268	546	6,490	25,001
Retail Trade	13,346	32,061	5,472	4,564	18,371	73,814
Transportation, Warehousing and Utilities	7,349	22,686	1,132	2,132	6,251	39,550
Information	425	2,073	496	177	863	4,034
Financial Activities	1,887	8,632	586	1,003	5,414	17,522
Professional and Business Service	7,834	32,973	3,434	1,630	13,532	59,403
Education and Health Service	20,423	76,884	6,092	13,659	29,192	146,250
Leisure and Hospitality	8,391	21,990	7,207	3,726	18,270	59,584
Other Service	2,834	10,603	1,244	1,891	5,338	21,910
Government	2,579	11,727	871	761	2,631	18,569
TUMF Industrial	26,993	93,166	4,867	7,295	37,013	**169,334**
TUMF Retail	13,346	32,061	5,472	4,564	18,371	**73,814**
TUMF Service	41,794	153,155	19,059	22,086	72,609	**308,703**
TUMF Government/Public Sector	2,579	11,727	871	761	2,631	**18,569**
Total Employment	**84,712**	**290,109**	**30,269**	**34,706**	**130,624**	**570,420**

Source: SCAG 2020 RTP/SCS

EXHIBIT B-2

Western Riverside County Population, Households & Employment (2045) - SCAG 2020 RTP/SCS Horizon Year

SED Type/Zone	Central	Northwest	Pass	San Jacinto	Southwest	Total
Population						
Total Population	**594,678**	**925,228**	**158,040**	**289,439**	**566,491**	**2,533,876**
Households						
Single-Family	133,507	181,827	43,988	70,713	134,863	564,898
Multi-Family	53,555	79,359	14,362	43,654	56,571	247,501
Total Households	**187,062**	**261,186**	**58,350**	**114,367**	**191,434**	**812,399**
Employment						
Farming, Natural Resources and Mining	712	2,212	527	1,218	2,001	6,670
Construction	18,304	48,533	3,186	5,861	20,236	96,120
Manufacturing	6,836	24,624	1,393	1,149	10,335	44,337
Wholesale Trade	6,150	9,048	324	559	6,529	22,610
Retail Trade	16,310	33,656	7,136	6,338	23,489	86,929
Transportation, Warehousing and Utilities	18,227	38,043	2,705	4,771	12,432	76,178
Information	642	2,166	476	191	1,116	4,591
Financial Activities	2,906	9,889	1,229	1,536	6,665	22,225
Professional and Business Service	14,214	41,712	6,016	4,518	21,058	87,518
Education and Health Service	52,764	111,454	13,803	25,739	51,118	254,878
Leisure and Hospitality	13,197	27,739	10,540	8,424	24,641	84,541
Other Service	5,148	13,062	1,532	2,838	6,625	29,205
Government	6,229	18,222	1,176	1,471	3,542	30,640
TUMF Industrial	50,229	122,460	8,135	13,558	51,533	**245,915**
TUMF Retail	16,310	33,656	7,136	6,338	23,489	**86,929**
TUMF Service	88,871	206,022	33,596	43,246	111,223	**482,958**
TUMF Government/Public Sector	6,229	18,222	1,176	1,471	3,542	**30,640**
Total Employment	**161,639**	**380,360**	**50,043**	**64,613**	**189,787**	**846,442**

Source: SCAG 2020 RTP/SCS

EXHIBIT B-3

Western Riverside County Population, Households and Employment (2018 to 2045 Change) - SCAG 2020 RTP/SCS

SED Type/Zone	Central	Northwest	Pass	San Jacinto	Southwest	Total
Population						
Total Population	**186,418**	**147,328**	**59,352**	**101,762**	**133,576**	**628,436**
Households						
Single-Family	50,365	28,930	19,051	31,825	37,320	167,491
Multi-Family	26,666	15,768	5,701	17,599	24,601	90,335
Total Households	**77,031**	**44,698**	**24,752**	**49,424**	**61,921**	**257,826**
Employment						
Farming, Natural Resources and Mining	-87	-1,219	-32	-407	-79	-1,824
Construction	12,059	16,619	1,379	3,794	6,946	40,797
Manufacturing	2,664	-1,242	292	224	1,433	3,371
Wholesale Trade	-2,278	-221	56	13	39	-2,391
Retail Trade	2,964	1,595	1,664	1,774	5,118	13,115
Transportation, Warehousing and Utilities	10,878	15,357	1,573	2,639	6,181	36,628
Information	217	93	-20	14	253	557
Financial Activities	1,019	1,257	643	533	1,251	4,703
Professional and Business Service	6,380	8,739	2,582	2,888	7,526	28,115
Education and Health Service	32,341	34,570	7,711	12,080	21,926	108,628
Leisure and Hospitality	4,806	5,749	3,333	4,698	6,371	24,957
Other Service	2,314	2,459	288	947	1,287	7,295
Government	3,650	6,495	305	710	911	12,071
TUMF Industrial	23,236	29,294	3,268	6,263	14,520	**76,581**
TUMF Retail	2,964	1,595	1,664	1,774	5,118	**13,115**
TUMF Service	47,077	52,867	14,537	21,160	38,614	**174,255**
TUMF Government/Public Sector	3,650	6,495	305	710	911	**12,071**
Total Employment	**76,927**	**90,251**	**19,774**	**29,907**	**59,163**	**276,022**

Source: SCAG 2020 RTP/SCS

Exhibit B-4a - TUMF 2024 Nexus Update
Western Riverside County Population, Households and Employment (2018-2045)

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

Source: SCAG 2020 RTP/SCS

Exhibit B-4b - TUMF 2016 Nexus Update
Western Riverside County Population, Households and Employment (2012-2040)

SED Type/Zone	2012	2040	Change	Percent
Total Population	**1,773,935**	**2,429,633**	**655,698**	**37%**
Total Households	**525,149**	**775,231**	**250,082**	**48%**
Single-Family	366,588	539,631	173,043	47%
Multi-Family	158,561	235,600	77,039	49%
Total Employment	**460,787**	**861,455**	**400,668**	**87%**
TUMF Industrial	120,736	201,328	80,592	67%
TUMF Retail	65,888	101,729	35,841	54%
TUMF Service	253,372	528,092	274,720	108%
TUMF Government/Public Sector	20,791	30,306	9,515	46%

Source: SCAG 2016 RTP/SCS

Exhibit B-4c - TUMF 2016 Nexus Update to 2024 Nexus Update Comparison

Western Riverside County Population, Households and Employment (Existing to Future Change)

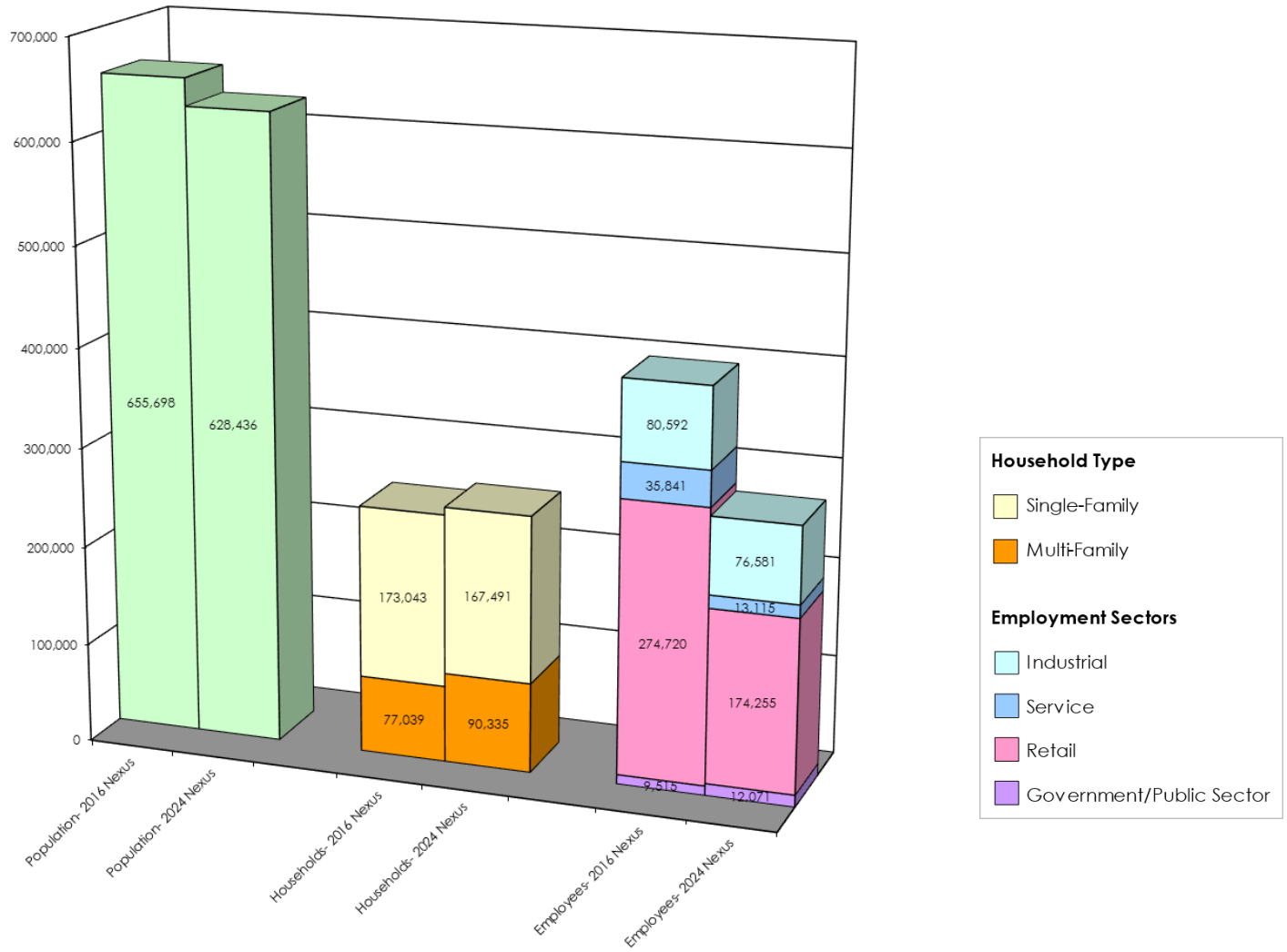
SED Type/Zone	2016 Update (2012-2040)	2024 Update (2018-2045)	Difference	Percent
Total Population	**655,698**	**628,436**	**-27,262**	**-4%**
Total Households	**250,082**	**257,826**	**7,744**	**3%**
Single-Family	173,043	167,491	-5,552	-3%
Multi-Family	77,039	90,335	13,296	17%
Total Employment	**400,668**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

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

EXHIBIT B-4d

Western Riverside County Population, Households and Employment Change (2012 to 2040 and 2018 to 2045)

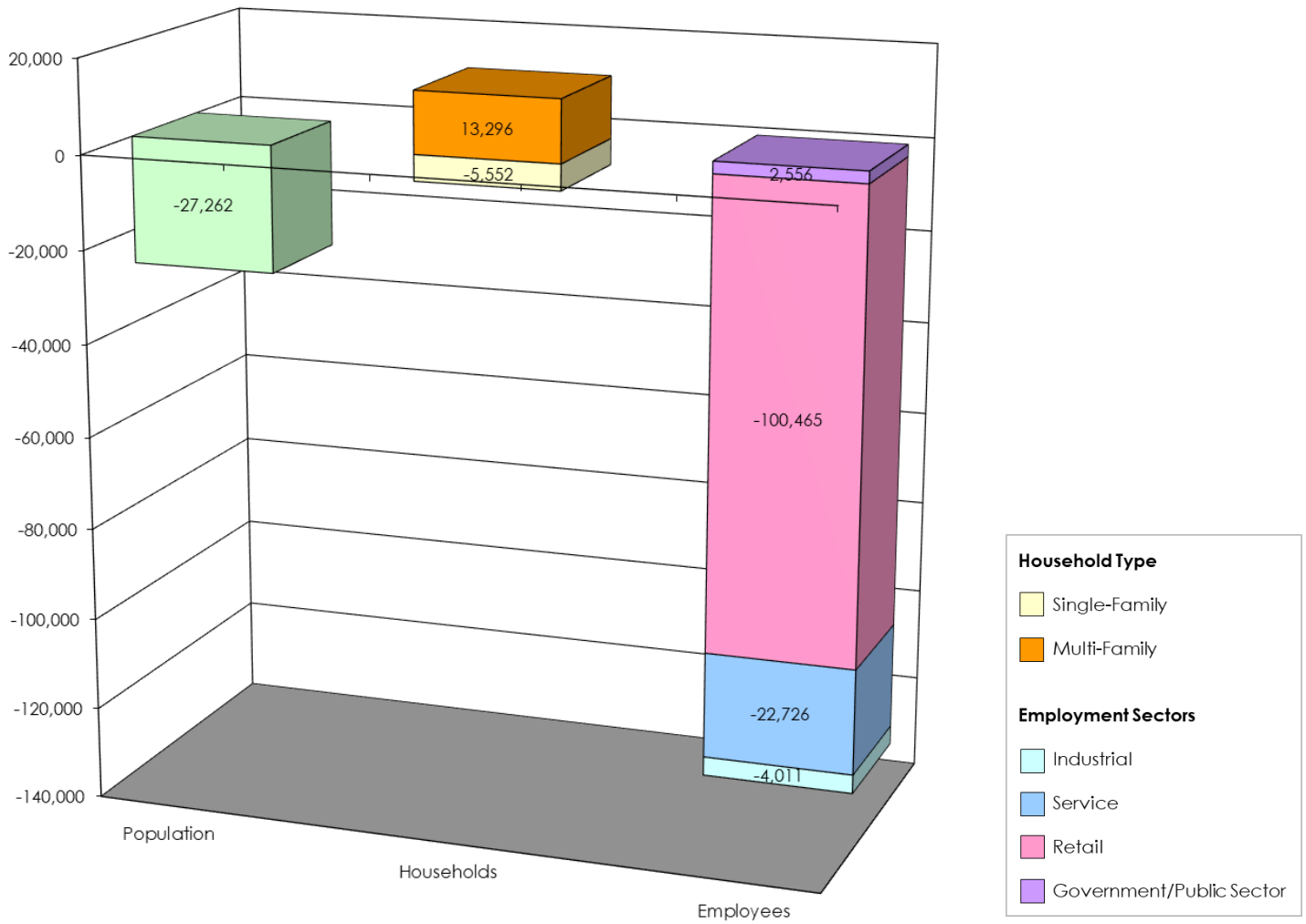
TUMF 2016 Nexus Update Comparison to TUMF 2024 Nexus Update



Sources:
Year 2012 to Year 2040 Growth (2016 Nexus Update): SCAG 2016 RTP/SCS; WSP, April 2016
Year 2018 to Year 2045 Growth (2024 Nexus Update): SCAG 2020 RTP/SCS

EXHIBIT B-4e

Difference in Population, Households and Employment Growth in Western Riverside County
TUMF 2016 Nexus Update Comparison to TUMF 2024 Nexus Update



Source:
Year 2012 to Year 2040 Growth (2016 Nexus Update): SCAG 2016 RTP/SCS; WSP, April 2016
Year 2018 to Year 2045 Growth (2024 Nexus Update): SCAG 2020 RTP/SCS

EXHIBIT B-5a

TUMF Non-Residential Category Detailed NAICS Correspondence Summary

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title
Industrial					
	Farming, Natural Resources and Mining				
		11	**Agriculture, Forestry, Fishing and Hunting**		
				111	Crop Production
				112	Animal Production and Aquaculture
				113	Forestry and Logging
				114	Fishing, Hunting and Trapping
				115	Support Activities for Agriculture and Forestry
		21	**Mining, Quarrying, and Oil and Gas Extraction**		
				211	Oil and Gas Extraction
				212	Mining (except Oil and Gas)
				213	Support Activities for Mining
	Construction				
		23	**Construction**		
				236	Construction of Buildings
				237	Heavy and Civil Engineering Construction
				238	Specialty Trade Contractors
	Manufacturing				
		31-33	**Manufacturing**		
				311	Food Manufacturing
				312	Beverage and Tobacco Product Manufacturing
				313	Textile Mills
				314	Textile Product Mills
				315	Apparel Manufacturing
				316	Leather and Allied Product Manufacturing
				321	Wood Product Manufacturing
				322	Paper Manufacturing
				323	Printing and Related Support Activities
				324	Petroleum and Coal Products Manufacturing
				325	Chemical Manufacturing
				326	Plastics and Rubber Products Manufacturing
				327	Nonmetallic Mineral Product Manufacturing
				331	Primary Metal Manufacturing
				332	Fabricated Metal Product Manufacturing
				333	Machinery Manufacturing
				334	Computer and Electronic Product Manufacturing
				335	Electrical Equipment, Appliance, and Component Manufacturing
				337	Furniture and Related Product Manufacturing
				339	Miscellaneous Manufacturing
	Wholesale Trade				
		42	**Wholesale Trade**		
				423	Merchant Wholesalers, Durable Goods
				424	Merchant Wholesalers, Nondurable Goods
				425	Wholesale Trade Agents and Brokers
	Transportation, Warehousing and Utilities				
		22	**Utilities**		
				221	Utilities
		48-49	**Transportation and Warehousing**		
				481	Air Transportation
				482	Rail Transportation
				483	Water Transportation
				484	Truck Transportation
				485	Transit and Ground Passenger Transportation
				486	Pipeline Transportation
				487	Scenic and Sightseeing Transportation
				488	Support Activities for Transportation
				491	Postal Service
				492	Couriers and Messengers
				493	Warehousing and Storage
Retail					
	Retail Trade				
		44-45	**Retail Trade**		
				441	Motor Vehicle and Parts Dealers
				444	Building Material and Garden Equipment and Supplies Dealers
				445	Food and Beverage Retailers
				449	Furniture, Home Furnishings, Electronics, and Appliance Retailers
				455	General Merchandise Retailers
				456	Health and Personal Care Retailers
				457	Gasoline Stations and Fuel Dealers
				458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers
				459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers

TUMF Non-Residential Category Detailed NAICS Correspondence Summary

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code: NAICS Code	NAICS Two Digit Code: NAICS Title	NAICS Three Digit Code: NAICS Code	NAICS Three Digit Code: NAICS Title
Service					
	Information				
		51	**Information**		
				512	Motion Picture and Sound Recording Industries
				513	Publishing Industries
				516	Broadcasting and Content Providers
				517	Telecommunications
				518	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services
				519	Web Search Portals, Libraries, Archives, and Other Information Services
	Financial Activities				
		52	**Finance and Insurance**		
				521	Monetary Authorities-Central Bank
				522	Credit Intermediation and Related Activities
				523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities
				524	Insurance Carriers and Related Activities
				525	Funds, Trusts, and Other Financial Vehicles
		53	**Real Estate and Rental and Leasing**		
				531	Real Estate
				532	Rental and Leasing Services
				533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
	Professional and Business Services				
		54	**Professional, Scientific, and Technical Services**		
				541	Professional, Scientific, and Technical Services
		55	**Management of Companies and Enterprises**		
				551	Management of Companies and Enterprises
		56	**Administrative and Support and Waste Management and Remediation Services**		
				561	Administrative and Support Services
				562	Waste Management and Remediation Services
	Education and Health Services				
		61	**Educational Services**		
				611	Educational Services
		62	**Health Care and Social Assistance**		
				621	Ambulatory Health Care Services
				622	Hospitals
				623	Nursing and Residential Care Facilities
				624	Social Assistance
	Leisure and Hospitality				
		71	**Arts, Entertainment, and Recreation**		
				711	Performing Arts, Spectator Sports, and Related Industries
				712	Museums, Historical Sites, and Similar Institutions
				713	Amusement, Gambling, and Recreation Industries
		72	**Accommodation and Food Services**		
				721	Accommodation
				722	Food Services and Drinking Places
	Other Service				
		81	**Other Services (except Public Administration)**		
				811	Repair and Maintenance
				812	Personal and Laundry Services
				813	Religious, Grantmaking, Civic, Professional, and Similar Organizations
				814	Private Households
Government/Public Sector					
	Government				
		92	**Public Administration**		
				921	Executive, Legislative, and Other General Government Support
				922	Justice, Public Order, and Safety Activities
				923	Administration of Human Resource Programs
				924	Administration of Environmental Quality Programs
				925	Administration of Housing Programs, Urban Planning, and Community Development
				926	Administration of Economic Programs
				927	Space Research and Technology
				928	National Security and International Affairs

Source: SCAG 2020 RTP/SCS
California Employment Development Department (EDD)
US Census Bureau, North American Industry Classification System (NAICS), 2022

EXHIBIT B-5b

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Industrial							
	Farming, Natural Resources and Mining						
		11	**Agriculture, Forestry, Fishing and Hunting**				
				111	**Crop Production**		
						111110	Soybean Farming
						111120	Oilseed (except Soybean) Farming
						111130	Dry Pea and Bean Farming
						111140	Wheat Farming
						111150	Corn Farming
						111160	Rice Farming
						111191	Oilseed and Grain Combination Farming
						111199	All Other Grain Farming
						111211	Potato Farming
						111219	Other Vegetable (except Potato) and Melon Farming
						111310	Orange Groves
						111320	Citrus (except Orange) Groves
						111331	Apple Orchards
						111332	Grape Vineyards
						111333	Strawberry Farming
						111334	Berry (except Strawberry) Farming
						111335	Tree Nut Farming
						111336	Fruit and Tree Nut Combination Farming
						111339	Other Noncitrus Fruit Farming
						111411	Mushroom Production
						111419	Other Food Crops Grown Under Cover
						111421	Nursery and Tree Production
						111422	Floriculture Production
						111910	Tobacco Farming
						111920	Cotton Farming
						111930	Sugarcane Farming
						111940	Hay Farming
						111991	Sugar Beet Farming
						111992	Peanut Farming
						111998	All Other Miscellaneous Crop Farming
				112	**Animal Production and Aquaculture**		
						112111	Beef Cattle Ranching and Farming
						112112	Cattle Feedlots
						112120	Dairy Cattle and Milk Production
						112130	Dual-Purpose Cattle Ranching and Farming
						112210	Hog and Pig Farming
						112310	Chicken Egg Production
						112320	Broilers and Other Meat Type Chicken Production
						112330	Turkey Production
						112340	Poultry Hatcheries
						112390	Other Poultry Production
						112410	Sheep Farming
						112420	Goat Farming
						112511	Finfish Farming and Fish Hatcheries
						112512	Shellfish Farming
						112519	Other Aquaculture
						112910	Apiculture
						112920	Horses and Other Equine Production
						112930	Fur-Bearing Animal and Rabbit Production
						112990	All Other Animal Production
				113	**Forestry and Logging**		
						113110	Timber Tract Operations
						113210	Forest Nurseries and Gathering of Forest Products
						113310	Logging
				114	**Fishing, Hunting and Trapping**		
						114111	Finfish Fishing
						114112	Shellfish Fishing
						114119	Other Marine Fishing
						114210	Hunting and Trapping
				115	**Support Activities for Agriculture and Forestry**		
						115111	Cotton Ginning
						115112	Soil Preparation, Planting, and Cultivating
						115113	Crop Harvesting, Primarily by Machine
						115114	Postharvest Crop Activities (except Cotton Ginning)
						115115	Farm Labor Contractors and Crew Leaders
						115116	Farm Management Services
						115210	Support Activities for Animal Production
						115310	Support Activities for Forestry
		21	**Mining, Quarrying, and Oil and Gas Extraction**				
				211	**Oil and Gas Extraction**		
						211120	Crude Petroleum Extraction
						211130	Natural Gas Extraction
				212	**Mining (except Oil and Gas)**		
						212114	Surface Coal Mining
						212115	Underground Coal Mining
						212210	Iron Ore Mining
						212220	Gold Ore and Silver Ore Mining
						212230	Copper, Nickel, Lead, and Zinc Mining
						212290	Other Metal Ore Mining
						212311	Dimension Stone Mining and Quarrying
						212312	Crushed and Broken Limestone Mining and Quarrying
						212313	Crushed and Broken Granite Mining and Quarrying
						212319	Other Crushed and Broken Stone Mining and Quarrying
						212321	Construction Sand and Gravel Mining
						212322	Industrial Sand Mining
						212323	Kaolin, Clay, and Ceramic and Refractory Minerals Mining
						212390	Other Nonmetallic Mineral Mining and Quarrying
				213	**Support Activities for Mining**		
						213111	Drilling Oil and Gas Wells
						213112	Support Activities for Oil and Gas Operations
						213113	Support Activities for Coal Mining
						213114	Support Activities for Metal Mining
						213115	Support Activities for Nonmetallic Minerals (except Fuels) Mining

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

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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				321	Wood Product Manufacturing		
						321113	Sawmills
						321114	Wood Preservation
						321211	Hardwood Veneer and Plywood Manufacturing
						321212	Softwood Veneer and Plywood Manufacturing
						321215	Engineered Wood Member Manufacturing
						321219	Reconstituted Wood Product Manufacturing
						321911	Wood Window and Door Manufacturing
						321912	Cut Stock, Resawing Lumber, and Planing
						321918	Other Millwork (including Flooring)
						321920	Wood Container and Pallet Manufacturing
						321991	Manufactured Home (Mobile Home) Manufacturing
						321992	Prefabricated Wood Building Manufacturing
						321999	All Other Miscellaneous Wood Product Manufacturing
				322	Paper Manufacturing		
						322110	Pulp Mills
						322120	Paper Mills
						322130	Paperboard Mills
						322211	Corrugated and Solid Fiber Box Manufacturing
						322212	Folding Paperboard Box Manufacturing
						322219	Other Paperboard Container Manufacturing
						322220	Paper Bag and Coated and Treated Paper Manufacturing
						322230	Stationery Product Manufacturing
						322291	Sanitary Paper Product Manufacturing
						322299	All Other Converted Paper Product Manufacturing
				323	Printing and Related Support Activities		
						323111	Commercial Printing (except Screen and Books)
						323113	Commercial Screen Printing
						323117	Books Printing
						323120	Support Activities for Printing
				324	Petroleum and Coal Products Manufacturing		
						324110	Petroleum Refineries
						324121	Asphalt Paving Mixture and Block Manufacturing
						324122	Asphalt Shingle and Coating Materials Manufacturing
						324191	Petroleum Lubricating Oil and Grease Manufacturing
						324199	All Other Petroleum and Coal Products Manufacturing
				325	Chemical Manufacturing		
						325110	Petrochemical Manufacturing
						325120	Industrial Gas Manufacturing
						325130	Synthetic Dye and Pigment Manufacturing
						325180	Other Basic Inorganic Chemical Manufacturing
						325193	Ethyl Alcohol Manufacturing
						325194	Cyclic Crude, Intermediate, and Gum and Wood Chemical Manufacturing
						325199	All Other Basic Organic Chemical Manufacturing
						325211	Plastics Material and Resin Manufacturing
						325212	Synthetic Rubber Manufacturing
						325220	Artificial and Synthetic Fibers and Filaments Manufacturing
						325311	Nitrogenous Fertilizer Manufacturing
						325312	Phosphatic Fertilizer Manufacturing
						325314	Fertilizer (Mixing Only) Manufacturing
						325315	Compost Manufacturing
						325320	Pesticide and Other Agricultural Chemical Manufacturing
						325411	Medicinal and Botanical Manufacturing
						325412	Pharmaceutical Preparation Manufacturing
						325413	In-Vitro Diagnostic Substance Manufacturing
						325414	Biological Product (except Diagnostic) Manufacturing
						325510	Paint and Coating Manufacturing
						325520	Adhesive Manufacturing
						325611	Soap and Other Detergent Manufacturing
						325612	Polish and Other Sanitation Good Manufacturing
						325613	Surface Active Agent Manufacturing
						325620	Toilet Preparation Manufacturing
						325910	Printing Ink Manufacturing
						325920	Explosives Manufacturing
						325991	Custom Compounding of Purchased Resins
						325992	Photographic Film, Paper, Plate, Chemical, and Copy Toner Manufacturing
						325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing
				326	Plastics and Rubber Products Manufacturing		
						326111	Plastics Bag and Pouch Manufacturing
						326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing
						326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing
						326121	Unlaminated Plastics Profile Shape Manufacturing
						326122	Plastics Pipe and Pipe Fitting Manufacturing
						326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing
						326140	Polystyrene Foam Product Manufacturing
						326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing
						326160	Plastics Bottle Manufacturing
						326191	Plastics Plumbing Fixture Manufacturing
						326199	All Other Plastics Product Manufacturing
						326211	Tire Manufacturing (except Retreading)
						326212	Tire Retreading
						326220	Rubber and Plastics Hoses and Belting Manufacturing
						326291	Rubber Product Manufacturing for Mechanical Use
						326299	All Other Rubber Product Manufacturing
				327	Nonmetallic Mineral Product Manufacturing		
						327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing
						327120	Clay Building Material and Refractories Manufacturing
						327211	Flat Glass Manufacturing
						327212	Other Pressed and Blown Glass and Glassware Manufacturing
						327213	Glass Container Manufacturing
						327215	Glass Product Manufacturing Made of Purchased Glass
						327310	Cement Manufacturing
						327320	Ready-Mix Concrete Manufacturing
						327331	Concrete Block and Brick Manufacturing
						327332	Concrete Pipe Manufacturing
						327390	Other Concrete Product Manufacturing
						327410	Lime Manufacturing
						327420	Gypsum Product Manufacturing
						327910	Abrasive Product Manufacturing
						327991	Cut Stone and Stone Product Manufacturing
						327992	Ground or Treated Mineral and Earth Manufacturing
						327993	Mineral Wool Manufacturing
						327999	All Other Miscellaneous Nonmetallic Mineral Product Manufacturing

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				331	**Primary Metal Manufacturing**		
						331110	Iron and Steel Mills and Ferroalloy Manufacturing
						331210	Iron and Steel Pipe and Tube Manufacturing from Purchased Steel
						331221	Rolled Steel Shape Manufacturing
						331222	Steel Wire Drawing
						331313	Alumina Refining and Primary Aluminum Production
						331314	Secondary Smelting and Alloying of Aluminum
						331315	Aluminum Sheet, Plate, and Foil Manufacturing
						331318	Other Aluminum Rolling, Drawing, and Extruding
						331410	Nonferrous Metal (except Aluminum) Smelting and Refining
						331420	Copper Rolling, Drawing, Extruding, and Alloying
						331491	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing, and Extruding
						331492	Secondary Smelting, Refining, and Alloying of Nonferrous Metal (except Copper and Aluminum)
						331511	Iron Foundries
						331512	Steel Investment Foundries
						331513	Steel Foundries (except Investment)
						331523	Nonferrous Metal Die-Casting Foundries
						331524	Aluminum Foundries (except Die-Casting)
						331529	Other Nonferrous Metal Foundries (except Die-Casting)
				332	**Fabricated Metal Product Manufacturing**		
						332111	Iron and Steel Forging
						332112	Nonferrous Forging
						332114	Custom Roll Forming
						332117	Powder Metallurgy Part Manufacturing
						332119	Metal Crown, Closure, and Other Metal Stamping (except Automotive)
						332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing
						332216	Saw Blade and Handtool Manufacturing
						332311	Prefabricated Metal Building and Component Manufacturing
						332312	Fabricated Structural Metal Manufacturing
						332313	Plate Work Manufacturing
						332321	Metal Window and Door Manufacturing
						332322	Sheet Metal Work Manufacturing
						332323	Ornamental and Architectural Metal Work Manufacturing
						332410	Power Boiler and Heat Exchanger Manufacturing
						332420	Metal Tank (Heavy Gauge) Manufacturing
						332431	Metal Can Manufacturing
						332439	Other Metal Container Manufacturing
						332510	Hardware Manufacturing
						332613	Spring Manufacturing
						332618	Other Fabricated Wire Product Manufacturing
						332710	Machine Shops
						332721	Precision Turned Product Manufacturing
						332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing
						332811	Metal Heat Treating
						332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
						332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
						332911	Industrial Valve Manufacturing
						332912	Fluid Power Valve and Hose Fitting Manufacturing
						332913	Plumbing Fixture Fitting and Trim Manufacturing
						332919	Other Metal Valve and Pipe Fitting Manufacturing
						332991	Ball and Roller Bearing Manufacturing
						332992	Small Arms Ammunition Manufacturing
						332993	Ammunition (except Small Arms) Manufacturing
						332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing
						332996	Fabricated Pipe and Pipe Fitting Manufacturing
						332999	All Other Miscellaneous Fabricated Metal Product Manufacturing
				333	**Machinery Manufacturing**		
						333111	Farm Machinery and Equipment Manufacturing
						333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing
						333120	Construction Machinery Manufacturing
						333131	Mining Machinery and Equipment Manufacturing
						333132	Oil and Gas Field Machinery and Equipment Manufacturing
						333241	Food Product Machinery Manufacturing
						333242	Semiconductor Machinery Manufacturing
						333243	Sawmill, Woodworking, and Paper Machinery Manufacturing
						333248	All Other Industrial Machinery Manufacturing
						333310	Commercial and Service Industry Machinery Manufacturing
						333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing
						333414	Heating Equipment (except Warm Air Furnaces) Manufacturing
						333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturin
						333511	Industrial Mold Manufacturing
						333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing
						333515	Cutting Tool and Machine Tool Accessory Manufacturing
						333517	Machine Tool Manufacturing
						333519	Rolling Mill and Other Metalworking Machinery Manufacturing
						333611	Turbine and Turbine Generator Set Units Manufacturing
						333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing
						333613	Mechanical Power Transmission Equipment Manufacturing
						333618	Other Engine Equipment Manufacturing
						333912	Air and Gas Compressor Manufacturing
						333914	Measuring, Dispensing, and Other Pumping Equipment Manufacturing
						333921	Elevator and Moving Stairway Manufacturing
						333922	Conveyor and Conveying Equipment Manufacturing
						333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing
						333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing
						333991	Power-Driven Handtool Manufacturing
						333992	Welding and Soldering Equipment Manufacturing
						333993	Packaging Machinery Manufacturing
						333994	Industrial Process Furnace and Oven Manufacturing
						333995	Fluid Power Cylinder and Actuator Manufacturing
						333996	Fluid Power Pump and Motor Manufacturing
						333998	All Other Miscellaneous General Purpose Machinery Manufacturing
				334	**Computer and Electronic Product Manufacturing**		
						334111	Electronic Computer Manufacturing
						334112	Computer Storage Device Manufacturing
						334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing
						334210	Telephone Apparatus Manufacturing
						334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing
						334290	Other Communications Equipment Manufacturing
						334310	Audio and Video Equipment Manufacturing
						334412	Bare Printed Circuit Board Manufacturing
						334413	Semiconductor and Related Device Manufacturing
						334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
						334417	Electronic Connector Manufacturing
						334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
						334419	Other Electronic Component Manufacturing
						334510	Electromedical and Electrotherapeutic Apparatus Manufacturing
						334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing
						334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use
						334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables
						334514	Totalizing Fluid Meter and Counting Device Manufacturing
						334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals
						334516	Analytical Laboratory Instrument Manufacturing
						334517	Irradiation Apparatus Manufacturing
						334519	Other Measuring and Controlling Device Manufacturing
						334610	Manufacturing and Reproducing Magnetic and Optical Media

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				335	**Electrical Equipment, Appliance, and Component Manufacturing**		
						335131	Residential Electric Lighting Fixture Manufacturing
						335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing
						335139	Electric Lamp Bulb and Other Lighting Equipment Manufacturing
						335210	Small Electrical Appliance Manufacturing
						335220	Major Household Appliance Manufacturing
						335311	Power, Distribution, and Specialty Transformer Manufacturing
						335312	Motor and Generator Manufacturing
						335313	Switchgear and Switchboard Apparatus Manufacturing
						335314	Relay and Industrial Control Manufacturing
						335910	Battery Manufacturing
						335921	Fiber Optic Cable Manufacturing
						335929	Other Communication and Energy Wire Manufacturing
						335931	Current-Carrying Wiring Device Manufacturing
						335932	Noncurrent-Carrying Wiring Device Manufacturing
						335991	Carbon and Graphite Product Manufacturing
						335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing
				336	**Transportation Equipment Manufacturing**		
						336110	Automobile and Light Duty Motor Vehicle Manufacturing
						336120	Heavy Duty Truck Manufacturing
						336211	Motor Vehicle Body Manufacturing
						336212	Truck Trailer Manufacturing
						336213	Motor Home Manufacturing
						336214	Travel Trailer and Camper Manufacturing
						336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing
						336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing
						336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing
						336340	Motor Vehicle Brake System Manufacturing
						336350	Motor Vehicle Transmission and Power Train Parts Manufacturing
						336360	Motor Vehicle Seating and Interior Trim Manufacturing
						336370	Motor Vehicle Metal Stamping
						336390	Other Motor Vehicle Parts Manufacturing
						336411	Aircraft Manufacturing
						336412	Aircraft Engine and Engine Parts Manufacturing
						336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing
						336414	Guided Missile and Space Vehicle Manufacturing
						336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing
						336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing
						336510	Railroad Rolling Stock Manufacturing
						336611	Ship Building and Repairing
						336612	Boat Building
						336991	Motorcycle, Bicycle, and Parts Manufacturing
						336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing
						336999	All Other Transportation Equipment Manufacturing
				337	**Furniture and Related Product Manufacturing**		
						337110	Wood Kitchen Cabinet and Countertop Manufacturing
						337121	Upholstered Household Furniture Manufacturing
						337122	Nonupholstered Wood Household Furniture Manufacturing
						337126	Household Furniture (except Wood and Upholstered) Manufacturing
						337127	Institutional Furniture Manufacturing
						337211	Wood Office Furniture Manufacturing
						337212	Custom Architectural Woodwork and Millwork Manufacturing
						337214	Office Furniture (except Wood) Manufacturing
						337215	Showcase, Partition, Shelving, and Locker Manufacturing
						337910	Mattress Manufacturing
						337920	Blind and Shade Manufacturing
				339	**Miscellaneous Manufacturing**		
						339112	Surgical and Medical Instrument Manufacturing
						339113	Surgical Appliance and Supplies Manufacturing
						339114	Dental Equipment and Supplies Manufacturing
						339115	Ophthalmic Goods Manufacturing
						339116	Dental Laboratories
						339910	Jewelry and Silverware Manufacturing
						339920	Sporting and Athletic Goods Manufacturing
						339930	Doll, Toy, and Game Manufacturing
						339940	Office Supplies (except Paper) Manufacturing
						339950	Sign Manufacturing
						339991	Gasket, Packing, and Sealing Device Manufacturing
						339992	Musical Instrument Manufacturing
						339993	Fastener, Button, Needle, and Pin Manufacturing
						339994	Broom, Brush, and Mop Manufacturing
						339995	Burial Casket Manufacturing
						339999	All Other Miscellaneous Manufacturing
	Wholesale Trade						
		42	**Wholesale Trade**				
				423	**Merchant Wholesalers, Durable Goods**		
						423110	Automobile and Other Motor Vehicle Merchant Wholesalers
						423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers
						423130	Tire and Tube Merchant Wholesalers
						423140	Motor Vehicle Parts (Used) Merchant Wholesalers
						423210	Furniture Merchant Wholesalers
						423220	Home Furnishing Merchant Wholesalers
						423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers
						423320	Brick, Stone, and Related Construction Material Merchant Wholesalers
						423330	Roofing, Siding, and Insulation Material Merchant Wholesalers
						423390	Other Construction Material Merchant Wholesalers
						423410	Photographic Equipment and Supplies Merchant Wholesalers
						423420	Office Equipment Merchant Wholesalers
						423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers
						423440	Other Commercial Equipment Merchant Wholesalers
						423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers
						423460	Ophthalmic Goods Merchant Wholesalers
						423490	Other Professional Equipment and Supplies Merchant Wholesalers
						423510	Metal Service Centers and Other Metal Merchant Wholesalers
						423520	Coal and Other Mineral and Ore Merchant Wholesalers
						423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers
						423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers
						423690	Other Electronic Parts and Equipment Merchant Wholesalers
						423710	Hardware Merchant Wholesalers
						423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers
						423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers
						423740	Refrigeration Equipment and Supplies Merchant Wholesalers
						423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
						423820	Farm and Garden Machinery and Equipment Merchant Wholesalers
						423830	Industrial Machinery and Equipment Merchant Wholesalers
						423840	Industrial Supplies Merchant Wholesalers
						423850	Service Establishment Equipment and Supplies Merchant Wholesalers
						423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers
						423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers
						423920	Toy and Hobby Goods and Supplies Merchant Wholesalers
						423930	Recyclable Material Merchant Wholesalers
						423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers
						423990	Other Miscellaneous Durable Goods Merchant Wholesalers

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				424	Merchant Wholesalers, Nondurable Goods		
						424110	Printing and Writing Paper Merchant Wholesalers
						424120	Stationery and Office Supplies Merchant Wholesalers
						424130	Industrial and Personal Service Paper Merchant Wholesalers
						424210	Drugs and Druggists' Sundries Merchant Wholesalers
						424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers
						424340	Footwear Merchant Wholesalers
						424350	Clothing and Clothing Accessories Merchant Wholesalers
						424410	General Line Grocery Merchant Wholesalers
						424420	Packaged Frozen Food Merchant Wholesalers
						424430	Dairy Product (except Dried or Canned) Merchant Wholesalers
						424440	Poultry and Poultry Product Merchant Wholesalers
						424450	Confectionery Merchant Wholesalers
						424460	Fish and Seafood Merchant Wholesalers
						424470	Meat and Meat Product Merchant Wholesalers
						424480	Fresh Fruit and Vegetable Merchant Wholesalers
						424490	Other Grocery and Related Products Merchant Wholesalers
						424510	Grain and Field Bean Merchant Wholesalers
						424520	Livestock Merchant Wholesalers
						424590	Other Farm Product Raw Material Merchant Wholesalers
						424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers
						424690	Other Chemical and Allied Products Merchant Wholesalers
						424710	Petroleum Bulk Stations and Terminals
						424720	Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)
						424810	Beer and Ale Merchant Wholesalers
						424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers
						424910	Farm Supplies Merchant Wholesalers
						424920	Book, Periodical, and Newspaper Merchant Wholesalers
						424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers
						424940	Tobacco Product and Electronic Cigarette Merchant Wholesalers
						424950	Paint, Varnish, and Supplies Merchant Wholesalers
						424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers
				425	Wholesale Trade Agents and Brokers		
						425120	Wholesale Trade Agents and Brokers
	Transportation, Warehousing and Utilities						
		22	Utilities				
				221	Utilities		
						221111	Hydroelectric Power Generation
						221112	Fossil Fuel Electric Power Generation
						221113	Nuclear Electric Power Generation
						221114	Solar Electric Power Generation
						221115	Wind Electric Power Generation
						221116	Geothermal Electric Power Generation
						221117	Biomass Electric Power Generation
						221118	Other Electric Power Generation
						221121	Electric Bulk Power Transmission and Control
						221122	Electric Power Distribution
						221210	Natural Gas Distribution
						221310	Water Supply and Irrigation Systems
						221320	Sewage Treatment Facilities
						221330	Steam and Air-Conditioning Supply
		48-49	Transportation and Warehousing				
				481	Air Transportation		
						481111	Scheduled Passenger Air Transportation
						481112	Scheduled Freight Air Transportation
						481211	Nonscheduled Chartered Passenger Air Transportation
						481212	Nonscheduled Chartered Freight Air Transportation
						481219	Other Nonscheduled Air Transportation
				482	Rail Transportation		
						482111	Line-Haul Railroads
						482112	Short Line Railroads
				483	Water Transportation		
						483111	Deep Sea Freight Transportation
						483112	Deep Sea Passenger Transportation
						483113	Coastal and Great Lakes Freight Transportation
						483114	Coastal and Great Lakes Passenger Transportation
						483211	Inland Water Freight Transportation
						483212	Inland Water Passenger Transportation
				484	Truck Transportation		
						484110	General Freight Trucking, Local
						484121	General Freight Trucking, Long-Distance, Truckload
						484122	General Freight Trucking, Long-Distance, Less Than Truckload
						484210	Used Household and Office Goods Moving
						484220	Specialized Freight (except Used Goods) Trucking, Local
						484230	Specialized Freight (except Used Goods) Trucking, Long-Distance
				485	Transit and Ground Passenger Transportation		
						485111	Mixed Mode Transit Systems
						485112	Commuter Rail Systems
						485113	Bus and Other Motor Vehicle Transit Systems
						485119	Other Urban Transit Systems
						485210	Interurban and Rural Bus Transportation
						485310	Taxi and Ridesharing Services
						485320	Limousine Service
						485410	School and Employee Bus Transportation
						485510	Charter Bus Industry
						485991	Special Needs Transportation
						485999	All Other Transit and Ground Passenger Transportation
				486	Pipeline Transportation		
						486110	Pipeline Transportation of Crude Oil
						486210	Pipeline Transportation of Natural Gas
						486910	Pipeline Transportation of Refined Petroleum Products
						486990	All Other Pipeline Transportation
				487	Scenic and Sightseeing Transportation		
						487110	Scenic and Sightseeing Transportation, Land
						487210	Scenic and Sightseeing Transportation, Water
						487990	Scenic and Sightseeing Transportation, Other
				488	Support Activities for Transportation		
						488111	Air Traffic Control
						488119	Other Airport Operations
						488190	Other Support Activities for Air Transportation
						488210	Support Activities for Rail Transportation
						488310	Port and Harbor Operations
						488320	Marine Cargo Handling
						488330	Navigational Services to Shipping
						488390	Other Support Activities for Water Transportation
						488410	Motor Vehicle Towing
						488490	Other Support Activities for Road Transportation
						488510	Freight Transportation Arrangement
						488991	Packing and Crating
						488999	All Other Support Activities for Transportation
				491	Postal Service		
						491110	Postal Service
				492	Couriers and Messengers		
						492110	Couriers and Express Delivery Services
						492210	Local Messengers and Local Delivery
				493	Warehousing and Storage		
						493110	General Warehousing and Storage
						493120	Refrigerated Warehousing and Storage
						493130	Farm Product Warehousing and Storage
						493190	Other Warehousing and Storage

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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Retail							
	Retail Trade						
		44-45	**Retail Trade**				
				441	**Motor Vehicle and Parts Dealers**		
						441110	New Car Dealers
						441120	Used Car Dealers
						441210	Recreational Vehicle Dealers
						441222	Boat Dealers
						441227	Motorcycle, ATV, and All Other Motor Vehicle Dealers
						441330	Automotive Parts and Accessories Retailers
						441340	Tire Dealers
				444	**Building Material and Garden Equipment and Supplies Dealers**		
						444110	Home Centers
						444120	Paint and Wallpaper Retailers
						444140	Hardware Retailers
						444180	Other Building Material Dealers
						444230	Outdoor Power Equipment Retailers
						444240	Nursery, Garden Center, and Farm Supply Retailers
				445	**Food and Beverage Retailers**		
						445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)
						445131	Convenience Retailers
						445132	Vending Machine Operators
						445230	Fruit and Vegetable Retailers
						445240	Meat Retailers
						445250	Fish and Seafood Retailers
						445291	Baked Goods Retailers
						445292	Confectionery and Nut Retailers
						445298	All Other Specialty Food Retailers
						445320	Beer, Wine, and Liquor Retailers
				449	**Furniture, Home Furnishings, Electronics, and Appliance Retailers**		
						449110	Furniture Retailers
						449121	Floor Covering Retailers
						449122	Window Treatment Retailers
						449129	All Other Home Furnishings Retailers
						449210	Electronics and Appliance Retailers
				455	**General Merchandise Retailers**		
						455110	Department Stores
						455211	Warehouse Clubs and Supercenters
						455219	All Other General Merchandise Retailers
				456	**Health and Personal Care Retailers**		
						456110	Pharmacies and Drug Retailers
						456120	Cosmetics, Beauty Supplies, and Perfume Retailers
						456130	Optical Goods Retailers
						456191	Food (Health) Supplement Retailers
						456199	All Other Health and Personal Care Retailers
				457	**Gasoline Stations and Fuel Dealers**		
						457110	Gasoline Stations with Convenience Stores
						457120	Other Gasoline Stations
						457210	Fuel Dealers
				458	**Clothing, Clothing Accessories, Shoe, and Jewelry Retailers**		
						458110	Clothing and Clothing Accessories Retailers
						458210	Shoe Retailers
						458310	Jewelry Retailers
						458320	Luggage and Leather Goods Retailers
				459	**Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers**		
						459110	Sporting Goods Retailers
						459120	Hobby, Toy, and Game Retailers
						459130	Sewing, Needlework, and Piece Goods Retailers
						459140	Musical Instrument and Supplies Retailers
						459210	Book Retailers and News Dealers
						459310	Florists
						459410	Office Supplies and Stationery Retailers
						459420	Gift, Novelty, and Souvenir Retailers
						459510	Used Merchandise Retailers
						459910	Pet and Pet Supplies Retailers
						459920	Art Dealers
						459930	Manufactured (Mobile) Home Dealers
						459991	Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers
						459999	All Other Miscellaneous Retailers

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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
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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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
	Professional and Business Services						
		54	**Professional, Scientific, and Technical Services**				
				541	**Professional, Scientific, and Technical Services**		
						541110	Offices of Lawyers
						541120	Offices of Notaries
						541191	Title Abstract and Settlement Offices
						541199	All Other Legal Services
						541211	Offices of Certified Public Accountants
						541213	Tax Preparation Services
						541214	Payroll Services
						541219	Other Accounting Services
						541310	Architectural Services
						541320	Landscape Architectural Services
						541330	Engineering Services
						541340	Drafting Services
						541350	Building Inspection Services
						541360	Geophysical Surveying and Mapping Services
						541370	Surveying and Mapping (except Geophysical) Services
						541380	Testing Laboratories and Services
						541410	Interior Design Services
						541420	Industrial Design Services
						541430	Graphic Design Services
						541490	Other Specialized Design Services
						541511	Custom Computer Programming Services
						541512	Computer Systems Design Services
						541513	Computer Facilities Management Services
						541519	Other Computer Related Services
						541611	Administrative Management and General Management Consulting Services
						541612	Human Resources Consulting Services
						541613	Marketing Consulting Services
						541614	Process, Physical Distribution, and Logistics Consulting Services
						541618	Other Management Consulting Services
						541620	Environmental Consulting Services
						541690	Other Scientific and Technical Consulting Services
						541713	Research and Development in Nanotechnology
						541714	Research and Development in Biotechnology (except Nanobiotechnology)
						541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)
						541720	Research and Development in the Social Sciences and Humanities
						541810	Advertising Agencies
						541820	Public Relations Agencies
						541830	Media Buying Agencies
						541840	Media Representatives
						541850	Indoor and Outdoor Display Advertising
						541860	Direct Mail Advertising
						541870	Advertising Material Distribution Services
						541890	Other Services Related to Advertising
						541910	Marketing Research and Public Opinion Polling
						541921	Photography Studios, Portrait
						541922	Commercial Photography
						541930	Translation and Interpretation Services
						541940	Veterinary Services
						541990	All Other Professional, Scientific, and Technical Services
		55	**Management of Companies and Enterprises**				
				551	**Management of Companies and Enterprises**		
						551111	Offices of Bank Holding Companies
						551112	Offices of Other Holding Companies
						551114	Corporate, Subsidiary, and Regional Managing Offices
		56	**Administrative and Support and Waste Management and Remediation Services**				
				561	**Administrative and Support Services**		
						561110	Office Administrative Services
						561210	Facilities Support Services
						561311	Employment Placement Agencies
						561312	Executive Search Services
						561320	Temporary Help Services
						561330	Professional Employer Organizations
						561410	Document Preparation Services
						561421	Telephone Answering Services
						561422	Telemarketing Bureaus and Other Contact Centers
						561431	Private Mail Centers
						561439	Other Business Service Centers (including Copy Shops)
						561440	Collection Agencies
						561450	Credit Bureaus
						561491	Repossession Services
						561492	Court Reporting and Stenotype Services
						561499	All Other Business Support Services
						561510	Travel Agencies
						561520	Tour Operators
						561591	Convention and Visitors Bureaus
						561599	All Other Travel Arrangement and Reservation Services
						561611	Investigation and Personal Background Check Services
						561612	Security Guards and Patrol Services
						561613	Armored Car Services
						561621	Security Systems Services (except Locksmiths)
						561622	Locksmiths
						561710	Exterminating and Pest Control Services
						561720	Janitorial Services
						561730	Landscaping Services
						561740	Carpet and Upholstery Cleaning Services
						561790	Other Services to Buildings and Dwellings
						561910	Packaging and Labeling Services
						561920	Convention and Trade Show Organizers
						561990	All Other Support Services
				562	**Waste Management and Remediation Services**		
						562111	Solid Waste Collection
						562112	Hazardous Waste Collection
						562119	Other Waste Collection
						562211	Hazardous Waste Treatment and Disposal
						562212	Solid Waste Landfill
						562213	Solid Waste Combustors and Incinerators
						562219	Other Nonhazardous Waste Treatment and Disposal
						562910	Remediation Services
						562920	Materials Recovery Facilities
						562991	Septic Tank and Related Services
						562998	All Other Miscellaneous Waste Management Services

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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code: NAICS Code	NAICS Two Digit Code: NAICS Title	NAICS Three Digit Code: NAICS Code	NAICS Three Digit Code: NAICS Title	NAICS Six Digit Code: NAICS Code	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

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
		72	**Accommodation and Food Services**				
				721	**Accommodation**		
						721110	Hotels (except Casino Hotels) and Motels
						721120	Casino Hotels
						721191	Bed-and-Breakfast Inns
						721199	All Other Traveler Accommodation
						721211	RV (Recreational Vehicle) Parks and Campgrounds
						721214	Recreational and Vacation Camps (except Campgrounds)
						721310	Rooming and Boarding Houses, Dormitories, and Workers' Camps
				722	**Food Services and Drinking Places**		
						722310	Food Service Contractors
						722320	Caterers
						722330	Mobile Food Services
						722410	Drinking Places (Alcoholic Beverages)
						722511	Full-Service Restaurants
						722513	Limited-Service Restaurants
						722514	Cafeterias, Grill Buffets, and Buffets
						722515	Snack and Nonalcoholic Beverage Bars
	Other Service						
		81	**Other Services (except Public Administration)**				
				811	**Repair and Maintenance**		
						811111	General Automotive Repair
						811114	Specialized Automotive Repair
						811121	Automotive Body, Paint, and Interior Repair and Maintenance
						811122	Automotive Glass Replacement Shops
						811191	Automotive Oil Change and Lubrication Shops
						811192	Car Washes
						811198	All Other Automotive Repair and Maintenance
						811210	Electronic and Precision Equipment Repair and Maintenance
						811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
						811411	Home and Garden Equipment Repair and Maintenance
						811412	Appliance Repair and Maintenance
						811420	Reupholstery and Furniture Repair
						811430	Footwear and Leather Goods Repair
						811490	Other Personal and Household Goods Repair and Maintenance
				812	**Personal and Laundry Services**		
						812111	Barber Shops
						812112	Beauty Salons
						812113	Nail Salons
						812191	Diet and Weight Reducing Centers
						812199	Other Personal Care Services
						812210	Funeral Homes and Funeral Services
						812220	Cemeteries and Crematories
						812310	Coin-Operated Laundries and Drycleaners
						812320	Drycleaning and Laundry Services (except Coin-Operated)
						812331	Linen Supply
						812332	Industrial Launderers
						812910	Pet Care (except Veterinary) Services
						812921	Photofinishing Laboratories (except One-Hour)
						812922	One-Hour Photofinishing
						812930	Parking Lots and Garages
						812990	All Other Personal Services
				813	**Religious, Grantmaking, Civic, Professional, and Similar Organizations**		
						813110	Religious Organizations
						813211	Grantmaking Foundations
						813212	Voluntary Health Organizations
						813219	Other Grantmaking and Giving Services
						813311	Human Rights Organizations
						813312	Environment, Conservation and Wildlife Organizations
						813319	Other Social Advocacy Organizations
						813410	Civic and Social Organizations
						813910	Business Associations
						813920	Professional Organizations
						813930	Labor Unions and Similar Labor Organizations
						813940	Political Organizations
						813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)
				814	**Private Households**		
						814110	Private Households

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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
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.

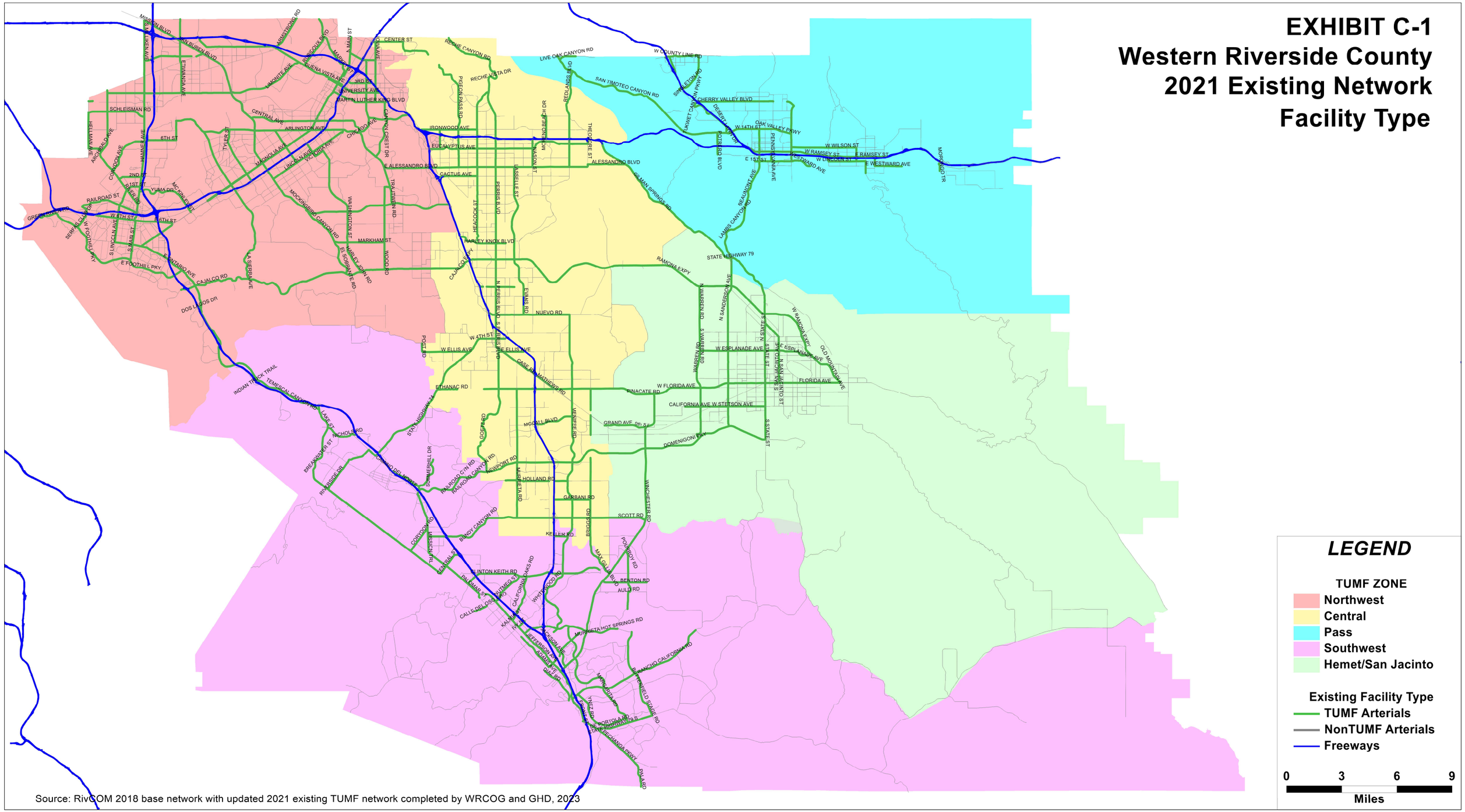
- VMT = Link Distance * Total Daily Volume
- VHT = Average Loaded (Congested) Link Travel Time * Total Daily Volume
- VHD = VHT – (Free-flow (Uncongested) Link Travel Time * Total Daily Volume)
- VMT LOS E or F = VMT (on links where Daily V/C exceeded 0.90)[13]

[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



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

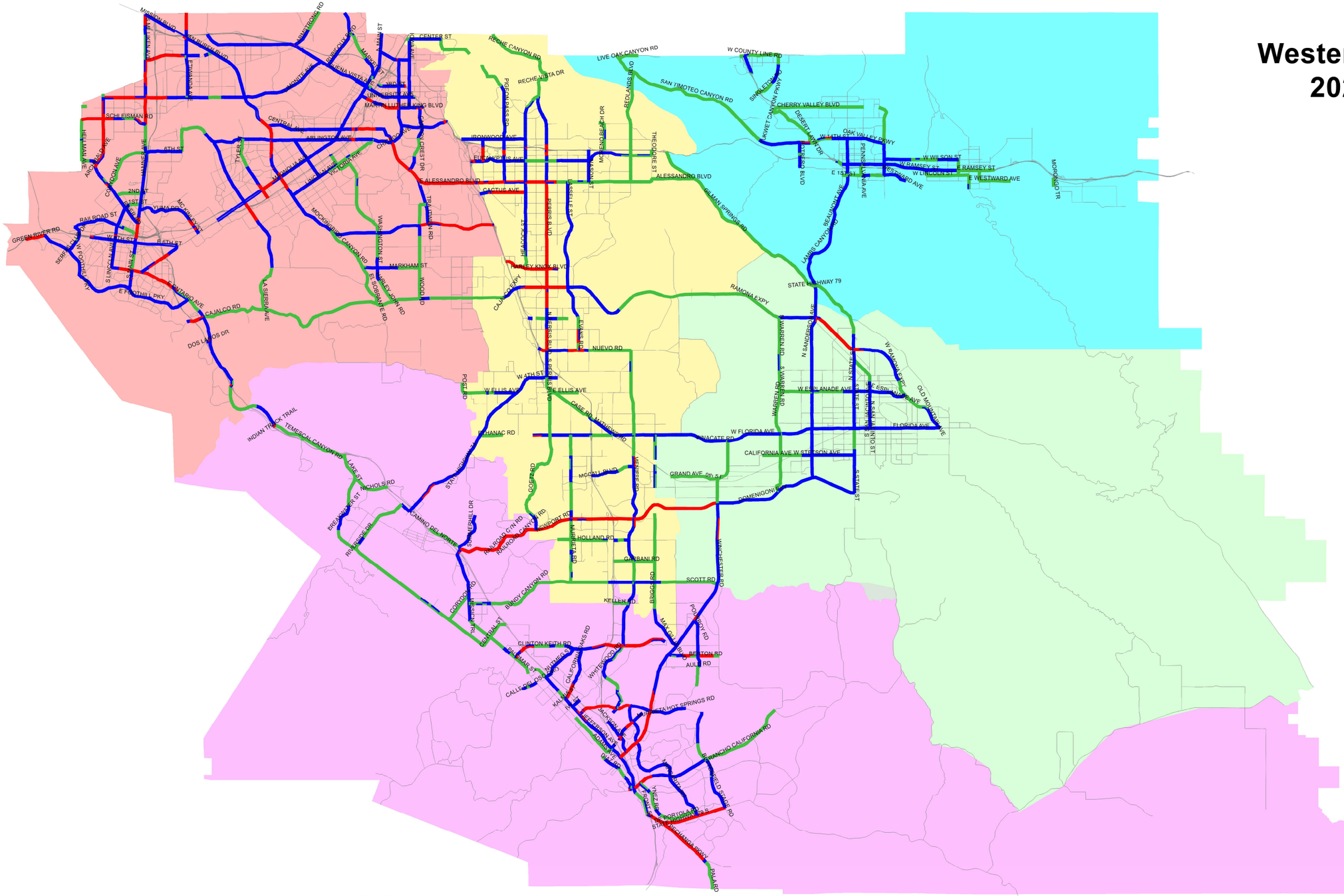
Plan Circulation Elements, primarily to confirm existing and future number of lanes and appropriateness of the facilities identified. The initial draft network was subsequently revised to consolidate appropriate General Plan Circulation Elements, including the identification of proposed new facilities 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

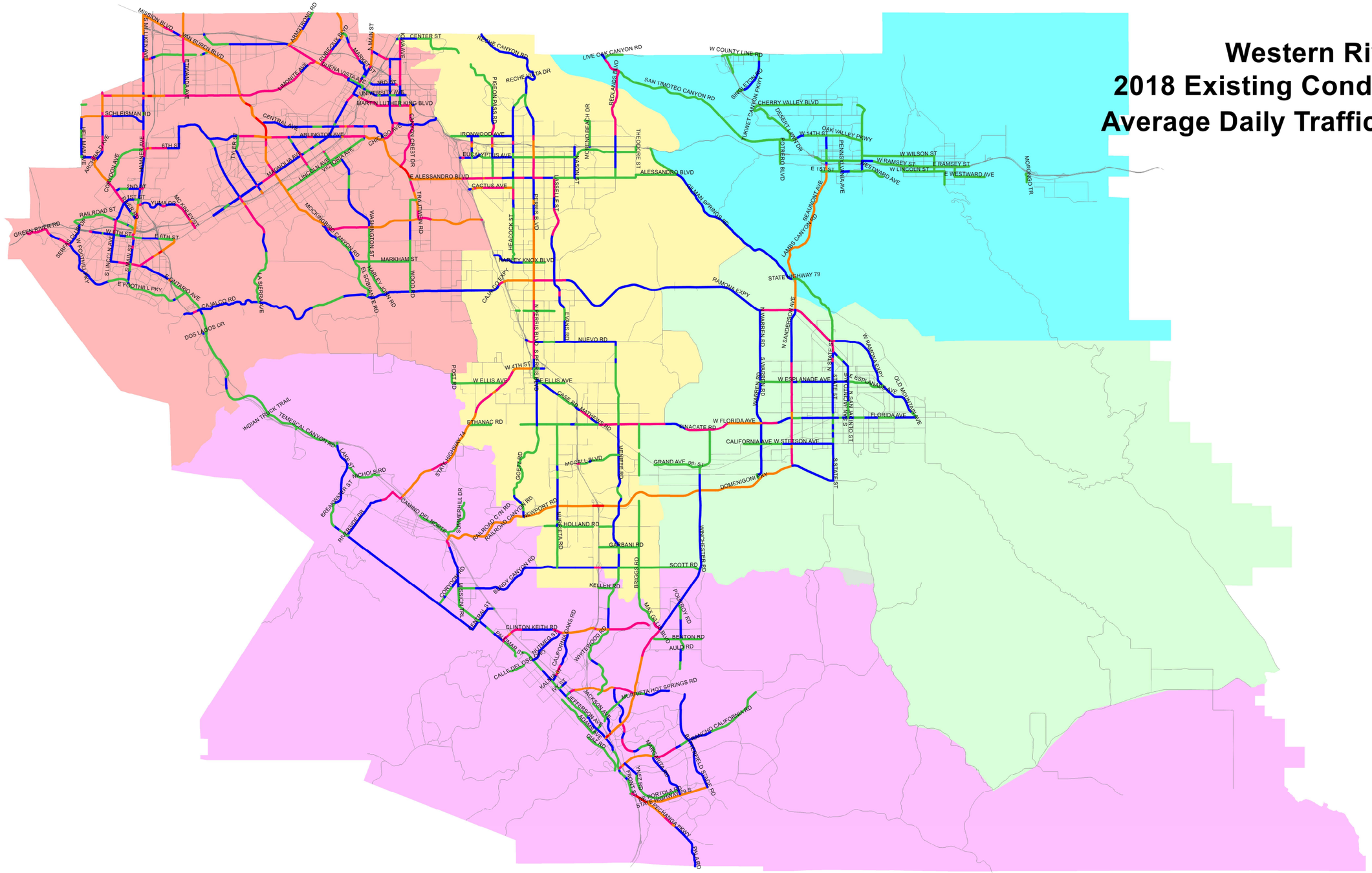
Existing Number of Lanes (Directional)

- 1 lane
- 2 lanes
- 3+ lanes

0 3.3 6.7 10
Miles

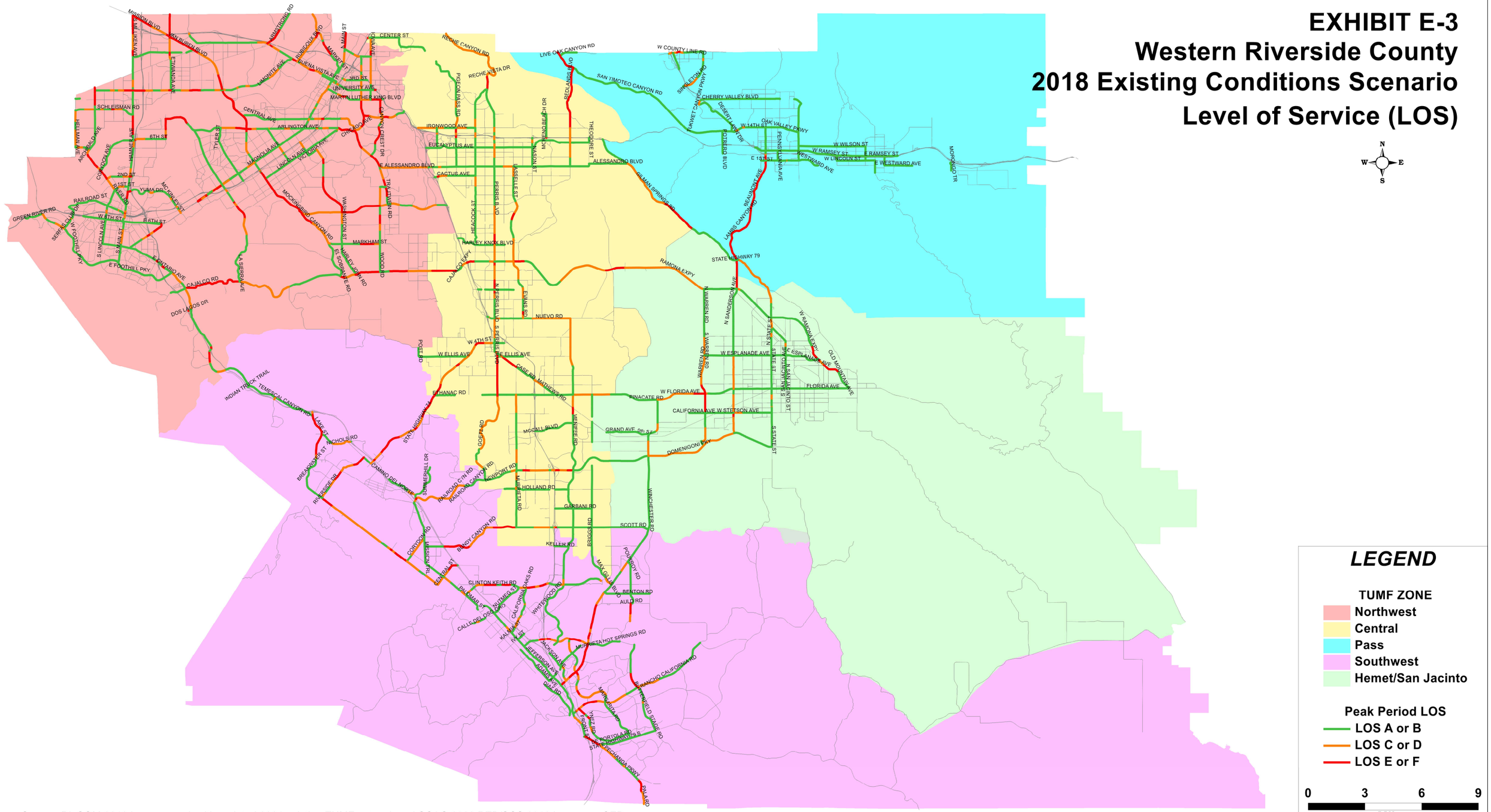
Source: RivCOM 2018 base network with updated 2021 existing TUMF network completed by WRCOG and GHD, 2023

EXHIBIT E-2
Western Riverside County
2018 Existing Conditions Scenario
Average Daily Traffic Volume (ADT)



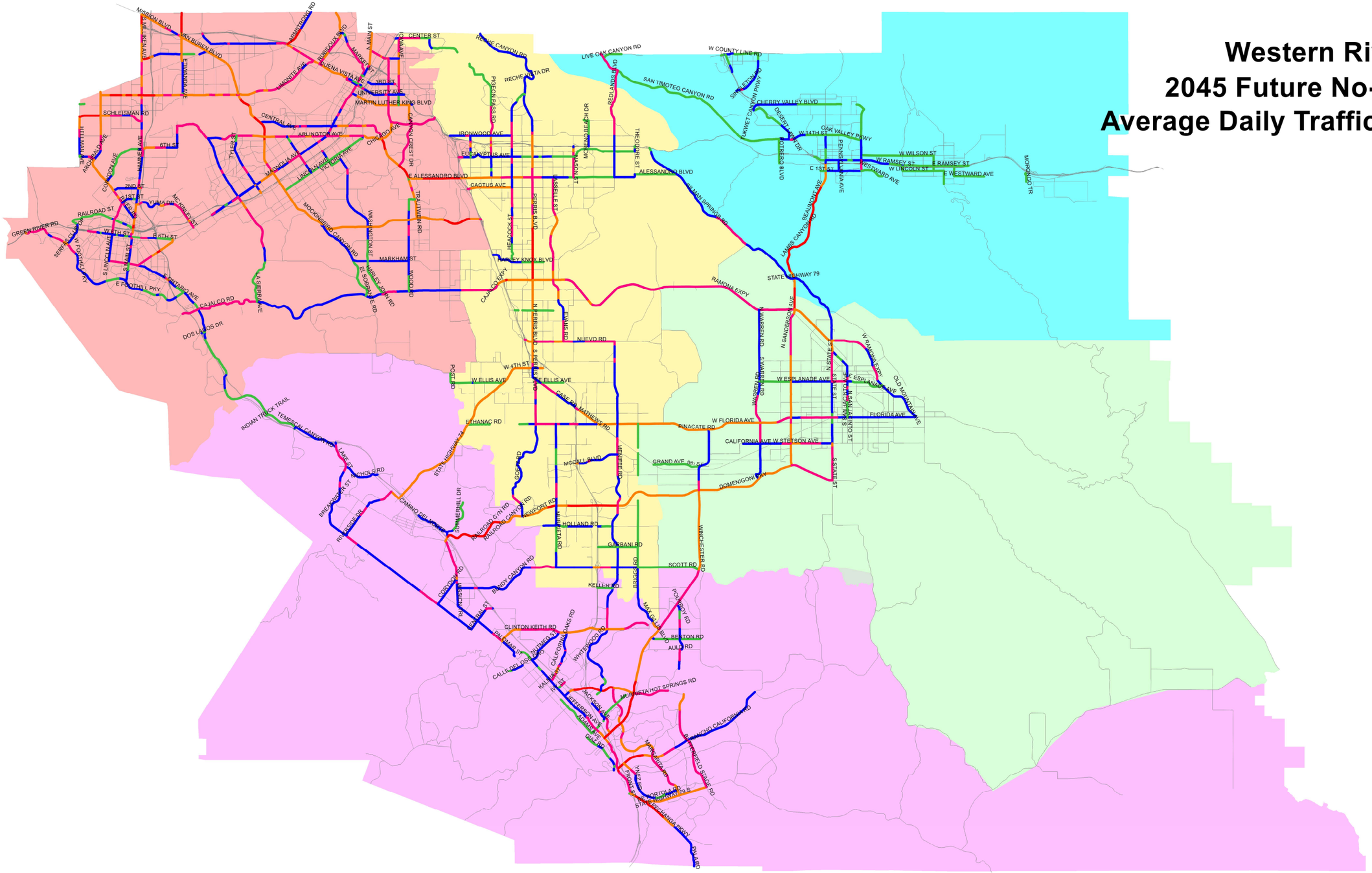
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2018 base year SED

EXHIBIT E-3
Western Riverside County
2018 Existing Conditions Scenario
Level of Service (LOS)



Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2018 base year SED

EXHIBIT E-4
Western Riverside County
2045 Future No-Build Scenario
Average Daily Traffic Volume (ADT)



LEGEND

TUMF ZONE

- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

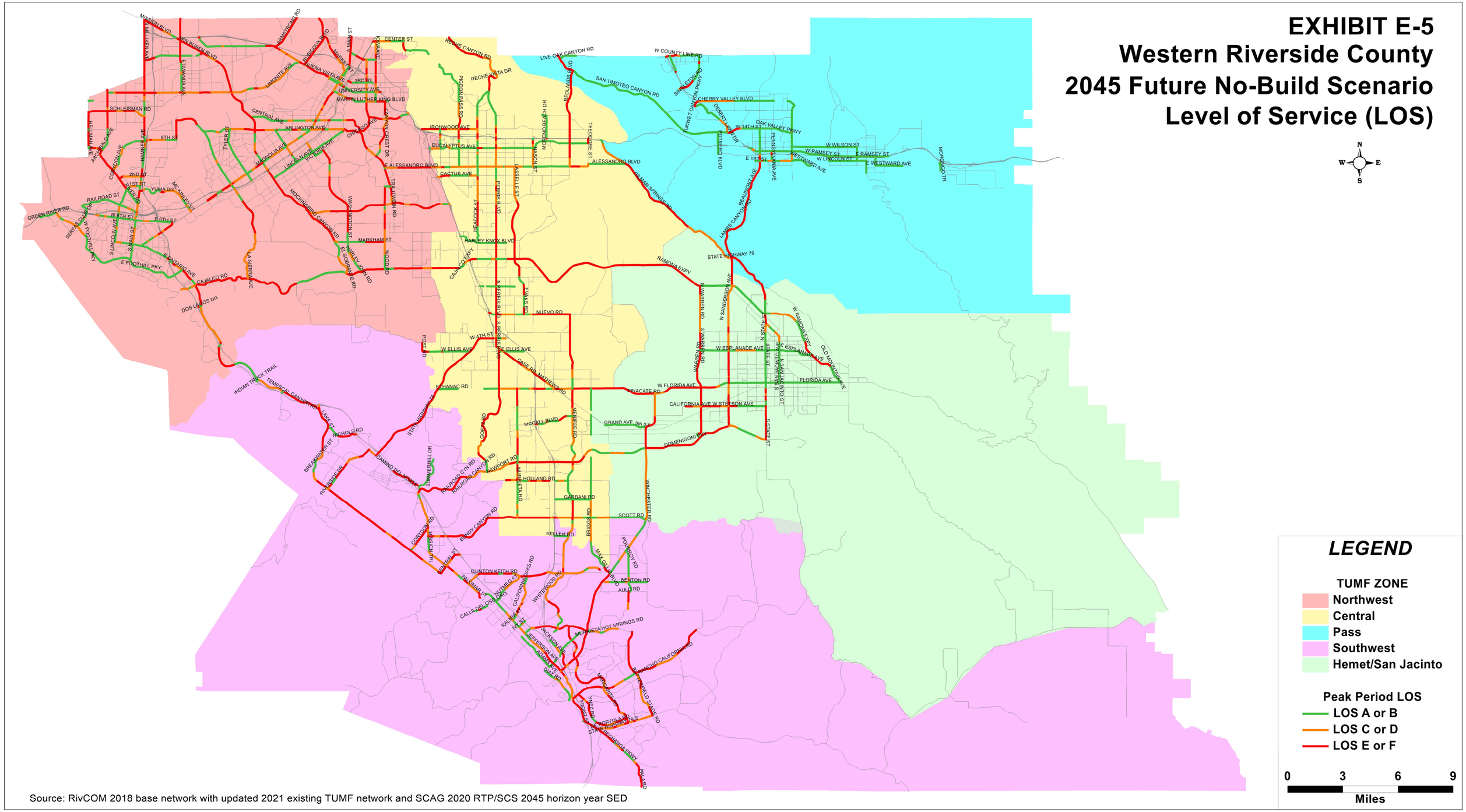
Average Daily Traffic (ADT)

- <10,000
- 10,000-20,000
- 20,000-30,000
- 30,000-50,000
- 50,000+

0 3 6 9
Miles

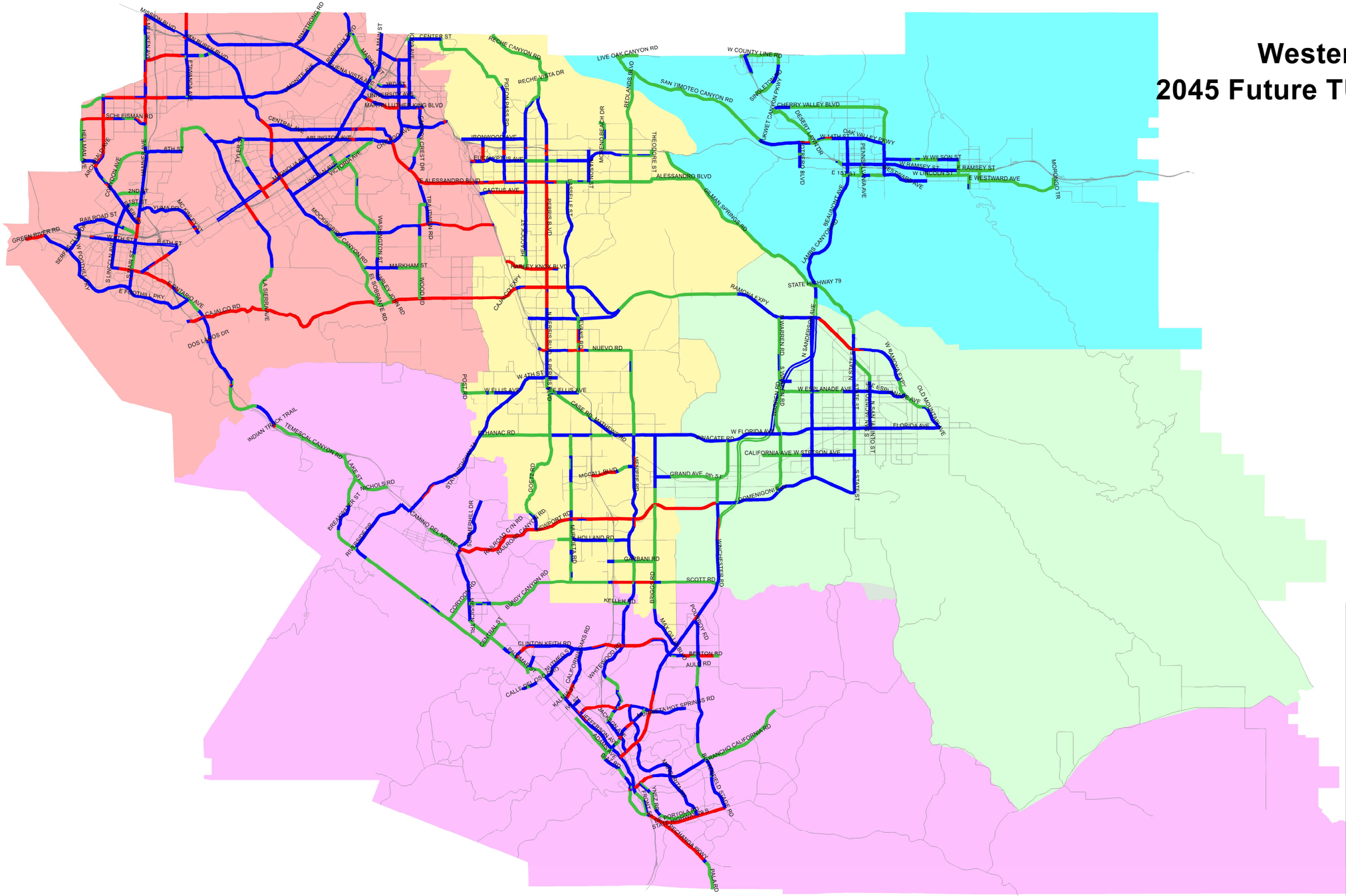
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-5
Western Riverside County
2045 Future No-Build Scenario
Level of Service (LOS)



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



LEGEND

TUMF ZONE

- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

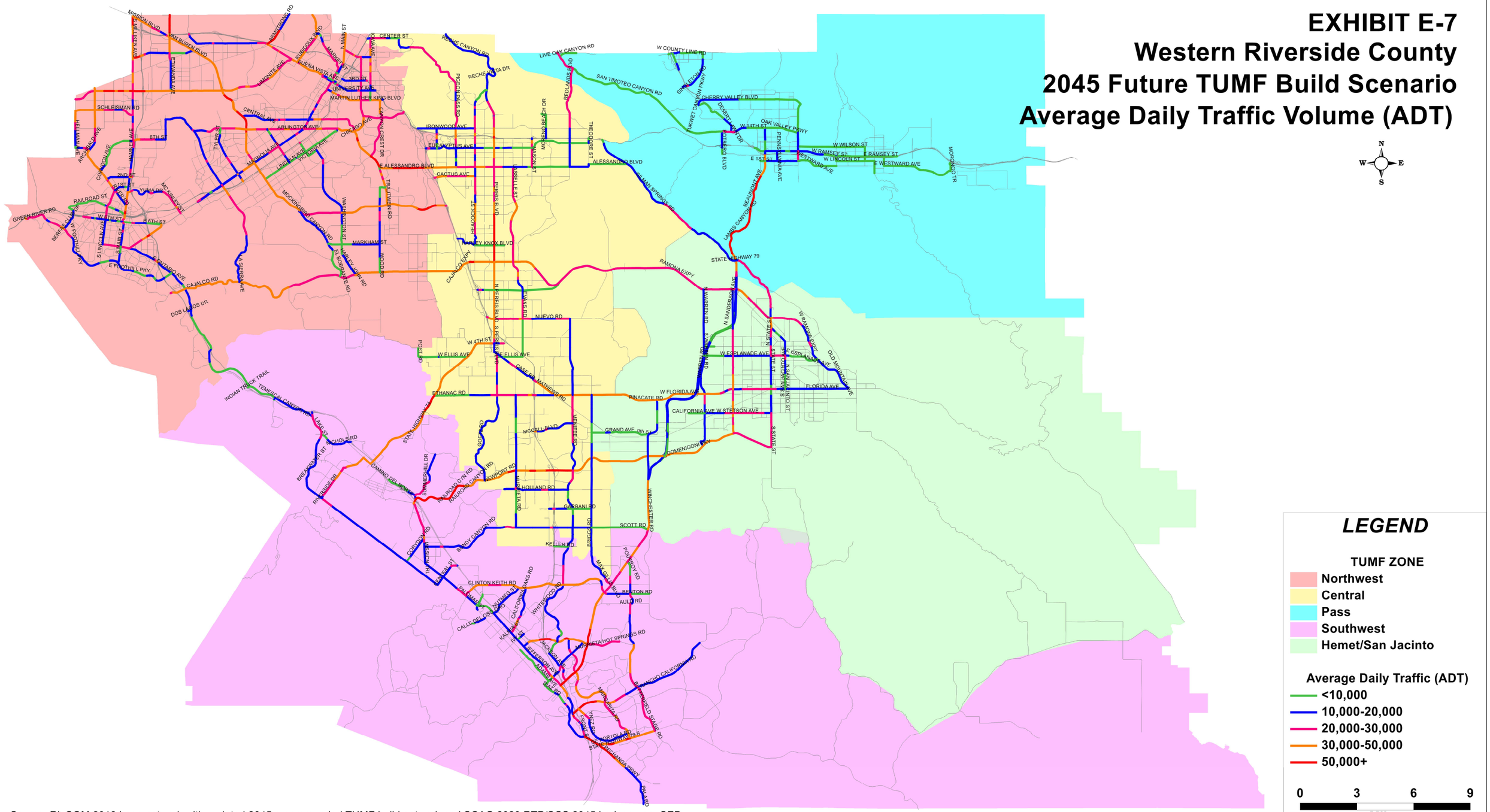
Existing Number of Lanes (Directional)

- 1 lane
- 2 lanes
- 3+ lanes

0 3.3 6.7 10
Miles

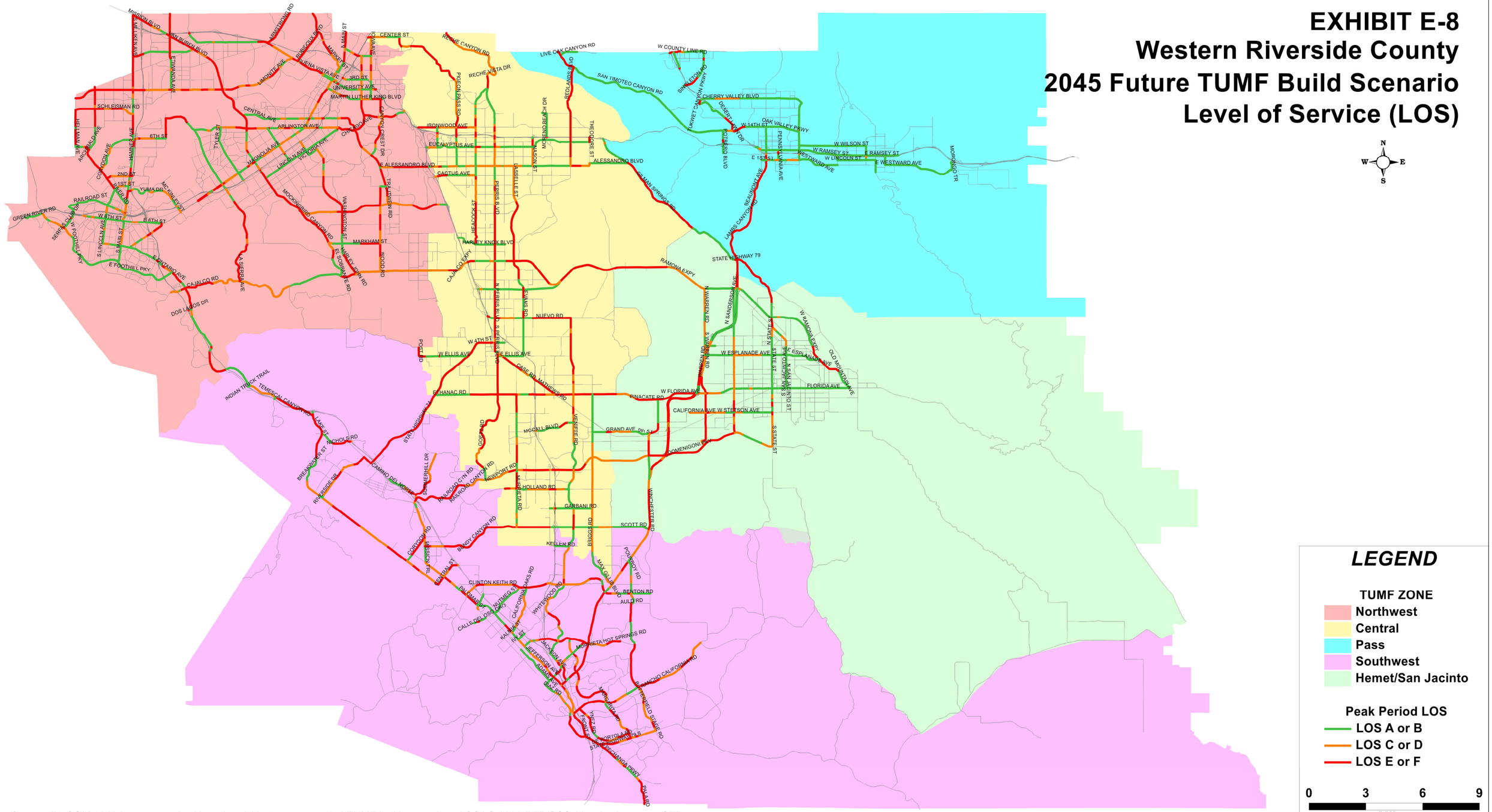
Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-7
Western Riverside County
2045 Future TUMF Build Scenario
Average Daily Traffic Volume (ADT)



Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-8
Western Riverside County
2045 Future TUMF Build Scenario
Level of Service (LOS)



Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

Appendix F - TUMF Network Cost Assumptions

The TUMF program was established as a uniform impact fee program that is applied to mitigate the cumulative transportation impacts of new development on the regional arterial highway system. In establishing the technical basis for TUMF, like any impact fee program, there are two fundamental requirements that must be addressed: establishing a rational nexus for the program; and determining that any fee is roughly proportional to the impact of a proposed development. These requirements are rooted in two well-known legal cases: Nollan v. California Coastal Commission (1987) 483 U.S. 825; and Dolan v. City of Tigard (1994) 512 U.S. 374.

To establish project costs that meet the rough proportionality test for an expansive network of facilities, WRCOG utilizes a conceptual planning level project and cost estimation approach based on typical unit costs for a variety of project types and conditions. These unit costs are intended to reflect a range of values that are typical for the types of projects that are necessary to mitigate the cumulative regional impacts of new development. These unit costs are developed for each typical project type based on actual observed values for the various materials, labor and right-of-way that would typically be required to complete a project. Although the actual materials, labor, right-of-way and associate costs to complete each specific project can be expected to vary based on the particular conditions of each site and project requirements at the time the project is actually implemented, the approach of using typical unit costs as the basis for the TUMF program represents a manageable and appropriate level of detail to establish conceptual project cost estimates that meet the requirement for rough proportionality.

The application of typical unit costs and the associated identification of a maximum TUMF share for each eligible project also provides a framework that protects the program from projects with actual costs that vary significantly from the typical cost estimates used as the program basis. The TUMF program administrative polices limit reimbursement of costs associated with eligible TUMF projects to the lesser of maximum TUMF share identified in the Nexus Study or the actual eligible project costs. In this manner, projects that are completed by participating jurisdictions or developers for less than the maximum TUMF share are reimbursed (or credited) for the actual amount expended, while projects that exceed the maximum TUMF share are only reimbursed (or credited) by the program up to the maximum TUMF share value ensuring that the program is mitigating impacts at a level that is roughly proportional to that typically expected, and is not subject to extreme project costs to address unusual or exceptional local conditions or requirements.

For the purposes of TUMF, unit cost values were developed for various eligible improvement types that all provide additional capacity needed to mitigate the cumulative regional traffic impacts of new development to facilities on the TUMF Network. Eligible improvement types include:

1. Construction of additional Network roadway lanes;
2. Construction of new Network roadway segments;
3. Expansion of existing Network bridge structures;

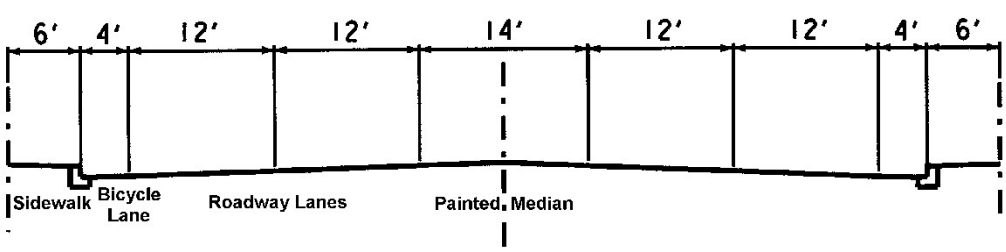
4. Construction of new Network bridge structures;
5. Expansion of existing Network interchanges with freeways;
6. Construction of new Network interchanges with freeways;
7. Grade separation of existing Network at-grade railroad crossings;
8. Expansion of existing Network-to-Network intersections;
9. Infrastructure for Intelligent Transportation Systems (ITS) of Network roadway segments.

Because roadway improvement standards vary considerably between respective jurisdictions, a typical roadway standard for the TUMF Network was recommended by the Public Works Committee (PWC) during the development of the original TUMF Nexus Study adopted by the WRCOG Executive Committee in October 2002 as the basis for developing the TUMF Network cost estimate. The typical roadway standard assumes the following design characteristics that are consistent with the minimum requirements of the Caltrans Highway Design Manual:

- Asphalt concrete pavement and appropriate base material to accomplish up to 12 feet per travel lane plus up to four feet for ancillary treatments (e.g. shoulders, or Class II Bike Lane);
- Concrete curb and gutter and associated drainage (e.g. paved roadway shoulders and/or open swale);
- Storm drains located within curb to curb, and associated transverse portions perpendicular to the roadway and adjoining portions longitudinal to the roadway;
- 14 foot paved and painted median (or dual center left turn lane);
- Traffic signals at intersections with state highways and other major arterials that are also on the TUMF Network;
- Pavement striping and roadway signing, as required;
- 6 foot wide concrete sidewalks and associated curb cuts for ADA access at street crossings.

A cross-section of the Typical Roadway Standard is illustrated in **Figure F-1**.

Figure F-1. Typical Roadway Standard Cross-Section



It is recognized that the typical roadway standard is not appropriate in all potential TUMF Network locations. Where appropriate, typical design standards could be substituted with design elements such as open swale drainage and paved roadway shoulders with no curbing that would typically cost less than the implementation of the

Typical Roadway Standard. Roadway improvements in excess of the Typical Roadway Standard include, but are not limited to:

- Portland concrete cement pavement or other aesthetic pavement types (except at intersections);
- Major rehabilitation or overlay of existing pavement in adjacent roadway lanes;
- Raised barrier medians;
- Parking lanes;
- Roadway tapers outside the extents of the approved project
- Sanitary sewage infrastructure;
- Water systems
- Dry utilities
- Undergrounding infrastructure
- Relocation of non-prior rights utilities
- Storm Drain Systems in excess of draining the roadway
- Landscaping;
- Streetlighting;
- Class I Bike Lanes (e.g. separate bicycle paths)
- Environmental Permitting
- Detection/Retention Basins outside of Street Right-of-Way
- Agency Staff time in excess of 15% of Engineering
- Agency Staff Time in excess of 15% of Construction

These improvements in excess of Typical Roadway Standards are not eligible for TUMF funding and will be the responsibility of the local funding agency.

Unit cost estimates for the implementation of TUMF Network improvements were developed based on the unit cost to accomplish the Typical Roadway Standard. Initial unit cost estimates were developed as part of the original TUMF Nexus in 2002. These original values were adjusted as part of the 2005 Nexus Update to reflect changes in cost based on relevant indices. The unit cost estimates were fully revised as part of the 2009 Nexus Update to capture the full effects of the economic recession on the costs of labor, materials and property acquisition. For the previous 2016 Nexus Update, the unit costs were fully revised. The 2016 Nexus Update reflected the effects of the ongoing recovery from the economic recession that has saw the costs of materials, labor and land acquisition in California rebound from relative historical lows previously observed at the time of the 2009 Nexus Update.

For the 2024 Nexus Update, the unit costs were again fully revised to generate entirely new unit cost values based on the most recent available construction cost, labor cost and land acquisition cost values for comparable projects within and adjacent to Riverside County. The recalculation of the TUMF unit cost components was completed as part of the 2024 Nexus Update to account for the unprecedented materials cost increases, labor shortages and high rate of inflation generally attributable to a combination of the disruption to global supply chains caused by the COVID-19 pandemic and additional tariffs on a range of products imported into the United States. In December 2023, the unit cost values were validated utilizing Caltrans Contract Cost Data and the resultant unit costs are noted in **Exhibit F-2** and summarized in **Table 4.1**.

For simplicity, the roadway unit cost was assumed to provide for the full depth construction (including grading) of 16 feet of new pavement per lane (to accommodate a minimum 12 foot lane and ancillary treatments). The unit cost was assumed to include the following construction elements:

- Sawcut of existing pavement
- Removal of existing pavement
- Roadway excavation and embankment
- 10" thick class 2 aggregate base
- 4.0" thick asphaltic concrete surface
- Concrete curb, gutter and drainage improvements

Roadway unit costs were determined for each unique cost item. The source used to determine the roadway unit costs as part of the 2024 Nexus Update are listed below.

- Caltrans Contract Cost Data 2021-2022
- Projects within Riverside County and Adjacent Counties
- Typical experience for local cities, Western Riverside County
- Michael Baker international (MBI), Structural Group
- MBI, ITS Group
- Caltrans Contract Cost Data 2022-2023

All data described above was initially obtained in October 2022 and refreshed and validated in December 2023.

Right-of-way acquisition costs were determined based on the cost to acquire 18 feet of right-of-way per lane of new roadway improvement. For urban and suburban land use areas, the amount of right-of-way to be acquired as part of the TUMF program was reduced by 75% to account for property already owned by a participating jurisdiction through prior acquisition or dedication. Right-of-way unit costs were assumed to include the following elements:

- Land acquisition
- Documentation and legal fees
- Relocation and demolition costs and condemnation compensation requirements
- Utility relocation
- Direct environmental mitigation

Right-of-way unit costs were determined based on a review of actual property sales within the WRCOG region during the prior 18 month period. The task of determining the valuation per square foot of right-of-way for different land uses was completed by Epic Land Solutions, Inc.

A typical existing condition of each component type was used as a guideline for quantity assessments.

- Terrain 1: Level terrain with 0% profile grade. Construction cost is per lane mile.
- Terrain 2: Rolling Terrain with 1.5 % profile grade. Construction cost is per lane mile.

- Terrain 3: Mountainous Terrain with 3% profile grade. Construction cost is per lane mile.
- Land Use 1, 2 and 3; ROW cost factor per lane mile, for Urban, Suburban and Rural areas respectively.
- Interchange 1: Complex New Interchange/Interchange Modification. Existing complex interchange at I-15 & SR-91 was used as a guideline for quantity assessments.
- Interchange 2: New Interchange/Interchange Modification is assumed to be a New Cloverleaf Interchange consisting of 4 (3 lane) direct ramps and 4 (2 lane) loop ramps.
- Interchange 3: Major Interchange Improvement is assumed to correspond to adding 1 lane to each ramp on a cloverleaf Interchange.
- Bridge: New Bridge cost. Construction cost is per linear foot per lane.
- RRXing 1: New Rail Grade Crossing. Construction cost is per lane per crossing.
- RRXing 2: Widening Existing Grade Crossing. Construction cost is per lane per crossing.
- ITS 1: Infrastructure for Intelligent Transportation Systems (ITS) on TUMF Network roadway segments per route mile

The cost estimating methodology here is intended to provide a Present Value Cost Estimate for the WRCOG Transportation Uniform Mitigation Fee based on year 2023 unit prices. A more detailed description of cost categories is detailed below.

I. <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. <u>Structure Items</u>

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. <u>Right of Way Items</u>

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		I		$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

The Economics of Land Use

Final Report

Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update

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Western Riverside County Regional Conservation Authority

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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.

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[11] Similar to the Original Nexus Study, all new development in Western Riverside County is required to pay the mitigation fee (or otherwise provide the necessary mitigation). The conversion from per gross acre to per unit fees for residential development is conducted to provide administrative continuity for member agencies.

Organization of Report

This Nexus Study includes several chapters. **Chapter 1**, this chapter, describes the purpose and need for this Nexus Study, the recommended changes in the Local Development Mitigation Fee, and the key drivers of these changes. **Chapters 2** through **7** provide the technical analysis that supports the updated fees and nexus findings. **Chapter 2** summarizes the purpose of and basis for the MSHCP, the conservation requirements of the MSHCP, and the financing strategy and approach developed to implement the MSHCP in 2004. **Chapter 3** describes the conservation achievements to date, identifies the remaining conservation requirements, and identifies expected land dedication. **Chapter 4** provides the development forecast used in the calculation of the updated mitigation fees. **Chapter 5** provides the estimates of MSHCP implementation costs, including land acquisition, management and monitoring, program administration, and endowment. **Chapter 6** describes the historical levels of non-fee revenues available to help fund Local Permittee MSHCP implementation costs. **Chapter 7** brings together the technical analysis in **Chapters 2** through **6** to estimate the updated 2020 Local Development Mitigation Fees. **Chapter 8** provides the nexus findings required under the Mitigation Fee Act as require to establish the updated fees. Finally, **Chapter 9** highlights some of the administration and implementation requirements under the Mitigation Fee Act, recognizing that the Fee Implementation Handbook provides more specific guidance to the RCA and its partner agencies on the implementation of the mitigation fee program.

2. MSHCP POLICIES, GOALS, AND FINANCING STRATEGY

MSHCP Purpose, Basis, and Goals

In response to the need to maintain future growth opportunities in Western Riverside County while addressing the requirements of the state and federal Endangered Species Acts, the County and the Riverside County Transportation Commission initiated the Riverside County Integrated Project (RCIP) in 1999. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is one part of the RCIP that includes:

- **Updated County General Plan.** Addresses the required general plan elements such as land use, circulation, housing and open space, and conservation and includes programs to implement the MSHCP, enhance transit alternatives, and encourage development of mixed-use centers.
- **Community and Environment Transportation Acceptability Process**. Identifies future transportation corridors in Western Riverside and provides needed environmental documentation to allow preservation of future right-of-ways.
- **MSHCP**. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the conservation of species and their associated habitats in Western Riverside County. The MSHCP conserves vulnerable plant and animal species and their associated habitats in Western Riverside County and supports economic development.

The MSHCP was adopted in 2003 by the Riverside County Board of Supervisors. Subsequently, all of the Western Riverside cities, the County of Riverside, County Flood Control and Water Conservation District, County Regional Parks and Open-Space District, County Department of Waste Resources, Riverside County Transportation Commission, California Department of Transportation, California Department of Parks and Recreation, California Department of Fish and Game, the US Fish and Wildlife Service and the RCA signed an Implementing Agreement for the MSHCP. The Implementing Agreement includes terms to ensure MSHCP-implementation, defines remedies and recourses should any of the parties of the Agreement fail to perform obligations, and provides assurances that, as long as the MSHCP is being implemented, the Wildlife Agencies will not require additional mitigation from the Permittees.[12]

The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 as well as a Natural Communities Conservation Plan under the NCCP Act of 2001. The MSHCP streamlines these environmental permitting processes by allowing the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan Area. At the same time, Plan implementation provides a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region's quality of life.

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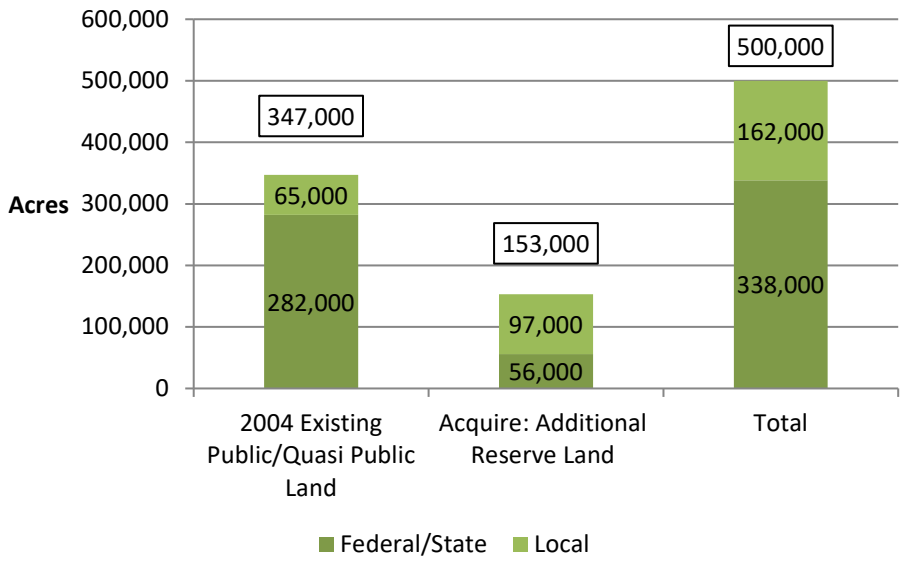
[12] The Wildlife Agencies include the US Fish and Wildlife Service and the California Department of Fish and Wildlife and the Permittees include all of the other parties to the Implementing Agreement.

The MSHCP and the associated Implementing Agreement and Incidental Take Permit collectively determine a set of conservation actions, and the associated responsible parties, that must be taken to meet the terms of the Incidental Take Permit and benefit from the regulatory streamlining and other benefits of the MSHCP. This includes the identification of the responsibilities of the Local Permittees.[13]

MSHCP Conservation Requirements

The goal of the MSHCP is to enhance and maintain biological diversity and ecosystems processes while allowing future economic growth. The MSHCP calls for an MSHCP Conservation Area of 500,000 acres and focuses on the conservation of 146 species.

Figure 1 State of Conservation in 2003: Conserved Land, Additional Reserve Land to be Acquired, and Total MSHCP Conservation Area Needed



As shown in **Figure 1**, when the MSHCP was adopted, existing public and quasi-public conservation lands covered 347,000 acres, leaving a need for 153,000 acres of land, called Additional Reserve Land (ARL), to meet the goals of the MSHCP (see **Figure 1**). The MSHCP specifies that responsibility for the conservation of the 153,000-acre Additional Reserve Lands is shared by the local development process (97,000 acres) and state and federal purchases (56,000).

[13] Local Permittees include the Western Riverside cities, the County of Riverside, County Flood Control and Water Conservation District, County Regional Park and Open Space District, County Department of Waste Resources, and Riverside County Transportation Commission.

Table 4 MSHCP Goals by Area Plan

Area Plan	Total Area of Criteria Cells	Low End of Goal	High End of Goal	Midpoint
Cities of Riverside and Norco	1,756	90	240	165
Eastvale	665	145	290	220
Elsinore	28,946	11,700	18,515	15,110
Harvest Valley / Winchester	820	430	605	515
Highgrove	1,452	345	675	510
Jurupa	5,476	890	1,870	1,380
Lake Mathews / Woodcrest	11,673	3,215	5,470	4,340
Lakeview / Nuevo	14,682	6,650	10,235	8,445
Mead Valley	7,703	1,885	3,635	2,760
Reche Canyon / Badlands	26,000	10,520	15,610	13,065
REMAP	78,423	41,400	58,470	49,935
San Jacinto Valley	32,828	11,540	19,465	15,500
Southwest Area	66,076	22,500	36,360	29,430
Sun City / Menifee Valley	2,059	1,120	1,585	1,355
Temescal Canyon	10,007	3,485	5,800	4,645
The Pass	22,652	8,540	13,925	11,230
Total	**311,218**	**124,455**	**192,750**	**158,605**

The MSHCP includes methods to determine whether the goals of the Plan are being met. One of the methods is measuring the extent to which conservation acquisitions are moving toward acquisition goals by each Area Plan.[14] Area Plans are established in the County's General Plan and are used in the MSHCP as a common geographic unit in Western Riverside County. The MSHCP established low, high, and midpoint acquisition goals for each Area Plan based on biological needs. The midpoint acquisition goals for each Area Plan range from 165 to nearly 49,935 acres, as shown in **Table 4**. The midpoint goals sum to 158,605 which represents 5,605 acres more than are needed to fulfill the MSHCP goals. As a result, acquisitions in some Area Plans can fall below the mid-point targets while the total ARL can still achieve the 153,000-acre goal.

MSHCP Financing Strategy

One of the key requirements of the MSHCP, Implementing Agreement, and Incidental Take Permit (consistent with the requirements of the federal Endangered Species Act) is the provision of adequate funding by Local Permittees to the Implementing Entity (the Regional Conservation Authority) to conduct the conservation actions identified in the MSHCP as the responsibility of the Local Permittees.

[14] Other geographic units include Rough Steps, city jurisdictions, and Area Plan subunits. For the purposes of this analysis, Area Plans have been selected as the primary unit of analysis because they are the middle-sized unit (smaller than Rough Steps and larger than Area Plan subunits) and have not changed over time (unlike jurisdictions, several of which have incorporated since the adoption of the MSHCP.

Section 8.0 of the MSHCP addresses "MSHCP Funding/Financing of Reserve Assembly and Management." This section provides best estimates of Plan implementation costs at the time of Plan adoption, including the local funding commitment – the portion of Plan implementation costs that represents the Local Permittees' portion of the overall land acquisition, management, monitoring, adaptive management, and Plan administration costs. Section 8.5 describes the Local Funding Program. The Local Funding Program included a mix of funding sources to provide "an equitable distribution of the cost for local mitigation under the MSHCP." The proposed funding sources included Local Development Mitigation Fees, density bonus fees, regional infrastructure project public contributions (including transportation infrastructure, regional utility projects, local public capital construction projects, and regional flood control projects), and landfill tipping fees. Key components of the overall MSHCP implementation and funding strategy are highlighted below:

- The Regional Conservation Authority would implement the MSHCP with funding from different sources.
- The permanent protection of 97,000 acres in Additional Reserve Lands by Year 25 of the Plan (2029) would be achieved through direct purchase of habitat lands by the RCA using local funding and through the HANS dedication process.[15]
- Local funding sources would fund the ongoing management and maintenance costs of the local portion of the Additional Reserve Lands acquired through local funding (97,000 acres by end of acquisition period).
- Local funding sources would fund monitoring activities on the pre-Plan local conservation and all the new Additional Reserve Lands (500,000 acers by end of acquisition period).
- The permanent protection of 56,000 acres in Additional Reserve Lands by Year 25 would be achieved using state/federal funding sources or contributions.
- State and federal funding sources would fund the management and maintenance costs of the State/federal portion of the required Additional Reserve Lands.
- Local Development Mitigation Fees (on private development) would fund the Local Permittee MSHCP implementation costs that were not funded by other local/regional funding sources or public contributions for public development project mitigation.
- The overall permit period was set at 75 years. Once habitat acquisition was completed by Year 25, remaining funds along with newly created revenue sources were to be used to fund

[15] Section 6.1.1 of the MSHCP describes the HANS process. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process applied to any property owner applying for a discretionary permit for land within a Criteria Area/Criteria Cell. Under the process, the County determined whether portions of the property are needed for conservation and then may send their evaluation to the RCA for Joint Project Review (JPR). During JPR, the project applicant negotiated the terms of the development and conservation of the project. The applicant also paid fees on the new development. This approach was refined when a new fee credit policy, adopted in 2016, provided for fee credits where appropriate lands are dedicated.

monitoring and management as well as to fund the establishment of an endowment to cover ongoing post-permit costs (beyond Year 75).

Importantly, the MSHCP funding chapter notes that frequent evaluations of the performance of the funding mechanisms and assessments of the funding plan will occur and that any necessary modifications to the funding mechanisms will be developed.

MSHCP Implementation Costs and Funding Sources

The original estimated costs and proposed funding sources were documented in the MSHCP and are summarized in **Table 5**. These were developed based on research and analysis conducted as part of MSHCP development.

As shown, Plan implementation costs over the first 25 years of implementation were estimated at about $950 million in 2004-dollar terms. Key assumptions driving the implementation cost estimates included:

- **Dedications**. Direct acquisition using local funding sources would be required to acquire 56,000 acres, with 41,000 acres (or 42 percent) of the required local habitat protection coming through HANS dedication.
- **Land Cost**. Average land value of $13,100 per acre for Additional Reserve Lands purchased by the RCA.
- **Management and Monitoring**: Management and monitoring costs included three key components as follows: Reserve Management, Adaptive Management, and Biological Monitoring.[16]
- **Program Administration**. RCA program administration costs would average about $1.2 million each year in 2004 dollars during the 25-year period where land acquisition was required.
- **Cost Distribution**. Overall, land acquisition costs were estimated at 77 percent of total implementation costs, with management and monitoring at 20 percent, and program administration at 3 percent (see **Figure 2**).

[16] See Chapter 5 of the MSHCP for a description of these activities.

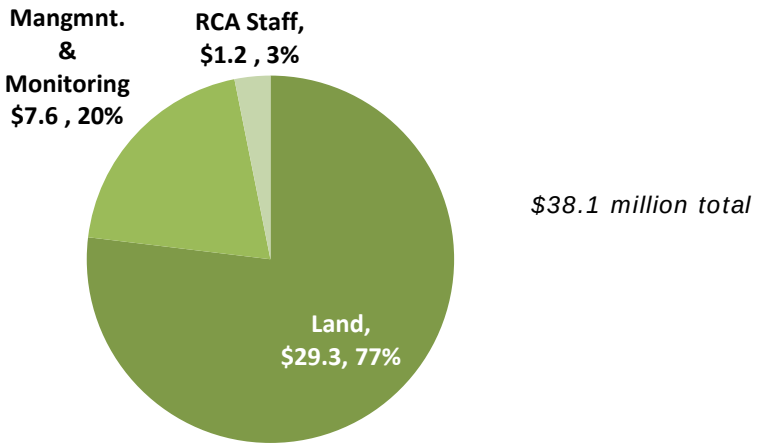
Table 5 2004 Estimates: MSHCP Implementation Costs and Funding Sources

Item	Total for 2004 - 2028 (Years 1 - 25)	Average Annual	% of Total Cost/ Funding Need
Local Permittee Land Requirements			
Preservation Requirement	97,000 acres	3,880 acres	na
HANS Dedication	41,000 acres	1,640 acres	na
Local Permittee Acquisition	56,000 acres	2,240 acres	na
Local Permittee MSHCP Implementation Costs			
Land (1)	$733,600,000	$29,344,000	76.91%
Management & Monitoring	$190,200,000	$7,608,000	19.94%
RCA Staff	$30,000,000	$1,200,000	3.15%
Other Costs	na	na	na
Endowment	*not included*	*not included*	na
Total Costs	**$953,800,000**	**$38,152,000**	**100.0%**
Local Revenues			
Private Development Mitigation Fees	$539,600,000	$21,584,000	50.1%
Density Bonus Fees	$66,000,000	$2,640,000	6.1%
Regional Transportation Infra. (2)	$250,000,000	$10,000,000	23.2%
Local Roads (Measure A)	$121,000,000	$4,840,000 (3)	11.2%
Tipping Fees (4)	$100,000,000	$4,000,000	9.3%
Miscellaneous Revenues (5)	$0	$0	0.0%
Total Revenues	**$1,076,600,000**	**$43,064,000**	**100%**

(1) Average land value per acre assumed to be $13,100 per acre.
(2) Public contributions at specificed % of new road construction.
(3) $121 million to be provided over 10 years, so $12.1 million annually over that period.
(4) Includes $90 million from El Sobrante Landfill and $10 million from other County landfills.
(5) Other potential revenues, including public contributions from other public projects, tipping fees from Eagle Mountain Landfill, and potential new voter-approved regional funding were noted but not estimated.

Source: Chapter 8 of MSHCP; Economic & Planning Systems.

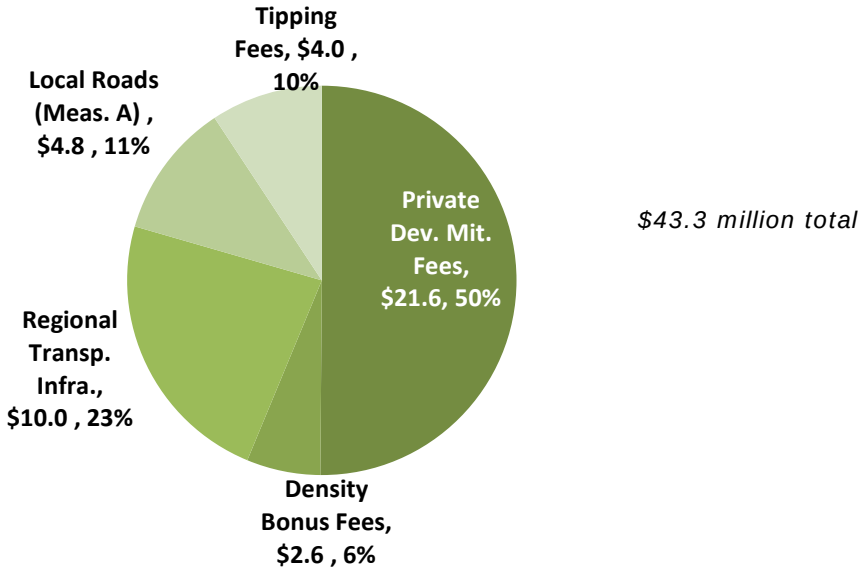
Figure 2 MSHCP Estimated Annual Costs in Millions, 2004 Dollars



As also shown in **Table 5**, MSHCP funding from local/regional sources was estimated to be about $1.0 billion in 2004 dollars through Year 25, sufficient to cover the implementation costs over this period. Key assumptions driving the funding estimates included:

- **Measure A**. Measure A (local sales tax transportation funding measure) would provide $121 million over 10 years in 2004-dollar terms.
- **Regional Transportation Funding**. Public contributions from regional transportation infrastructure projects would provide an average of $10 million each year or $250 million through Year 25.
- **Tipping Fees**. Landfill tipping fees would provide about $100 million in revenue over 25 years, about $4 million each year, primarily from the El Sobrante landfill.
- **Mitigation Fees**. Private development fees, including private development mitigation fees and density bonus fees, would generate over $600 million over the first 25 years, about $24 million annually.
- **Development Forecast and Participation**. The forecast of private development fees was based on a preliminary fee schedule and the forecast of 336,000 new residential units (13,440 units each year) and 371 acres each year of commercial and industrial development. All new development was assumed to pay the private development mitigation fee with a portion paying the density bonus fee.
- **Other Funding Options**. Potential additional funding might come through contributions from other local/regional public entities, other landfills, or new voter-approved funding initiatives.
- **Funding Distribution**. Overall, about 55 percent of the estimated funding was expected to be generated by private development fees, with 45 percent from other funding sources.

Figure 3 MSHCP Estimated Annual Revenues in Millions, 2004 Dollars



Development Mitigation Fees and Calculation

The MSHCP notes that "new development affects the environment directly through construction activity and cumulatively through population bases that result from Development." As a result, the cities and County are required to implement a Local Development Mitigation Fee that was expected to represent one of the primary sources of funding for the implementation of the MSHCP. The MSHCP indicates that the Local Development Mitigation Fee will be adopted under California Government Code Section 66000 et seq. (the "Mitigation Fee Act") that "allows cities and counties to charge new development for the costs of mitigating the impacts of new development."

The MSHCP identified preliminary estimates of Local Development Mitigation Fees and indicated that these mitigation fees were expected to generate the majority of funding for Local Permittee obligations. The MSHCP noted that, under the Mitigation Fee Act, "a nexus study is required to demonstrate that the proposed fee is proportionate to the impacts of new development." The Mitigation Fee Act also includes a number of reviewing and reporting requirements. The MSHCP also notes that the fee will need to be "reevaluated and revised should it be found to insufficiently cover mitigation of new development."

A nexus study entitled "Final Mitigation Fee Nexus Study Report for the Western Riverside County Multiple Species Habitat Conservation Plan" was completed on July 1, 2003 (2003/Original Nexus Study). This nexus study conducted a detailed analysis of the costs of implementing the Plan, identified the Local Permittee funding obligations, determined the portion to be funded through the Local Development Mitigation Fee, and made the necessary nexus findings under the Mitigation Fee Act. The MSHCP and 2003 Nexus Study both indicated that all new development in the Western Riverside County Plan Area affects covered species and habitat and so the Local Development Mitigation Fees would apply to all new development in participating jurisdictions in Western Riverside County.

Mitigation Fee Schedule and Adjustments

All local jurisdictions participating in the MSHCP and obtaining coverage for public and private take in their jurisdictions were required to adopt and implement this mitigation fee schedule through ordinance and resolution and then to pass through the fee funding (minus any additional administrative charges) to the RCA to fund MSHCP implementation. Indexed-increases based on the annual change in the Consumer Price Index for the Los Angeles-Anaheim-Riverside area were provided for in the ordinances to allow modest adjustments in mitigation fees to respond to inflationary cost increases. Due to the geographic revision implemented by the Bureau of Labor Statistics, going forward indexed-adjustments will be based on the annual change in the Consumer Price Index for the Riverside-San Bernardino-Ontario area.

Table 6 shows the original 2004 Local Development Mitigation Fee schedule and current 2021 Fee schedule that reflects periodic inflationary fee adjustments using the indexing process.

Table 6 2004 and 2021 MSHCP Fee Schedule

Fee Category	2004 Fee per unit or per acre	2021 Fee per unit or per acre
Residential: Up to 8.0 dwelling units per acre (DUAC)	$1,651	$2,234
Residential: 8.0-14.0 DUAC	$1,057	$1,430
Residential: 14.0+ DUAC	$859	$1,161
Commercial (per acre)	$5,620	$7,606
Industrial (per acre)	$5,620	$7,606

3. HABITAT PROTECTION TO DATE AND FUTURE CONSERVATION SCENARIO

The RCA has achieved substantial levels of habitat protection to date using the funding sources established and the associated variable flows of incoming revenues. The level of habitat protection achieved, because of lower levels of funding and land dedication than expected, has however fallen behind the pace of protection forecast in the Original Nexus Study. This chapter summarizes the achieved protection to (1) establish both the scale of future acquisitions required to meet the overall Additional Reserve Land (ARL) goals, (2) consider the annual pace of habitat protection through acquisitions and dedications in absolute terms and relative to the original MSHCP forecasts, and (3) inform the development of the Conservation Scenario that forms the baseline (project description) for estimating future MSHCP implementation costs and associated funding requirements and updated mitigation fees.

Habitat Protection Accomplishments Through 2019

Between the start of the MSHCP program and the end of 2019, the most recent full calendar year, about 40 percent of the 153,000-acre ARL target has been achieved, totaling almost 62,000 acres in acquisitions, easements, or dedications (see **Table 7**).[17] As shown of the 97,000 acres in Local Permittee ARL obligation about 40,200 acres had been protected by the end of 2019. Of the 56,000 acres in State/Federal ARL obligation, about 21,600 acres have been protected to date.

Table 7 Conservation Through End of 2019

Party	Need	Conserved 2000-2003	Conserved 2004 - 2019	Total Conserved 2000 - 2019	Remaining Need 2020-2043
Local	97,000	4,531	35,681	40,212	56,788
State + Fed	56,000	12,408	9,200	21,608	34,392
Total	**153,000**	**16,939**	**44,881**	**61,820**	**91,180**

Sources: Western Riverside County Regional Conservation Authority MSHCP Annual Reports; RCA information on 2019 purchases; Economic & Planning Systems, Inc.

Conservation Goals and Progress

The MSHCP anticipated that acquisition would take place for 25 years, through the end of 2029, with 97,000 acres conserved through local means and 56,000 acres conserved with State/federal funding. To achieve this goal, an average of 6,120 acres of conservation is required each year,

[17] Note that while the MSHCP was adopted in 2004, certain conservation which took place between 2000 and 2003 was counted toward the MSHCP reserve.

including an average of 3,880 annually from local funding sources/dedications and 2,240 annually from State and federal conservation.

Figure 4 illustrates how steady progress would result in achievement of the ARL goals by 2029. **Figure 5** shows actual progress toward the goals, through 2019. More than 21,000 acres have been conserved through State/federal means, and over 40,000 acres have been conserved through local actions. These totals sum to about 40 percent of the total ARL goal of 153,000 acres. As shown in **Figure 5**, with 16 years of the 25-year acquisition period completed, the ARL acquisitions have fallen behind the pace forecast in the Original Nexus Study. Protection through the end of 2019 represents 63 percent of the original forecast (65 percent for Local obligations and 60 percent for State/federal obligations). For the Local Permittee obligations, as discussed further below, the lower level of land dedication relative to the original forecasts account for much of the habitat protection gap that has emerged over the last 16 years.

Figure 4 MSHCP Conservation Goals, 2019 and 2029 Goals Highlighted

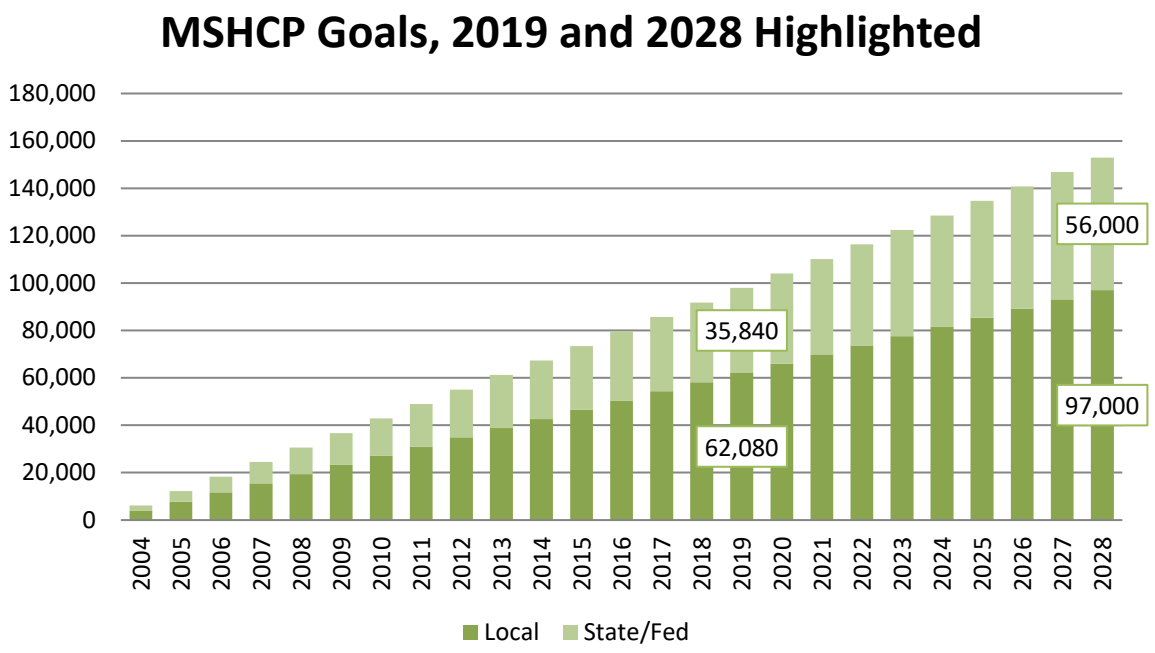
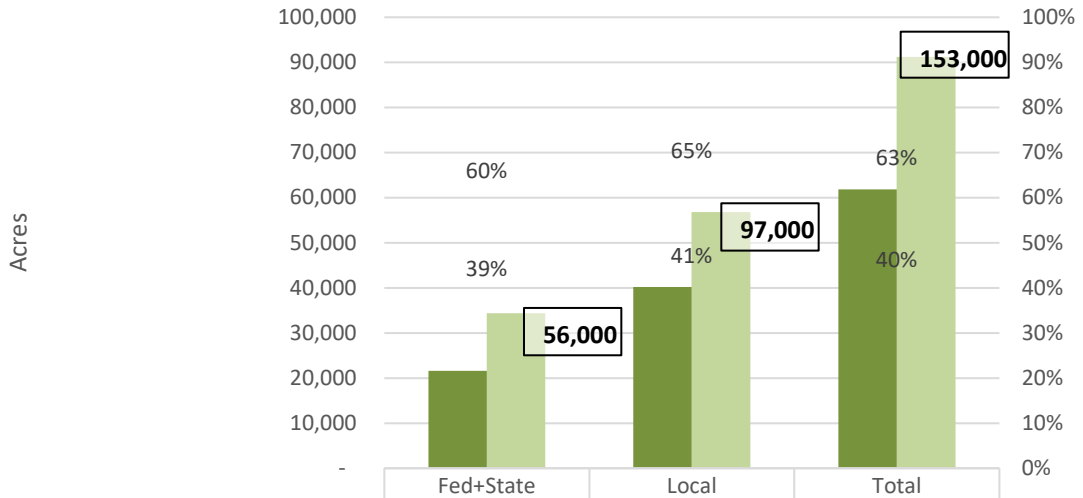


Figure 5 Progress Towards ARL Through End of 2019



	Fed+State	Local	Total
Acqu. through 2019	21,608	40,212	61,820
Remaining Need	34,392	56,788	91,180
% of 2019 Expected Goal Achieved	60%	65%	63%
% of Total Goal Achieved	39%	41%	40%

Sources: Western Riverside County Regional Conservation Authority; Economic & Planning Systems, Inc.

Land Dedications

The MSHCP envisioned a conservation program where land and easements would be purchased by the RCA and land would be dedicated to the RCA through the development process.[18] In addition, the potential for no-cost and low-cost donations for tax benefit purposes was also created. The MSHCP did not assume donations or conservation easement acquisitions as part of its financial analysis (this is appropriate given the limited number of such transactions). The MSHCP did, however, anticipate that 41,000 acres would be conserved through dedications, 56,000 acres through purchases on behalf of local permittees, and 56,000 acres through purchases conducted by or funded by federal and State agencies/sources for a total of 153,000 acres.

For the local portion of the goal (97,000 acres), this translates into about 42 percent of the goal conserved via dedications associated with the development review process—called Habitat Evaluation and Acquisition Negotiation Strategy (HANS)—and the other 58 percent purchased by the RCA from willing sellers. The level of dedication is a key assumption for the MSHCP implementation cost estimate as each acre dedicated through HANS is one fewer acre which must be conserved through land acquisitions at market values.

The HANS process was established to apply to developments proposed within the Criteria Cells of the MSHCP Study Area. The Criteria Cells represent areas with high conservation values relative to the areas outside of the Criteria Cells. The HANS process was designed to indicate what conservation (dedication) may be needed from new development from a biological needs

[18] This process is known as the Habitat Evaluation and Acquisition Negotiation Strategy (HANS).

perspective. Subsequent to that technical analysis, applicants could then proceed to the Joint Project Review (JPR) process during which the parties negotiate an implementation plan for the project, consistent with the HANS findings. The applicants would also pay mitigation fees on the actual development. To date, a modest amount of land (less than 1,000 acres) has been conserved via the HANS/JPR method compared to the 26,000 acres that was forecast to have occurred by this point in the MSHCP implementation.

While very little land has been dedicated to the RCA through HANS/JPR, several projects went through the HANS/JPR process and have agreements in place for dedication/conservation of lands, but the start date (if any) for these projects is unknown (i.e., may be far in the future). These projects cover about 35,000 acres in the Criteria Cells and, under the JPR agreements, have set aside about 30 percent of that total or about 10,000 acres for conservation/dedication.

The adoption of Resolution No. 2016-003 in September 2016 revised the RCA's fee credit and waiver policy. This resolution indicated that MSHCP fee credit should be provided in exchange for land that contributes to reserve assembly. As a result, after the adoption of this resolution, new development is not be expected to pay mitigation fees and dedicate land in the manner originally envisioned in the MSHCP limiting the likelihood of the types of dedications envisioned in the Original Nexus Study.

Future Conservation Scenario

This updated financial analysis, nexus study, and mitigation fees estimate require a base description of the additional habitat protection required. In subsequent chapters, cost estimates are developed in reference to, and in application to, this conservation scenario to develop the overall implementation costs and the associated funding required, both in aggregate and through time during the land acquisition period of the program. Four questions are of particular importance:

1. **Remaining Habitat Protection.** The amount of habitat protection required to meet the MSHCP requirements.
2. **Dedications.** The amount of land dedication assumed to occur through the HANS/JPR process over the habitat protection period and the associated amount of habitat that must be acquired.
3. **Time Frame.** The period over which habitat protection goals must be met.
4. **Land Characteristics.** The characteristics of the land to be protected to meet MSHCP requirements (e.g., goals by Area Plan, habitat cores and linkages etc., land use designations and parcel sizes).

The answers to question 1 are provided in the data above (see **Table 7**). The answer to question 4 is provided in the subsequent chapter on land costs, with illustrative answers coming from RCA data and GIS analysis. The answer to question 2 is addressed below and is based on information on accomplishments to date (described above), discussions with RCA staff, the current Fee Waiver and Credit Policy, and an assessment of realistic opportunities and expectations. Finally, question 3 raises the issue of whether an extension to the MSHCP land acquisition implementation period should be provided. As described below, three different

extension scenarios (5-, 10-, and 15-year extension scenarios) are evaluated, as well as the baseline, "No Extension Scenario," to indicate the outcomes under different scenarios.

Habitat Protection, Land Dedication, and Conservation Scenarios

As shown in **Table 8**, there is a total of about 91,200 acres of land protection still required to complete the land protection obligations under the MSHCP and to bring the Additional Reserve Lands to 153,000 acres. Of this, the State/federal requirements is for about 34,400 acres, while the Local Permittee requirement is for about 56,800 acres.

The experience of the last 16 years indicates that the MSHCP was overly optimistic in terms of land dedications, assuming that 41,000 acres would be dedicated to the RCA. As noted above, about 10,000 acres of potential future land dedication is associated with a range of previously proposed projects. Based on historical information on actual, dedications agreements on proposed projects, current RCA policy, and consultations with RCA staff, minimal additional dedication is expected or assumed. This analysis, therefore, assumes that the prior agreement concerning dedications, summing to about 10,000 acres, will be secured over the next eight years and prior to the end of the current habitat protection period. Even if the implementation period were extended, no extra land dedication is forecast to occur.

As a result, and as shown in **Table 8**, a total of about 46,800 acres of Additional Reserve Land acquisition is required by Local Permittees for MSHCP implementation once the forecast of dedications is incorporated. As shown in **Table 8**, the required average annual pace of habitat protection varies considerably under the different acquisition period extension scenarios, as described below: [19]

- **Baseline / No Extension Scenario.** As currently structured, RCA is required to complete land acquisition by the end of Year 25 of Plan implementation in 2029. This provides nine (9) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 5,200 acres each year.
- **5-Year Extension.** With a 5-year extension to the acquisition period, the RCA would be required to complete land acquisitions by the end of Year 30 of Plan implementation in 2034. This provides fourteen (14) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 3,300 acres each year.
- **10-Year Extension.** With a 10-year extension to the acquisition period, the RCA would be required to complete land acquisitions by the end of Year 35 of Plan implementation in 2039. This provides nineteen (19) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 2,500 acres each year.

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[19] As a point of reference, the historical pace of Local Permittee-driven habitat protection has been somewhat above 2,000 acres each year with availability of funding being an important determinant of the pace of acquisition. The pace of State/federal-driven acquisition has averaged about 1,000 acres each year.

- **15-Year Extension.** With a 15-year extension to the acquisition period, the RCA would be required to complete land acquisitions by the end of Year 40 of Plan implementation in 2044. This provides twenty-four (24) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 2,000 acres each year.

Table 8 Required Acquisition Acres to Achieve ARL Goals

Entity/Item	Through 2019	2020-End of Acquisition Period	Years Remaining	Annual Conservation Acres Required	Total Acres
NO EXTENSION					
State/Federal	21,608	34,392	9	3,821	56,000
Local					
HANS Dedication (1)	715	10,000	9	1,111	10,715
Net Local Acquisition	39,497	46,788	9	5,199	86,285
Total Local Conservation	40,212	56,788	9	6,310	97,000
State/Federal + Local = ARL Goal	**61,820**	**91,180**	**9**	**10,131**	**153,000**
5 YEAR EXTENSION					
State/Federal			14	2,457	56,000
Local					
HANS Dedication	*See above*		14	714	10,715
Net Local Acquisition			14	3,342	86,285
Total Local Conservation			14	4,056	97,000
State/Federal + Local = ARL Goal			**14**	**6,513**	**153,000**
10 YEAR EXTENSION					
State/Federal			19	1,810	56,000
Local					
HANS Dedication	*See above*		19	526	10,715
Net Local Acquisition			19	2,463	86,285
Total Local Conservation			19	2,989	97,000
State/Federal + Local = ARL Goal			**19**	**4,799**	**153,000**
15 YEAR EXTENSION					
State/Federal			24	1,433	56,000
Local					
HANS Dedication	*See above*		24	417	10,715
Net Local Acquisition			24	1,950	86,285
Total Local Conservation			24	2,366	97,000
State/Federal + Local = ARL Goal			**24**	**3,799**	**153,000**
20 YEAR EXTENSION					
State/Federal			29	1,186	56,000
Local					
HANS Dedication	*See above*		29	345	10,715
Net Local Acquisition			29	1,613	86,285
Total Local Conservation			29	1,958	97,000
State/Federal + Local = ARL Goal			**29**	**3,144**	**153,000**

1. About 10,000 acres of potential future land dedication is associated with a range of previously proposed projects. Based on historical information on actual, dedications agreements on proposed projects, current RCA policy, and consultations with RCA staff, minimal additional dedication is expected or assumed beyond these agreements. This analysis, therefore, assumes that the prior agreements concerning dedications will occur with future dedications summing to about 10,000 acres. The precise timing of these dedications is uncertain, but are assumed to occur over the next eight years. Average annual numbers in this table are shown distributed across the full remaining acquisition period of each extension scenario.

Shading indicates acreage to be acquired with fee revenue.

Sources: Western Riverside County Regional Conservation Authority; and Economic & Planning Systems, Inc.

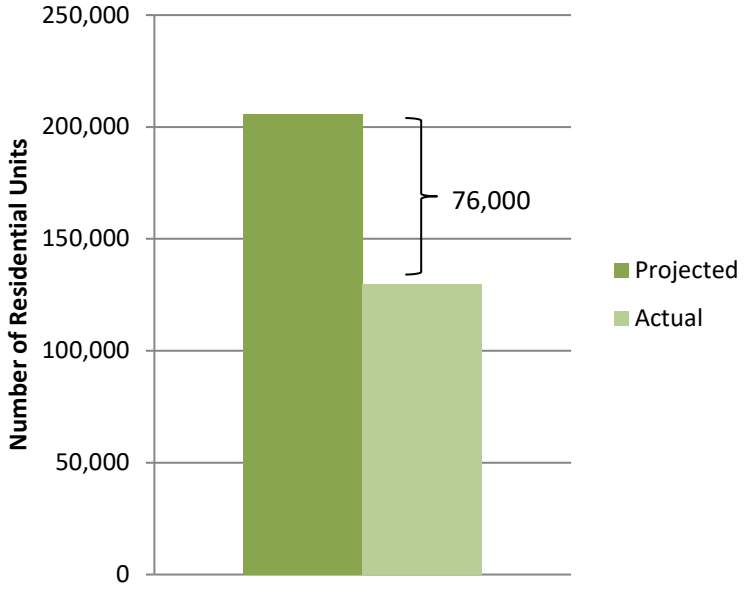
4. FORECASTS OF DEVELOPMENT, DEDICATION, FEE PAYMENT

Future development within Western Riverside County will both reduce land available for conservation while also serving as a primary funding mechanism for habitat acquisitions. This chapter identifies forecasts of future growth in Western Riverside County and develops an associated forecast of land development that is a key component of the fee calculation.

Historic Development and HCP Fees

The MSHCP anticipated that 13,000 to 14,000 residential units and about 370 commercial and industrial acres would be developed on average annually. Specifically, between 2005 and 2019, 206,000 residential units were expected in the Plan Area. A review of new units in the Plan Area indicates about 130,000 units were developed over the period (see **Figure 6**), about 37 percent below the forecast.[20] While the substantial volatility in the real estate market over the period (including the housing boom, deep recession, and modest recovery) may explain some of this difference, the slower pace of development means that fee revenues have been similarly constrained relative to the original revenue projections.

Figure 6 Residential Unit Development, Western Riverside County, 2005-2019



Source: California Department of Finance; MSHCP Projections

[20] Actual units developed have been derived from the California Department of Finance (DOF), Demographics Unit information through January 1, 2019. Note that the DOF reports data by city and for the entire Riverside County unincorporated area. Western Riverside's portion of the total unincorporated area has been derived based on the area's historic share of unincorporated County, taking into account the incorporations of new cities that occurred in Western Riverside County since MSHCP Plan adoption (Eastvale, Jurupa Valley, Menifee, and Wildomar).

Growth Projections

SCAG Forecasts in Context

The Southern California Association of Governments (SCAG) is a Metropolitan Planning Organization (MPO)[21] representing six counties, 191 cities and more than 18 million residents. MPOs, such as SCAG are charged under California Senate Bill 375 with developing Sustainable Community Strategies (SCSs) as part of regional transportation plans. SCAG's SCS includes population, household, and job projections through 2040 by city and unincorporated area. SCAG consults with local governments within the region, including the Western Riverside Council of Governments (WRCOG) which represents Western Riverside County, to develop the projections. SCAG adopted the 2012-2040 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) in 2016. The 2016 RTP/SCS forms the basis of the SCAG projections; EPS extrapolated an annual growth rate from the SCAG projections and, assuming consistent development trends through 2050, applied the rate in order to estimate development projections through 2050.

SCAG forecasts for the future, on an annualized basis, were compared with the MSHCP's original forecast along with historical information (when available) as described further below:

- **Residential Development Forecast**. **Figure 7** shows, for Western Riverside County, the annual residential unit count for SCAG projections through 2050, MSHCP projections through 2029, and residential units produced in Western Riverside County between 2005 and 2019. As shown, the SCAG projections suggest about 8,750 units each. This is similar to the average annual historic pace of growth between 2005 and 2019 of about 9,260 units, but well below the original MSHCP projections of about 13,400 units each year. Based on the similarity between the historical average and the SCAG forecast, the SCAG forecast is considered a reasonable basis for determining the future pace of residential development and associated residential land development (based on assumed densities of development).

- **Commercial Development Forecast**. The SCAG jobs forecast of about 15,000 jobs each year was converted into an annual gross amount of commercial/industrial development using the employment density and FAR assumptions used in the most recent Transportation Uniform Mitigation Fee (TUMF) update documents. As shown in **Figure 8**, this results in a forecast of about 690 acres of commercial/industrial land development each year (representing an overall average of about 21 jobs per acre of development), considerably above the original MSHCP projections of about 370 acres each year. The higher SCAG number, however, appears reasonable given recent and ongoing trends in Western Riverside County where substantial amounts of new logistics/distribution development have occurred covering substantial land areas and, as such, is considered reasonable as the basis of the future forecast of commercial/industrial land development.

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[21] Federal law requires that an urbanized area with a population of at least 50,000 be guided by a regional entity known as an MPO. California's Senate Bill 375 expands the role of the State's 18 MPOs to include regional plans that help the State reach its greenhouse gas reduction targets by encouraging compact development and new development near public transit.

Figure 7 New Housing Units per Year, SCAG and MSHCP Projections and Historic Production (2005-2019)

SCAG (2012-2040) and MSHCP Projections (2004-2029) and Historic Production (2005-2019)

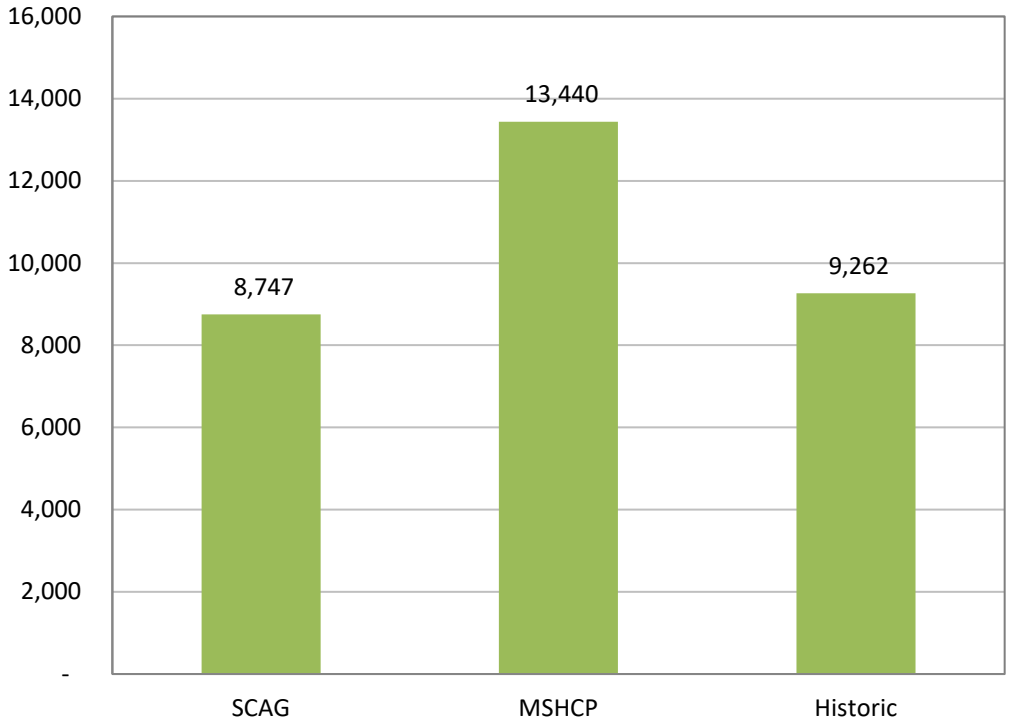
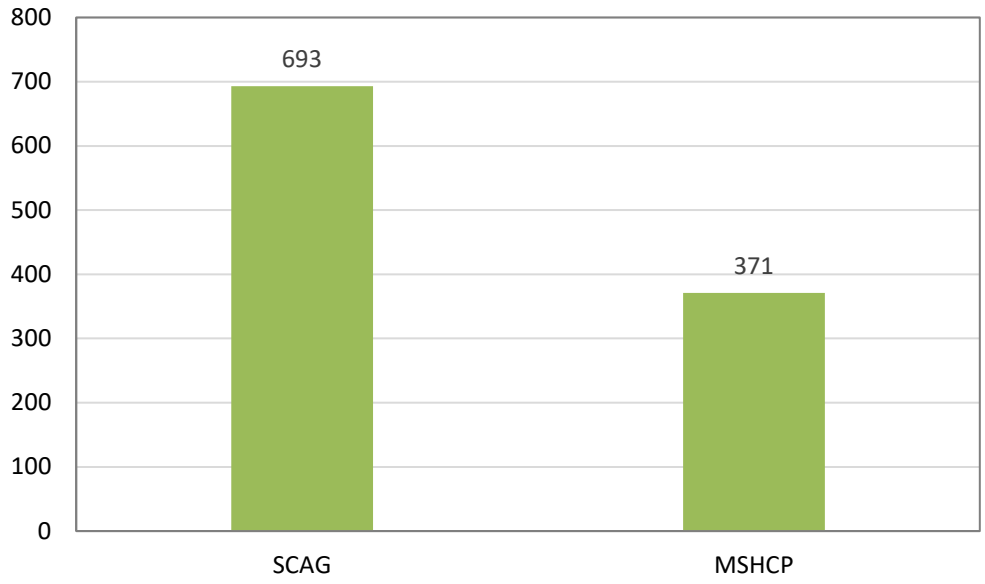


Figure 8 Newly Developed Commercial Acres per Year

SCAG (2012-2040) and MSHCP Projections



Note: SCAG job projections converted into acres by EPS

Forecasts for Fee Calculation

For this fee program update, the SCAG projections are considered a reasonable basis for forecasting future land development. Because all new development is expected to pay the mitigation fee, all of the forecasted household and job growth is converted into a land development forecast that is, in turn, used to calculate the mitigation fees. **Table 9** shows SCAG's overall projections for households and employment in Western Riverside County between 2012 and 2050, and **Table 10** shows the implied average annual land development rates, and, in turn, the overall level of residential and commercial/industrial land development that would be expected to occur through the end of the land acquisition period for each of the extension scenarios.[22] As shown, all scenarios assume an overall average annual land development of 2,252 acres each year, including 693 acres in commercial/industrial land development and 1,558 acres in annual residential land development.[23]

- **Baseline / No Extension Scenario**. Under the no extension scenario, a total of 20,265 acres of land development is expected to occur during the remaining Plan implementation period of nine (9) years and would pay the mitigation fees.
- **5-Year Extension**. Under the 5-year extension to the acquisition period, a total of 31,523 acres of land development is expected to occur during the remaining Plan implementation period of 14 years and would pay the mitigation fees.
- **10-Year Extension**. Under the 10-year extension to the acquisition period, a total of 42,782 acres of land development is expected to occur during the remaining Plan implementation period of 19 years and would pay the mitigation fees.
- **15-Year Extension**. Under the 15-year extension to the acquisition period, a total of 54,040 acres of land development is expected to occur during the remaining Plan implementation period of 24 years and would pay the mitigation fees.

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[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

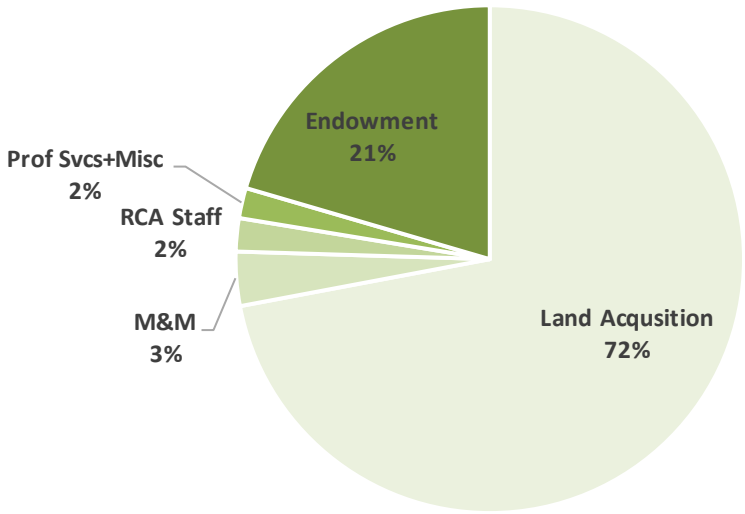
Item	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Total Endowment Funding Required	$225,208,133	$225,208,133	$225,208,133	$225,208,133
(Less) Endowment Interest	($25,695,187)	($40,679,628)	($54,846,349)	($68,206,990)
Net Endowment Funding Required	$199,512,947	$184,528,506	$170,361,785	$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.

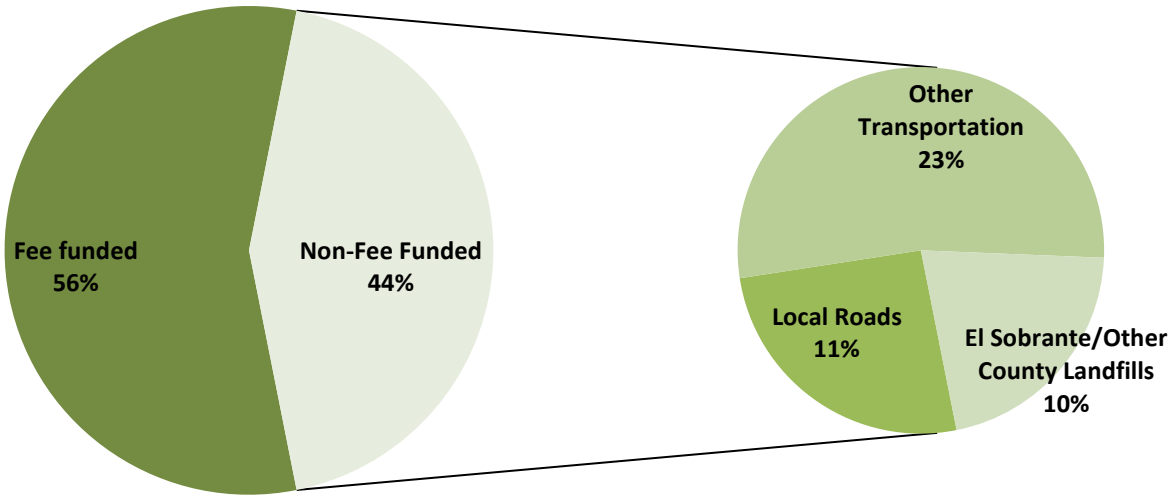
As described further below, at this point, the average annual funding from non-fee revenues sources are well below the MSCHP forecast. Measure A, a voter-approved ½ cent sales tax measure did provide substantial funding as envisioned (though is now fully used/ allocated) and, collectively, the other 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

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[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

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[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 Acuisition 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 Acuisition 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
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	$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	$0
Central		Menifee	Ethanac	I-215	interchange	Backbone	0.00	0	0	0%	0.00	1	2	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Central		Menifee	Ethanac	Sherman	Matthews	Backbone	0.61	2	4	0%	1.23	1	3	0	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	$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	0	$678,000	$294,000	$0	$0	$0	$0	$68,000	$170,000	$97,000	$1,307,000	$1,307,000
Central		Menifee	Menifee	Salt Creek	bridge	Backbone	0.00	2	4	0%	0.00	1	3	0	315	0	0	0	$0	$0	$0	$3,024,000	$0	$0	$302,000	$756,000	$302,000	$4,384,000	$4,384,000
Central		Menifee	Menifee	Simpson	Aldergate	Backbone	0.64	4	4	0%	0.00	1	3	0	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	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	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	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	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	$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	$0
Central		Menifee	Newport	Murrieta	I-215	Backbone	1.99	4	6	87%	0.52	1	3	0	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	$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	$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	$0
Central		Menifee	Scott	I-215	Briggs	Backbone	1.98	4	6	0%	3.96	1	3	0	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	$0
Central		Menifee	Scott	Sunset	Murrieta	Backbone	1.01	2	4	0%	2.01	1	3	0	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	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	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	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	$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	$0
Central		Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	Backbone	4.13	2	4	0%	8.26	1	3	0	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	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	$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	$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	$0
Central		Moreno Valley	Perris	SR-60	interchange	Backbone	0.00	0	0	0%	0.00	1	2	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$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	$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	$0
Central		Moreno Valley	Reche Vista	Country	Heacock	Backbone	0.44	2	4	0%	0.88	2	2	0	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	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	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	$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	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	$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	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	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	$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	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	$0
Central		Perris	Mid-County (Placentia)	Perris	Evans	Backbone	1.57	0	4	52%	3.01	1	2	0	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	$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	$0
Central		Perris	Perris	Ramona	Citrus	Backbone	2.49	4	6	35%	3.24	1	3	0	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	$0
Central		Perris	Perris	Nuevo	11th	Backbone	1.75	2	4	74%	0.91	1	2	0	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	$0
Central		Perris	Ramona	I-215	Perris	Backbone	1.44	4	6	77%	0.66	1	2	0	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	$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	$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	$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	$0
Central		Unincorporated	Ethanac	SR-74	Keystone	Backbone	1.07	0	2	0%	2.14	1	3	0	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	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	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	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	$0
Central		Unincorporated	Mid-County (Ramona)	Pico Avenue	Bridge Road	Backbone	5.95	2	6	8%	21.91	1	3	0	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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0
Northwest		Eastvale	Schleisman	San Bernardino County	600' e/o Cucamonga Creek	Backbone	0.65	6	6	0%	0.00	1	2	0	0	0	1	0	$0	$0	$0	$0	$0	$446,000	$45,000	$112,000	$45,000	$648,000	$648,000
Northwest		Eastvale	Schleisman	Cucamonga Creek	bridge	Backbone	0.00	6	6	0%	0.00	1	2	0	200	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Eastvale	Schleisman	600' e/o Cucamonga Creek	Harrison	Backbone	0.87	6	6	0%	0.00	1	2	0	0	0	1	0	$0	$0	$0	$0	$0	$597,000	$60,000	$149,000	$60,000	$866,000	$866,000
Northwest		Eastvale	Schleisman	Harrison	Sumner	Backbone	0.49	4	4	0%	0.00	1	2	0	0	0	1	0	$0	$0	$0	$0	$0	$336,000	$34,000	$84,000	$34,000	$488,000	$488,000
Northwest		Eastvale	Schleisman	Sumner	Scholar	Backbone	0.50	2	4	0%	1.00	1	2	0	0	0	0	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	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	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	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	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	$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	$0
Northwest		Riverside	Arlington	Magnolia	Alessandro	Backbone	2.73	4	6	0%	5.46	2	2	0	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	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	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	$0
Northwest		Riverside	Van Buren	Trautwein	Orange Terrace	Backbone	1.27	5	6	22%	0.99	1	2	0	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	$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	$0
Northwest		Unincorporated	Cajalco	El Sobrante	Harley John	Backbone	0.86	2	6	0%	3.46	2	3	0	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	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	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	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	$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	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	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	$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	0.74	4	4	0%	0.00	1	2	0	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	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$32,516,000
Pass		Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	Backbone	0.73	4	4	0%	0.00	1	2	0	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$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	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	$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	$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	$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	$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	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	$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	$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	$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	$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	$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	$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	$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	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	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	$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	$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	$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	$0
San Jacinto		Hemet	Domenigoni	Warren	Sanderson	Backbone	1.77	4	6	0%	3.54	1	3	0	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	$0
San Jacinto		Hemet	SR-74	Winchester	Warren	Backbone	2.59	4	6	11%	4.62	1	2	0	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	$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	$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	$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	$0
San Jacinto		San Jacinto	Ramona	Main	Cedar	Backbone	2.40	0	4	57%	4.13	1	2	0	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	$0
San Jacinto		Unincorporated	Domenigoni	SR-79 (Winchester)	Warren	Backbone	3.10	4	6	0%	6.20	1	3	0	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	$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	$0
San Jacinto		Unincorporated	Mid-County (Ramona)	Bridge	Warren	Backbone	2.35	2	4	10%	4.23	1	3	0	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	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	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	$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	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	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	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	$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	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	$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	$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	$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	$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	$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	$0
Southwest		Murrieta	Clinton Keith	Toulon	I-215	Backbone	0.90	4	6	47%	0.95	1	3	0	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	$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	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	$0
Southwest		Murrieta	Whitewood	Menifee City Limit	Keller	Backbone	0.55	4	4	0%	0.00	1	3	0	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$0
Southwest		Temecula	French Valley (Cherry)	Jefferson	Diaz	Backbone	0.56	0	2	54%	0.52	1	2	0	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	$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	$0
Southwest		Temecula	French Valley (Date)	Ynez	Jefferson	Backbone	0.73	0	2	55%	0.66	1	2	0	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	$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	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	$0
Southwest		Temecula	Western Bypass (Diaz)	Cherry	Rancho California	Backbone	2.14	0	2	93%	0.30	1	2	0	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	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	$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	$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	$0
Southwest		Unincorporated	Clinton Keith	Whitewood	SR-79	Backbone	2.54	0	4	75%	2.54	1	3	0	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	$0
Southwest		Unincorporated	SR-74	I-15	Ethanac	Backbone	4.97	4	6	9%	9.05	2	3	0	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	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	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	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	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	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	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	$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	$0
Southwest		Wildomar	Clinton Keith	I-15	Copper Craft	Backbone	1.96	2	4	58%	1.64	2	3	0	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	$0
Central		Menifee	Briggs	SR-74 (Pinacate)	Simpson	Secondary	2.54	2	4	73%	1.37	1	3	0	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	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	$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	$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	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	$0
Central		Menifee	Holland	Murrieta	Bradley	Secondary	1.03	2	4	0%	2.06	1	2	0	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	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	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	$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	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	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	$0
Central		Menifee	McCall	Aspel	Menifee	Secondary	0.95	2	4	45%	1.05	1	3	0	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	$0
Central		Menifee	Murrieta	McCall	Newport	Secondary	2.03	2	4	10%	3.65	1	3	0	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	$0
Central		Moreno Valley	Cactus	I-215	Heacock	Secondary	2.17	4	6	83%	0.74	1	2	0	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	$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	$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	$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	$0
Central		Moreno Valley	Eucalyptus	I-215	Towngate	Secondary	1.00	4	6	42%	1.16	1	2	0	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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0
Central		Moreno Valley	Moreno Beach	Reche Canyon	SR-60	Secondary	1.23	2	4	0%	2.47	1	2	0	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	$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	$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	$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	$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	$0
Central		Moreno Valley	Redlands	Locust	Alessandro	Secondary	2.75	2	4	5%	5.22	1	2	0	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	$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	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	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Central		Perris	Ellis	Goetz	Evans	Secondary	1.27	0	4	14%	4.37	1	3	0	0	0	0	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	$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	$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	$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	$0
Central		Perris	Evans	Placentia	Nuevo	Secondary	1.52	0	4	51%	2.98	1	3	0	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	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	$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	$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	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	$0
Central		Perris	Harley Knox	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	2	0	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$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	$0
Central		Perris	Nuevo	I-215	Murrieta	Secondary	1.36	4	6	18%	2.23	1	2	0	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	$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	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	$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	$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	$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	$0
Central		Unincorporated	Center (Main)	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$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	$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	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	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	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	$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	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	$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	$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	$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	$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	$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	$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	$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	$0
Northwest		Corona	Magnolia	6th	Sherborn	Secondary	0.46	4	6	0%	0.92	1	2	0	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	$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	$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	$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	$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	$0
Northwest		Corona	Main	Hidden Valley	Parkridge	Secondary	0.35	4	6	0%	0.70	1	2	0	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	$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	$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	$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	$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	$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	$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	$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	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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	River		Secondary	1.41	2	4	0%	2.82	1	2	0	0	0	0	$3,192,000	$15,341,000	$0	$0	$0	$0	$319,000	$798,000	$1,853,000	$21,503,000	$21,503,000
Northwest	Eastvale	Hellman	Cucamonga Creek	bridge		Secondary	0.00	2	4	0%	0.00	1	2	0	275	0	0	$0	$0	$0	$2,640,000	$0	$0	$264,000	$660,000	$264,000	$3,828,000	$3,828,000
Northwest	Eastvale	Limonite	I-15	Eastvale Gateway		Secondary	0.29	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$199,000	$20,000	$50,000	$20,000	$289,000	$289,000
Northwest	Eastvale	Limonite	I-15	interchange		Secondary	0.00	0	0	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Limonite	Eastvale Gateway	Hamner		Secondary	0.26	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$175,000	$18,000	$44,000	$18,000	$255,000	$255,000
Northwest	Eastvale	Limonite	Hamner	Sumner		Secondary	1.00	4	6	75%	0.50	1	3	0	0	0	0	$568,000	$246,000	$0	$0	$0	$0	$57,000	$142,000	$81,000	$1,094,000	$1,094,000
Northwest	Eastvale	Limonite	Sumner	Harrison		Secondary	0.50	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$343,000	$34,000	$86,000	$34,000	$497,000	$497,000
Northwest	Eastvale	Limonite	Harrison	Archibald		Secondary	0.49	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Limonite	Archibald	Hellman (Keller SBD Co.)		Secondary	1.15	0	4	78%	1.01	1	3	0	0	0	0	$1,146,000	$496,000	$0	$0	$0	$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	Limonite	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	1	2	0	0	0	1	$0	$0	$0	$0	$0	$1,425,000	$143,000	$356,000	$143,000	$2,067,000	$2,067,000
Northwest	Riverside	Victoria	Lincoln	Arlington		Secondary	0.16	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Victoria	Madison	Washington		Secondary	0.52	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Washington	Victoria	Hermosa		Secondary	2.06	2	4	14%	3.54	1	2	0	0	0	0	$4,011,000	$19,274,000	$0	$0	$0	$0	$401,000	$1,003,000	$2,329,000	$27,018,000	$27,018,000
Northwest	Riverside	Wood	JFK	Van Buren		Secondary	0.70	2	4	0%	1.40	1	3	0	0	0	0	$1,585,000	$686,000	$0	$0	$0	$0	$159,000	$396,000	$227,000	$3,053,000	$3,053,000
Northwest	Riverside	Wood	Van Buren	Bergamont		Secondary	0.11	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Wood	Bergamont	Krameria		Secondary	0.39	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN	MILES	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Unincorporated		Cantu-Galleano Ranch	Hamner	Wineville	Secondary	0.94	6	6	0%	0.00	1	3	0	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$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	$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	$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	$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	$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	$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	$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	$0
Northwest	Unincorporated		Mockingbird Canyon	Van Buren	El Sobrante	Secondary	3.41	2	4	0%	6.82	2	3	0	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	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	$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	$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	$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	$0
Northwest	Unincorporated		Temescal Canyon	I-15	interchange	Secondary	0.00	0	0	0%	0.00	2	3	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$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	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	$0
Northwest	Unincorporated		Washington	Hermosa	Harley John	Secondary	3.96	2	4	26%	5.86	1	3	0	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	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	$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	$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	$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	$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	$0
Pass	Banning		Sun Lakes	Highland Home	Sunset	Secondary	1.00	0	4	0%	4.00	1	2	0	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	$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	$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	$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	$0
Pass	Banning		Sunset	I-10	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0
Pass	Beaumont		Pennsylvania	6th	1st	Secondary	0.53	2	4	18%	0.86	1	2	0	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	$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	$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	$0
Pass	Calimesa		Calimesa	I-10	interchange	Secondary	0.00	0	0	0%	0.00	1	2	2	0	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	$0
Pass	Calimesa		County Line	I-10	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$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	$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	$0
Pass	Calimesa		Singleton	Condit	Roberts	Secondary	0.85	2	4	0%	1.70	1	2	0	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	$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	$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	$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	$0
Pass	Unincorporated		San Timoteo Canyon	UP Railroad	railroad crossing	Secondary	0.00	2	2	0%	0.00	2	3	0	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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0
San Jacinto	Hemet		Stetson	Warren	Cawston	Secondary	1.00	2	4	0%	2.00	1	3	0	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	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	$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	$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	$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	$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	$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	$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	$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	$0
San Jacinto	San Jacinto		State	Gilman Springs	Quandt Ranch	Secondary	0.76	2	4	0%	1.52	1	3	0	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	$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	$0
San Jacinto	San Jacinto		Warren	Ramona	Esplanade	Secondary	3.47	2	4	11%	6.18	1	3	0	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	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	$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	$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	Lake	Temescal Wash	bridge	Secondary	0.00	2	4	0%		0.00	2	2	0	180	0	0	$0	$0	$0	$1,728,000	$0	$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	0	$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 Murrietta	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 Bypa	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 Elli	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 Krameria	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	1.75		$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 Morazga 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	Krameria	Cajalco	$12,537,000	$12,537,000	$325,000	Between Krameria 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	Acacia	Menlo	$0	$0	$0		0%	0%	0.74	0.92		$0	$0	$0	$0	$0	$0	$0
San Jacinto		Hemet	Sanderson	Domenigoni	Stetson	$0	$0	$0	Between Stetson and Thornton	26%	26%	0.79	1.11		$0	$0	$0	$0	$0	$0	$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 (	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
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1147	Riverside	Central	Moreno Valley
1148	Riverside	Central	Moreno Valley
1149	Riverside	Central	Moreno Valley
1150	Riverside	Central	Moreno Valley
1151	Riverside	Central	Moreno Valley
1152	Riverside	Central	Moreno Valley
1153	Riverside	Central	Moreno Valley
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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

TAZ	County	WRCOG Zone	City
1197	Riverside	Central	Moreno Valley
1198	Riverside	Central	Moreno Valley
1199	Riverside	Central	Moreno Valley
1200	Riverside	Central	Moreno Valley
1201	Riverside	Central	Moreno Valley
1202	Riverside	Central	Moreno Valley
1203	Riverside	Central	Moreno Valley
1204	Riverside	Central	Moreno Valley
1205	Riverside	Central	Moreno Valley
1206	Riverside	Central	Moreno Valley
1207	Riverside	Central	Moreno Valley
1208	Riverside	Central	Moreno Valley
1209	Riverside	Central	Moreno Valley
1210	Riverside	Central	Moreno Valley
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1213	Riverside	Central	Moreno Valley
1214	Riverside	Central	Moreno Valley
1215	Riverside	Central	Moreno Valley
1216	Riverside	Central	Moreno Valley
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1232	Riverside	Central	Moreno Valley
1233	Riverside	Central	Moreno Valley
1234	Riverside	Central	Moreno Valley
1235	Riverside	Central	Moreno Valley
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1244	Riverside	Central	Moreno Valley
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1246	Riverside	Central	Moreno Valley
1247	Riverside	Central	Moreno Valley
1248	Riverside	Central	Moreno Valley
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1252	Riverside	Central	Moreno Valley
1253	Riverside	Central	Moreno Valley
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1802	Riverside	Central	Perris
1803	Riverside	Central	Perris
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1805	Riverside	Central	Perris
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1822	Riverside	Central	Perris
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1825	Riverside	Central	Perris
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1827	Riverside	Central	Perris
1828	Riverside	Central	Perris
1829	Riverside	Central	Perris
1830	Riverside	Central	Perris
1831	Riverside	Central	Perris
1832	Riverside	Central	Perris
1833	Riverside	Central	Perris
1834	Riverside	Central	Perris
1835	Riverside	Central	Perris
1836	Riverside	Central	Perris
1837	Riverside	Central	Perris
1838	Riverside	Central	Perris
1839	Riverside	Central	Perris
1840	Riverside	Central	Perris
1841	Riverside	Central	Perris
1842	Riverside	Central	Perris
1843	Riverside	Central	Perris
1844	Riverside	Central	Perris
1845	Riverside	Central	Perris
1846	Riverside	Central	Perris
1847	Riverside	Central	Perris
1848	Riverside	Central	Perris
1849	Riverside	Central	Perris
1850	Riverside	Central	Perris
1851	Riverside	Central	Perris
1852	Riverside	Central	Perris
1853	Riverside	Central	Perris
1854	Riverside	Central	Perris
1855	Riverside	Central	Perris
1856	Riverside	Central	Perris

TAZ	County	WRCOG Zone	City
1857	Riverside	Central	Perris
1858	Riverside	Central	Perris
1859	Riverside	Central	Perris
1860	Riverside	Central	Perris
1861	Riverside	Central	Perris
1862	Riverside	Central	Perris
1863	Riverside	Central	Perris
1864	Riverside	Central	Perris
1865	Riverside	Central	Perris
1866	Riverside	Central	Perris
1867	Riverside	Central	Perris
1868	Riverside	Central	Perris
1869	Riverside	Central	Perris
1870	Riverside	Central	Perris
1871	Riverside	Central	Perris
1872	Riverside	Central	Perris
1873	Riverside	Central	Perris
1874	Riverside	Central	Perris
1875	Riverside	Central	Perris
1876	Riverside	Central	Perris
1877	Riverside	Central	Perris
1878	Riverside	Central	Perris
1879	Riverside	Central	Perris
2126	Riverside	Central	Riverside
2127	Riverside	Central	Riverside
2128	Riverside	Central	Riverside
2320	Riverside	Central	Unincorporated
2327	Riverside	Central	Unincorporated
2328	Riverside	Central	Unincorporated
2329	Riverside	Central	Unincorporated
2330	Riverside	Central	Unincorporated
2331	Riverside	Central	Unincorporated
2332	Riverside	Central	Unincorporated
2333	Riverside	Central	Unincorporated
2334	Riverside	Central	Unincorporated
2335	Riverside	Central	Unincorporated
2336	Riverside	Central	Unincorporated
2337	Riverside	Central	Unincorporated
2339	Riverside	Central	Unincorporated
2341	Riverside	Central	Unincorporated
2343	Riverside	Central	Unincorporated
2344	Riverside	Central	Unincorporated
2345	Riverside	Central	Unincorporated
2350	Riverside	Central	Unincorporated
2351	Riverside	Central	Unincorporated
2352	Riverside	Central	Unincorporated
2353	Riverside	Central	Unincorporated
2354	Riverside	Central	Unincorporated
2359	Riverside	Central	Unincorporated
2668	Riverside	Central	Unincorporated
2669	Riverside	Central	Unincorporated
2673	Riverside	Central	Unincorporated
2675	Riverside	Central	Unincorporated
2676	Riverside	Central	Unincorporated
2677	Riverside	Central	Unincorporated
2678	Riverside	Central	Unincorporated
2682	Riverside	Central	Unincorporated
2683	Riverside	Central	Unincorporated
2684	Riverside	Central	Unincorporated
2685	Riverside	Central	Unincorporated
2686	Riverside	Central	Unincorporated
2687	Riverside	Central	Unincorporated
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2689	Riverside	Central	Unincorporated
2690	Riverside	Central	Unincorporated
2691	Riverside	Central	Unincorporated
2692	Riverside	Central	Unincorporated
2693	Riverside	Central	Unincorporated
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2709	Riverside	Central	Unincorporated
2710	Riverside	Central	Unincorporated
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2717	Riverside	Central	Unincorporated
2719	Riverside	Central	Unincorporated
2721	Riverside	Central	Unincorporated
2722	Riverside	Central	Unincorporated
2723	Riverside	Central	Unincorporated
2724	Riverside	Central	Unincorporated
2725	Riverside	Central	Unincorporated
2727	Riverside	Central	Unincorporated
2728	Riverside	Central	Unincorporated
2729	Riverside	Central	Unincorporated
2733	Riverside	Central	Unincorporated
2744	Riverside	Central	Unincorporated
2745	Riverside	Central	Unincorporated
2746	Riverside	Central	Unincorporated
2747	Riverside	Central	Unincorporated
2748	Riverside	Central	Unincorporated
2752	Riverside	Central	Unincorporated
2753	Riverside	Central	Unincorporated
2754	Riverside	Central	Unincorporated
2755	Riverside	Central	Unincorporated
2756	Riverside	Central	Unincorporated
2757	Riverside	Central	Unincorporated
2758	Riverside	Central	Unincorporated
2759	Riverside	Central	Unincorporated
2760	Riverside	Central	Unincorporated
2761	Riverside	Central	Unincorporated
2762	Riverside	Central	Unincorporated
2780	Riverside	Central	Unincorporated
2781	Riverside	Central	Unincorporated
2782	Riverside	Central	Unincorporated
2783	Riverside	Central	Unincorporated
2784	Riverside	Central	Unincorporated
2785	Riverside	Central	Unincorporated
2786	Riverside	Central	Unincorporated
2787	Riverside	Central	Unincorporated
2788	Riverside	Central	Unincorporated
2789	Riverside	Central	Unincorporated
2793	Riverside	Central	Unincorporated
2794	Riverside	Central	Unincorporated
2795	Riverside	Central	Unincorporated
2796	Riverside	Central	Unincorporated
2797	Riverside	Central	Unincorporated
2802	Riverside	Central	Unincorporated
2804	Riverside	Central	Unincorporated
2807	Riverside	Central	Unincorporated
2809	Riverside	Central	Unincorporated
2825	Riverside	Central	Unincorporated
2853	Riverside	Central	Unincorporated
2857	Riverside	Central	Unincorporated
2862	Riverside	Central	Unincorporated
2863	Riverside	Central	Unincorporated
2864	Riverside	Central	Unincorporated
2869	Riverside	Central	Unincorporated
2870	Riverside	Central	Unincorporated
2872	Riverside	Central	Unincorporated
2875	Riverside	Central	Unincorporated
2877	Riverside	Central	Unincorporated
2878	Riverside	Central	Unincorporated
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
694	Riverside	Hemet/San Jacinto	Hemet
695	Riverside	Hemet/San Jacinto	Hemet
696	Riverside	Hemet/San Jacinto	Hemet
697	Riverside	Hemet/San Jacinto	Hemet
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
710	Riverside	Hemet/San Jacinto	Hemet
711	Riverside	Hemet/San Jacinto	Hemet
712	Riverside	Hemet/San Jacinto	Hemet
713	Riverside	Hemet/San Jacinto	Hemet
714	Riverside	Hemet/San Jacinto	Hemet
715	Riverside	Hemet/San Jacinto	Hemet
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
2143	Riverside	Hemet/San Jacinto	San Jacinto
2144	Riverside	Hemet/San Jacinto	San Jacinto
2145	Riverside	Hemet/San Jacinto	San Jacinto
2146	Riverside	Hemet/San Jacinto	San Jacinto
2147	Riverside	Hemet/San Jacinto	San Jacinto
2148	Riverside	Hemet/San Jacinto	San Jacinto
2149	Riverside	Hemet/San Jacinto	San Jacinto
2150	Riverside	Hemet/San Jacinto	San Jacinto
2151	Riverside	Hemet/San Jacinto	San Jacinto
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
2175	Riverside	Hemet/San Jacinto	San Jacinto
2176	Riverside	Hemet/San Jacinto	San Jacinto
2177	Riverside	Hemet/San Jacinto	San Jacinto
2178	Riverside	Hemet/San Jacinto	San Jacinto
2179	Riverside	Hemet/San Jacinto	San Jacinto
2180	Riverside	Hemet/San Jacinto	San Jacinto
2181	Riverside	Hemet/San Jacinto	San Jacinto
2182	Riverside	Hemet/San Jacinto	San Jacinto
2183	Riverside	Hemet/San Jacinto	San Jacinto
2184	Riverside	Hemet/San Jacinto	San Jacinto
2185	Riverside	Hemet/San Jacinto	San Jacinto
2186	Riverside	Hemet/San Jacinto	San Jacinto
2187	Riverside	Hemet/San Jacinto	San Jacinto
2188	Riverside	Hemet/San Jacinto	San Jacinto
2189	Riverside	Hemet/San Jacinto	San Jacinto
2190	Riverside	Hemet/San Jacinto	San Jacinto
2191	Riverside	Hemet/San Jacinto	San Jacinto
2192	Riverside	Hemet/San Jacinto	San Jacinto
2193	Riverside	Hemet/San Jacinto	San Jacinto
2194	Riverside	Hemet/San Jacinto	San Jacinto
2195	Riverside	Hemet/San Jacinto	San Jacinto
2196	Riverside	Hemet/San Jacinto	San Jacinto
2197	Riverside	Hemet/San Jacinto	San Jacinto
2198	Riverside	Hemet/San Jacinto	San Jacinto
2199	Riverside	Hemet/San Jacinto	San Jacinto
2200	Riverside	Hemet/San Jacinto	San Jacinto
2201	Riverside	Hemet/San Jacinto	San Jacinto
2202	Riverside	Hemet/San Jacinto	San Jacinto
2203	Riverside	Hemet/San Jacinto	San Jacinto
2204	Riverside	Hemet/San Jacinto	San Jacinto
2205	Riverside	Hemet/San Jacinto	San Jacinto
2206	Riverside	Hemet/San Jacinto	San Jacinto
2207	Riverside	Hemet/San Jacinto	San Jacinto
2324	Riverside	Hemet/San Jacinto	Unincorporated
2325	Riverside	Hemet/San Jacinto	Unincorporated
2326	Riverside	Hemet/San Jacinto	Unincorporated
2338	Riverside	Hemet/San Jacinto	Unincorporated
2340	Riverside	Hemet/San Jacinto	Unincorporated
2342	Riverside	Hemet/San Jacinto	Unincorporated
2346	Riverside	Hemet/San Jacinto	Unincorporated
2347	Riverside	Hemet/San Jacinto	Unincorporated
2348	Riverside	Hemet/San Jacinto	Unincorporated
2349	Riverside	Hemet/San Jacinto	Unincorporated
2358	Riverside	Hemet/San Jacinto	Unincorporated
2360	Riverside	Hemet/San Jacinto	Unincorporated
2361	Riverside	Hemet/San Jacinto	Unincorporated
2362	Riverside	Hemet/San Jacinto	Unincorporated
2471	Riverside	Hemet/San Jacinto	Unincorporated
2472	Riverside	Hemet/San Jacinto	Unincorporated
2491	Riverside	Hemet/San Jacinto	Unincorporated
2493	Riverside	Hemet/San Jacinto	Unincorporated
2494	Riverside	Hemet/San Jacinto	Unincorporated
2625	Riverside	Hemet/San Jacinto	Unincorporated
2626	Riverside	Hemet/San Jacinto	Unincorporated
2628	Riverside	Hemet/San Jacinto	Unincorporated
2630	Riverside	Hemet/San Jacinto	Unincorporated
2631	Riverside	Hemet/San Jacinto	Unincorporated

TAZ	County	WRCOG Zone	City
2625	Riverside	Hemet/San Jacinto	Unincorporated
2626	Riverside	Hemet/San Jacinto	Unincorporated
2628	Riverside	Hemet/San Jacinto	Unincorporated
2630	Riverside	Hemet/San Jacinto	Unincorporated
2631	Riverside	Hemet/San Jacinto	Unincorporated
2632	Riverside	Hemet/San Jacinto	Unincorporated
2633	Riverside	Hemet/San Jacinto	Unincorporated
2634	Riverside	Hemet/San Jacinto	Unincorporated
2635	Riverside	Hemet/San Jacinto	Unincorporated
2641	Riverside	Hemet/San Jacinto	Unincorporated
2642	Riverside	Hemet/San Jacinto	Unincorporated
2643	Riverside	Hemet/San Jacinto	Unincorporated
2644	Riverside	Hemet/San Jacinto	Unincorporated
2645	Riverside	Hemet/San Jacinto	Unincorporated
2646	Riverside	Hemet/San Jacinto	Unincorporated
2647	Riverside	Hemet/San Jacinto	Unincorporated
2648	Riverside	Hemet/San Jacinto	Unincorporated
2649	Riverside	Hemet/San Jacinto	Unincorporated
2651	Riverside	Hemet/San Jacinto	Unincorporated
2652	Riverside	Hemet/San Jacinto	Unincorporated
2653	Riverside	Hemet/San Jacinto	Unincorporated
2654	Riverside	Hemet/San Jacinto	Unincorporated
2655	Riverside	Hemet/San Jacinto	Unincorporated
2660	Riverside	Hemet/San Jacinto	Unincorporated
2670	Riverside	Hemet/San Jacinto	Unincorporated
2679	Riverside	Hemet/San Jacinto	Unincorporated
2810	Riverside	Hemet/San Jacinto	Unincorporated
2811	Riverside	Hemet/San Jacinto	Unincorporated
2812	Riverside	Hemet/San Jacinto	Unincorporated
2815	Riverside	Hemet/San Jacinto	Unincorporated
2816	Riverside	Hemet/San Jacinto	Unincorporated
2817	Riverside	Hemet/San Jacinto	Unincorporated
2818	Riverside	Hemet/San Jacinto	Unincorporated
2819	Riverside	Hemet/San Jacinto	Unincorporated
2820	Riverside	Hemet/San Jacinto	Unincorporated
2821	Riverside	Hemet/San Jacinto	Unincorporated
2822	Riverside	Hemet/San Jacinto	Unincorporated
2823	Riverside	Hemet/San Jacinto	Unincorporated
2824	Riverside	Hemet/San Jacinto	Unincorporated
2826	Riverside	Hemet/San Jacinto	Unincorporated
2827	Riverside	Hemet/San Jacinto	Unincorporated
2828	Riverside	Hemet/San Jacinto	Unincorporated
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2831	Riverside	Hemet/San Jacinto	Unincorporated
2832	Riverside	Hemet/San Jacinto	Unincorporated
2833	Riverside	Hemet/San Jacinto	Unincorporated
2834	Riverside	Hemet/San Jacinto	Unincorporated
2835	Riverside	Hemet/San Jacinto	Unincorporated
2836	Riverside	Hemet/San Jacinto	Unincorporated
2839	Riverside	Hemet/San Jacinto	Unincorporated
2840	Riverside	Hemet/San Jacinto	Unincorporated
2841	Riverside	Hemet/San Jacinto	Unincorporated
2842	Riverside	Hemet/San Jacinto	Unincorporated
2843	Riverside	Hemet/San Jacinto	Unincorporated
2844	Riverside	Hemet/San Jacinto	Unincorporated
2845	Riverside	Hemet/San Jacinto	Unincorporated
2848	Riverside	Hemet/San Jacinto	Unincorporated
2850	Riverside	Hemet/San Jacinto	Unincorporated
2851	Riverside	Hemet/San Jacinto	Unincorporated
2856	Riverside	Hemet/San Jacinto	Unincorporated
2865	Riverside	Hemet/San Jacinto	Unincorporated
2866	Riverside	Hemet/San Jacinto	Unincorporated
2867	Riverside	Hemet/San Jacinto	Unincorporated
2868	Riverside	Hemet/San Jacinto	Unincorporated
2871	Riverside	Hemet/San Jacinto	Unincorporated
2873	Riverside	Hemet/San Jacinto	Unincorporated
2874	Riverside	Hemet/San Jacinto	Unincorporated
2876	Riverside	Hemet/San Jacinto	Unincorporated
2881	Riverside	Hemet/San Jacinto	Unincorporated
2882	Riverside	Hemet/San Jacinto	Unincorporated
2883	Riverside	Hemet/San Jacinto	Unincorporated
2884	Riverside	Hemet/San Jacinto	Unincorporated
2885	Riverside	Hemet/San Jacinto	Unincorporated
2886	Riverside	Hemet/San Jacinto	Unincorporated
2887	Riverside	Hemet/San Jacinto	Unincorporated
2888	Riverside	Hemet/San Jacinto	Unincorporated
2889	Riverside	Hemet/San Jacinto	Unincorporated
2890	Riverside	Hemet/San Jacinto	Unincorporated
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2894	Riverside	Hemet/San Jacinto	Unincorporated
2895	Riverside	Hemet/San Jacinto	Unincorporated
2919	Riverside	Hemet/San Jacinto	Unincorporated
2920	Riverside	Hemet/San Jacinto	Unincorporated
2921	Riverside	Hemet/San Jacinto	Unincorporated
2922	Riverside	Hemet/San Jacinto	Unincorporated
2934	Riverside	Hemet/San Jacinto	Unincorporated
2935	Riverside	Hemet/San Jacinto	Unincorporated
2936	Riverside	Hemet/San Jacinto	Unincorporated
2937	Riverside	Hemet/San Jacinto	Unincorporated
2938	Riverside	Hemet/San Jacinto	Unincorporated
3194	Riverside	Hemet/San Jacinto	Unincorporated
3195	Riverside	Hemet/San Jacinto	Unincorporated
3196	Riverside	Hemet/San Jacinto	Unincorporated
3197	Riverside	Hemet/San Jacinto	Unincorporated
3198	Riverside	Hemet/San Jacinto	Unincorporated
3242	Riverside	Hemet/San Jacinto	Unincorporated
3243	Riverside	Hemet/San Jacinto	Unincorporated
3244	Riverside	Hemet/San Jacinto	Unincorporated
3245	Riverside	Hemet/San Jacinto	Unincorporated

EXHIBIT I-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zone - Northwest

TAZ	County	WRCOG Zone	City
332	Riverside	Northwest	Corona
333	Riverside	Northwest	Corona
334	Riverside	Northwest	Corona
335	Riverside	Northwest	Corona
336	Riverside	Northwest	Corona
337	Riverside	Northwest	Corona
338	Riverside	Northwest	Corona
339	Riverside	Northwest	Corona
340	Riverside	Northwest	Corona
341	Riverside	Northwest	Corona
342	Riverside	Northwest	Corona
343	Riverside	Northwest	Corona
344	Riverside	Northwest	Corona
345	Riverside	Northwest	Corona
346	Riverside	Northwest	Corona
347	Riverside	Northwest	Corona
348	Riverside	Northwest	Corona
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413	Riverside	Northwest	Corona
414	Riverside	Northwest	Corona
415	Riverside	Northwest	Corona
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2706	Riverside	Northwest	Unincorporated
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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

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
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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
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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
1024	Riverside	Southwest	Lake Elsinore
1025	Riverside	Southwest	Lake Elsinore
1026	Riverside	Southwest	Lake Elsinore
1027	Riverside	Southwest	Lake Elsinore
1028	Riverside	Southwest	Lake Elsinore
1029	Riverside	Southwest	Lake Elsinore
1030	Riverside	Southwest	Lake Elsinore
1031	Riverside	Southwest	Lake Elsinore
1032	Riverside	Southwest	Lake Elsinore
1033	Riverside	Southwest	Lake Elsinore
1034	Riverside	Southwest	Lake Elsinore
1035	Riverside	Southwest	Lake Elsinore
1036	Riverside	Southwest	Lake Elsinore
1037	Riverside	Southwest	Lake Elsinore
1038	Riverside	Southwest	Lake Elsinore
1039	Riverside	Southwest	Lake Elsinore
1040	Riverside	Southwest	Lake Elsinore
1041	Riverside	Southwest	Lake Elsinore
1042	Riverside	Southwest	Lake Elsinore
1043	Riverside	Southwest	Lake Elsinore
1286	Riverside	Southwest	Murrieta
1287	Riverside	Southwest	Murrieta
1288	Riverside	Southwest	Murrieta
1289	Riverside	Southwest	Murrieta
1290	Riverside	Southwest	Murrieta
1291	Riverside	Southwest	Murrieta
1292	Riverside	Southwest	Murrieta
1293	Riverside	Southwest	Murrieta
1294	Riverside	Southwest	Murrieta
1295	Riverside	Southwest	Murrieta
1296	Riverside	Southwest	Murrieta
1297	Riverside	Southwest	Murrieta
1298	Riverside	Southwest	Murrieta
1299	Riverside	Southwest	Murrieta
1300	Riverside	Southwest	Murrieta
1301	Riverside	Southwest	Murrieta
1302	Riverside	Southwest	Murrieta
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1304	Riverside	Southwest	Murrieta
1305	Riverside	Southwest	Murrieta
1306	Riverside	Southwest	Murrieta
1307	Riverside	Southwest	Murrieta
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1310	Riverside	Southwest	Murrieta
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1318	Riverside	Southwest	Murrieta
1319	Riverside	Southwest	Murrieta
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1342	Riverside	Southwest	Murrieta
1343	Riverside	Southwest	Murrieta
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1345	Riverside	Southwest	Murrieta
1346	Riverside	Southwest	Murrieta
1347	Riverside	Southwest	Murrieta
1348	Riverside	Southwest	Murrieta
1349	Riverside	Southwest	Murrieta
1350	Riverside	Southwest	Murrieta

TAZ	County	WRCOG Zone	City
1351	Riverside	Southwest	Murrieta
1352	Riverside	Southwest	Murrieta
1353	Riverside	Southwest	Murrieta
1354	Riverside	Southwest	Murrieta
1355	Riverside	Southwest	Murrieta
1356	Riverside	Southwest	Murrieta
1357	Riverside	Southwest	Murrieta
1358	Riverside	Southwest	Murrieta
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1366	Riverside	Southwest	Murrieta
1367	Riverside	Southwest	Murrieta
1368	Riverside	Southwest	Murrieta
1369	Riverside	Southwest	Murrieta
1370	Riverside	Southwest	Murrieta
1371	Riverside	Southwest	Murrieta
1372	Riverside	Southwest	Murrieta
1373	Riverside	Southwest	Murrieta
1374	Riverside	Southwest	Murrieta
1375	Riverside	Southwest	Murrieta
1376	Riverside	Southwest	Murrieta
1377	Riverside	Southwest	Murrieta
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1380	Riverside	Southwest	Murrieta
1381	Riverside	Southwest	Murrieta
1382	Riverside	Southwest	Murrieta
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1385	Riverside	Southwest	Murrieta
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1397	Riverside	Southwest	Murrieta
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1451	Riverside	Southwest	Murrieta
1452	Riverside	Southwest	Murrieta
1453	Riverside	Southwest	Murrieta
1454	Riverside	Southwest	Murrieta
1455	Riverside	Southwest	Murrieta
1456	Riverside	Southwest	Murrieta
1457	Riverside	Southwest	Murrieta
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1468	Riverside	Southwest	Murrieta
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1470	Riverside	Southwest	Murrieta
1471	Riverside	Southwest	Murrieta
1472	Riverside	Southwest	Murrieta
1473	Riverside	Southwest	Murrieta
1474	Riverside	Southwest	Murrieta
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1529	Riverside	Southwest	Murrieta
1530	Riverside	Southwest	Murrieta

TAZ	County	WRCOG Zone	City
1531	Riverside	Southwest	Murrieta
1532	Riverside	Southwest	Murrieta
1533	Riverside	Southwest	Murrieta
1534	Riverside	Southwest	Murrieta
1535	Riverside	Southwest	Murrieta
1536	Riverside	Southwest	Murrieta
1537	Riverside	Southwest	Murrieta
1538	Riverside	Southwest	Murrieta
1539	Riverside	Southwest	Murrieta
2208	Riverside	Southwest	Temecula
2209	Riverside	Southwest	Temecula
2210	Riverside	Southwest	Temecula
2211	Riverside	Southwest	Temecula
2212	Riverside	Southwest	Temecula
2213	Riverside	Southwest	Temecula
2214	Riverside	Southwest	Temecula
2215	Riverside	Southwest	Temecula
2216	Riverside	Southwest	Temecula
2217	Riverside	Southwest	Temecula
2218	Riverside	Southwest	Temecula
2219	Riverside	Southwest	Temecula
2220	Riverside	Southwest	Temecula
2221	Riverside	Southwest	Temecula
2222	Riverside	Southwest	Temecula
2223	Riverside	Southwest	Temecula
2224	Riverside	Southwest	Temecula
2225	Riverside	Southwest	Temecula
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2230	Riverside	Southwest	Temecula
2231	Riverside	Southwest	Temecula
2232	Riverside	Southwest	Temecula
2233	Riverside	Southwest	Temecula
2234	Riverside	Southwest	Temecula
2235	Riverside	Southwest	Temecula
2236	Riverside	Southwest	Temecula
2237	Riverside	Southwest	Temecula
2238	Riverside	Southwest	Temecula
2239	Riverside	Southwest	Temecula
2240	Riverside	Southwest	Temecula
2241	Riverside	Southwest	Temecula
2242	Riverside	Southwest	Temecula
2243	Riverside	Southwest	Temecula
2244	Riverside	Southwest	Temecula
2245	Riverside	Southwest	Temecula
2246	Riverside	Southwest	Temecula
2247	Riverside	Southwest	Temecula
2248	Riverside	Southwest	Temecula
2249	Riverside	Southwest	Temecula
2250	Riverside	Southwest	Temecula
2251	Riverside	Southwest	Temecula
2252	Riverside	Southwest	Temecula
2253	Riverside	Southwest	Temecula
2254	Riverside	Southwest	Temecula
2255	Riverside	Southwest	Temecula
2256	Riverside	Southwest	Temecula
2257	Riverside	Southwest	Temecula
2258	Riverside	Southwest	Temecula
2259	Riverside	Southwest	Temecula
2260	Riverside	Southwest	Temecula
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2318	Riverside	Southwest	Temecula
2319	Riverside	Southwest	Temecula
2395	Riverside	Southwest	Unincorporated
2396	Riverside	Southwest	Unincorporated
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2422	Riverside	Southwest	Unincorporated
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2492	Riverside	Southwest	Unincorporated
2495	Riverside	Southwest	Unincorporated
2496	Riverside	Southwest	Unincorporated
2497	Riverside	Southwest	Unincorporated
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2499	Riverside	Southwest	Unincorporated
2500	Riverside	Southwest	Unincorporated
2501	Riverside	Southwest	Unincorporated
2509	Riverside	Southwest	Unincorporated
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2531	Riverside	Southwest	Unincorporated
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2535	Riverside	Southwest	Unincorporated
2536	Riverside	Southwest	Unincorporated
2537	Riverside	Southwest	Unincorporated
2538	Riverside	Southwest	Unincorporated
2539	Riverside	Southwest	Unincorporated
2540	Riverside	Southwest	Unincorporated

TAZ	County	WRCOG Zone	City
2541	Riverside	Southwest	Unincorporated
2542	Riverside	Southwest	Unincorporated
2543	Riverside	Southwest	Unincorporated
2544	Riverside	Southwest	Unincorporated
2545	Riverside	Southwest	Unincorporated
2546	Riverside	Southwest	Unincorporated
2547	Riverside	Southwest	Unincorporated
2548	Riverside	Southwest	Unincorporated
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2551	Riverside	Southwest	Unincorporated
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2553	Riverside	Southwest	Unincorporated
2554	Riverside	Southwest	Unincorporated
2555	Riverside	Southwest	Unincorporated
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2563	Riverside	Southwest	Unincorporated
2564	Riverside	Southwest	Unincorporated
2582	Riverside	Southwest	Unincorporated
2583	Riverside	Southwest	Unincorporated
2584	Riverside	Southwest	Unincorporated
2585	Riverside	Southwest	Unincorporated
2662	Riverside	Southwest	Unincorporated
2663	Riverside	Southwest	Unincorporated
2665	Riverside	Southwest	Unincorporated
2695	Riverside	Southwest	Unincorporated
2696	Riverside	Southwest	Unincorporated
2697	Riverside	Southwest	Unincorporated
2698	Riverside	Southwest	Unincorporated
2699	Riverside	Southwest	Unincorporated
2700	Riverside	Southwest	Unincorporated
2701	Riverside	Southwest	Unincorporated
2702	Riverside	Southwest	Unincorporated
2703	Riverside	Southwest	Unincorporated
2704	Riverside	Southwest	Unincorporated
2708	Riverside	Southwest	Unincorporated
2718	Riverside	Southwest	Unincorporated
2720	Riverside	Southwest	Unincorporated
2813	Riverside	Southwest	Unincorporated
2814	Riverside	Southwest	Unincorporated
2837	Riverside	Southwest	Unincorporated
2838	Riverside	Southwest	Unincorporated
2846	Riverside	Southwest	Unincorporated
2847	Riverside	Southwest	Unincorporated
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3094	Riverside	Southwest	Unincorporated
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3102	Riverside	Southwest	Unincorporated
3103	Riverside	Southwest	Unincorporated
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3110	Riverside	Southwest	Unincorporated
3111	Riverside	Southwest	Unincorporated
3112	Riverside	Southwest	Unincorporated
3113	Riverside	Southwest	Unincorporated
3114	Riverside	Southwest	Unincorporated
3115	Riverside	Southwest	Unincorporated
3116	Riverside	Southwest	Unincorporated
3117	Riverside	Southwest	Unincorporated
3118	Riverside	Southwest	Unincorporated
3119	Riverside	Southwest	Unincorporated
3120	Riverside	Southwest	Unincorporated
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3134	Riverside	Southwest	Unincorporated
3135	Riverside	Southwest	Unincorporated
3136	Riverside	Southwest	Unincorporated
3137	Riverside	Southwest	Unincorporated
3138	Riverside	Southwest	Unincorporated
3145	Riverside	Southwest	Unincorporated
3150	Riverside	Southwest	Unincorporated
3176	Riverside	Southwest	Unincorporated
3199	Riverside	Southwest	Unincorporated
3200	Riverside	Southwest	Unincorporated
3201	Riverside	Southwest	Unincorporated
3202	Riverside	Southwest	Unincorporated
3205	Riverside	Southwest	Unincorporated
3207	Riverside	Southwest	Unincorporated
3212	Riverside	Southwest	Unincorporated
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3234	Riverside	Southwest	Unincorporated
3237	Riverside	Southwest	Unincorporated
3238	Riverside	Southwest	Unincorporated
3239	Riverside	Southwest	Unincorporated
3240	Riverside	Southwest	Unincorporated
3241	Riverside	Southwest	Unincorporated
3246	Riverside	Southwest	Wildomar
3247	Riverside	Southwest	Wildomar
3248	Riverside	Southwest	Wildomar
3249	Riverside	Southwest	Wildomar
3250	Riverside	Southwest	Wildomar
3251	Riverside	Southwest	Wildomar
3252	Riverside	Southwest	Wildomar
3253	Riverside	Southwest	Wildomar
3254	Riverside	Southwest	Wildomar
3255	Riverside	Southwest	Wildomar
3256	Riverside	Southwest	Wildomar
3257	Riverside	Southwest	Wildomar
3258	Riverside	Southwest	Wildomar
3259	Riverside	Southwest	Wildomar
3260	Riverside	Southwest	Wildomar
3261	Riverside	Southwest	Wildomar
3262	Riverside	Southwest	Wildomar
3263	Riverside	Southwest	Wildomar
3264	Riverside	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
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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
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256	Riverside	Outside TUMF Zones	Coachella
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280	Riverside	Outside TUMF Zones	Coachella
281	Riverside	Outside TUMF Zones	Coachella
282	Riverside	Outside TUMF Zones	Coachella
283	Riverside	Outside TUMF Zones	Coachella
284	Riverside	Outside TUMF Zones	Coachella
285	Riverside	Outside TUMF Zones	Coachella
286	Riverside	Outside TUMF Zones	Coachella
287	Riverside	Outside TUMF Zones	Coachella
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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
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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
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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
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759	Riverside	Outside TUMF Zones	Indio
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762	Riverside	Outside TUMF Zones	Indio
763	Riverside	Outside TUMF Zones	Indio
764	Riverside	Outside TUMF Zones	Indio
765	Riverside	Outside TUMF Zones	Indio
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767	Riverside	Outside TUMF Zones	Indio
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769	Riverside	Outside TUMF Zones	Indio
770	Riverside	Outside TUMF Zones	Indio
771	Riverside	Outside TUMF Zones	Indio
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773	Riverside	Outside TUMF Zones	Indio
774	Riverside	Outside TUMF Zones	Indio
775	Riverside	Outside TUMF Zones	Indio
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784	Riverside	Outside TUMF Zones	Indio
785	Riverside	Outside TUMF Zones	Indio
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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
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833	Riverside	Outside TUMF Zones	Indio
834	Riverside	Outside TUMF Zones	Indio
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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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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
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1658	Riverside	Outside TUMF Zones	Palm Desert
1659	Riverside	Outside TUMF Zones	Palm Desert
1660	Riverside	Outside TUMF Zones	Palm Desert

TAZ	County	WRCOG Zone	City
1661	Riverside	Outside TUMF Zones	Palm Desert
1662	Riverside	Outside TUMF Zones	Palm Desert
1663	Riverside	Outside TUMF Zones	Palm Desert
1664	Riverside	Outside TUMF Zones	Palm Desert
1665	Riverside	Outside TUMF Zones	Palm Desert
1666	Riverside	Outside TUMF Zones	Palm Desert
1667	Riverside	Outside TUMF Zones	Palm Desert
1668	Riverside	Outside TUMF Zones	Palm Desert
1669	Riverside	Outside TUMF Zones	Palm Desert
1670	Riverside	Outside TUMF Zones	Palm Desert
1671	Riverside	Outside TUMF Zones	Palm Desert
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1673	Riverside	Outside TUMF Zones	Palm Desert
1674	Riverside	Outside TUMF Zones	Palm Desert
1675	Riverside	Outside TUMF Zones	Palm Desert
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1680	Riverside	Outside TUMF Zones	Palm Desert
1681	Riverside	Outside TUMF Zones	Palm Desert
1682	Riverside	Outside TUMF Zones	Palm Desert
1683	Riverside	Outside TUMF Zones	Palm Desert
1684	Riverside	Outside TUMF Zones	Palm Desert
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1688	Riverside	Outside TUMF Zones	Palm Desert
1689	Riverside	Outside TUMF Zones	Palm Desert
1690	Riverside	Outside TUMF Zones	Palm Desert
1691	Riverside	Outside TUMF Zones	Palm Desert
1692	Riverside	Outside TUMF Zones	Palm Springs
1693	Riverside	Outside TUMF Zones	Palm Springs
1694	Riverside	Outside TUMF Zones	Palm Springs
1695	Riverside	Outside TUMF Zones	Palm Springs
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1698	Riverside	Outside TUMF Zones	Palm Springs
1699	Riverside	Outside TUMF Zones	Palm Springs
1700	Riverside	Outside TUMF Zones	Palm Springs
1701	Riverside	Outside TUMF Zones	Palm Springs
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1765	Riverside	Outside TUMF Zones	Palm Springs
1766	Riverside	Outside TUMF Zones	Palm Springs
1767	Riverside	Outside TUMF Zones	Palm Springs
1768	Riverside	Outside TUMF Zones	Palm Springs
1769	Riverside	Outside TUMF Zones	Pal

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
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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
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3414	San Bernardino	Outside TUMF Zones
3415	San Bernardino	Outside TUMF Zones
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3470	San Bernardino	Outside TUMF Zones
3471	San Bernardino	Outside TUMF Zones
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3476	San Bernardino	Outside TUMF Zones
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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*

FROM / TO	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*

FROM / TO	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*

FROM / TO	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*

FROM / TO	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*

FROM / TO	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*

FROM / TO	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*

FROM / TO	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*

FROM / TO	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

From \ To	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

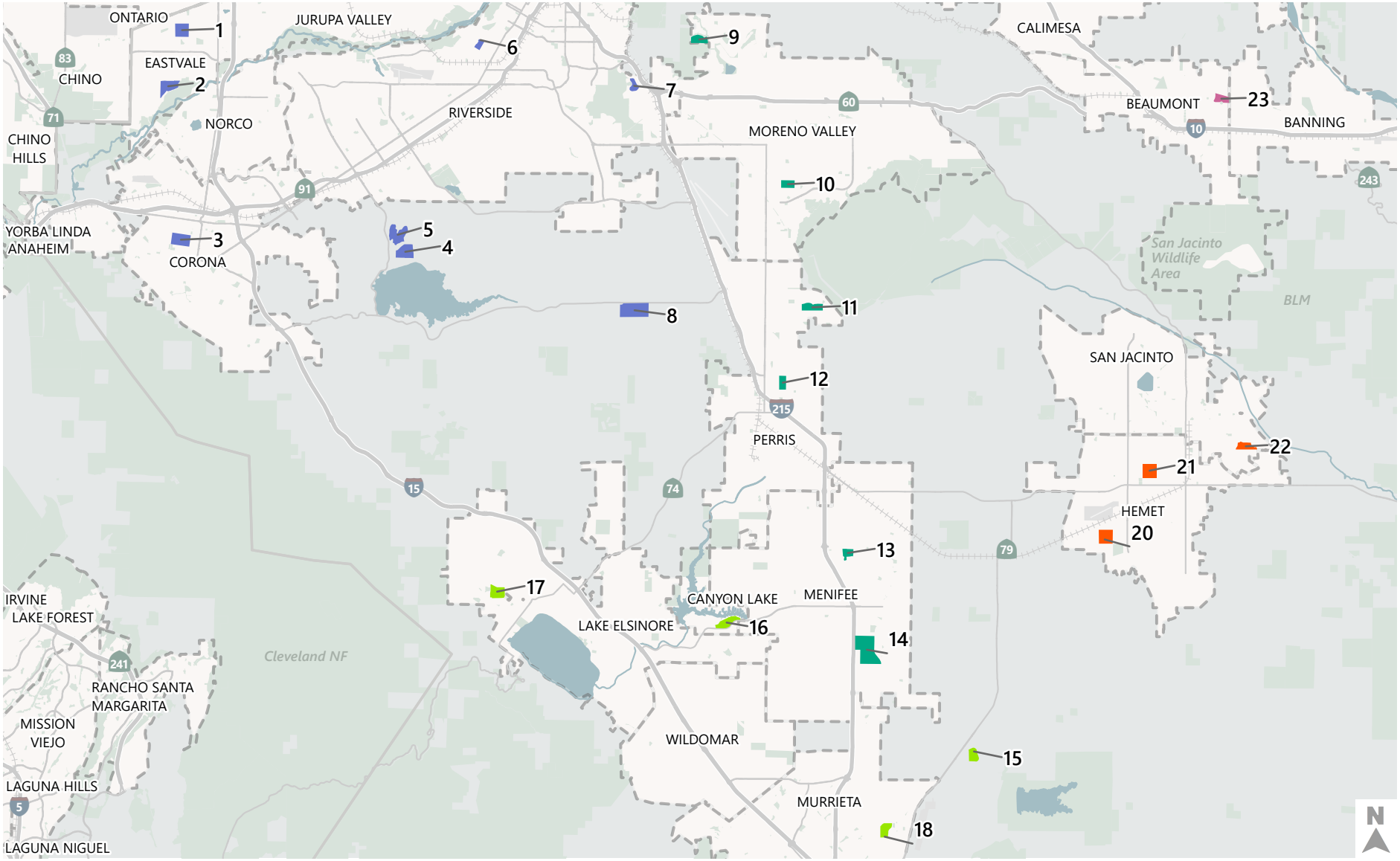
In addition to visual representations of the data, statistical analysis was performed to obtain the correlation between the variables to daily vehicle trips and to determine the regression equations.

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.



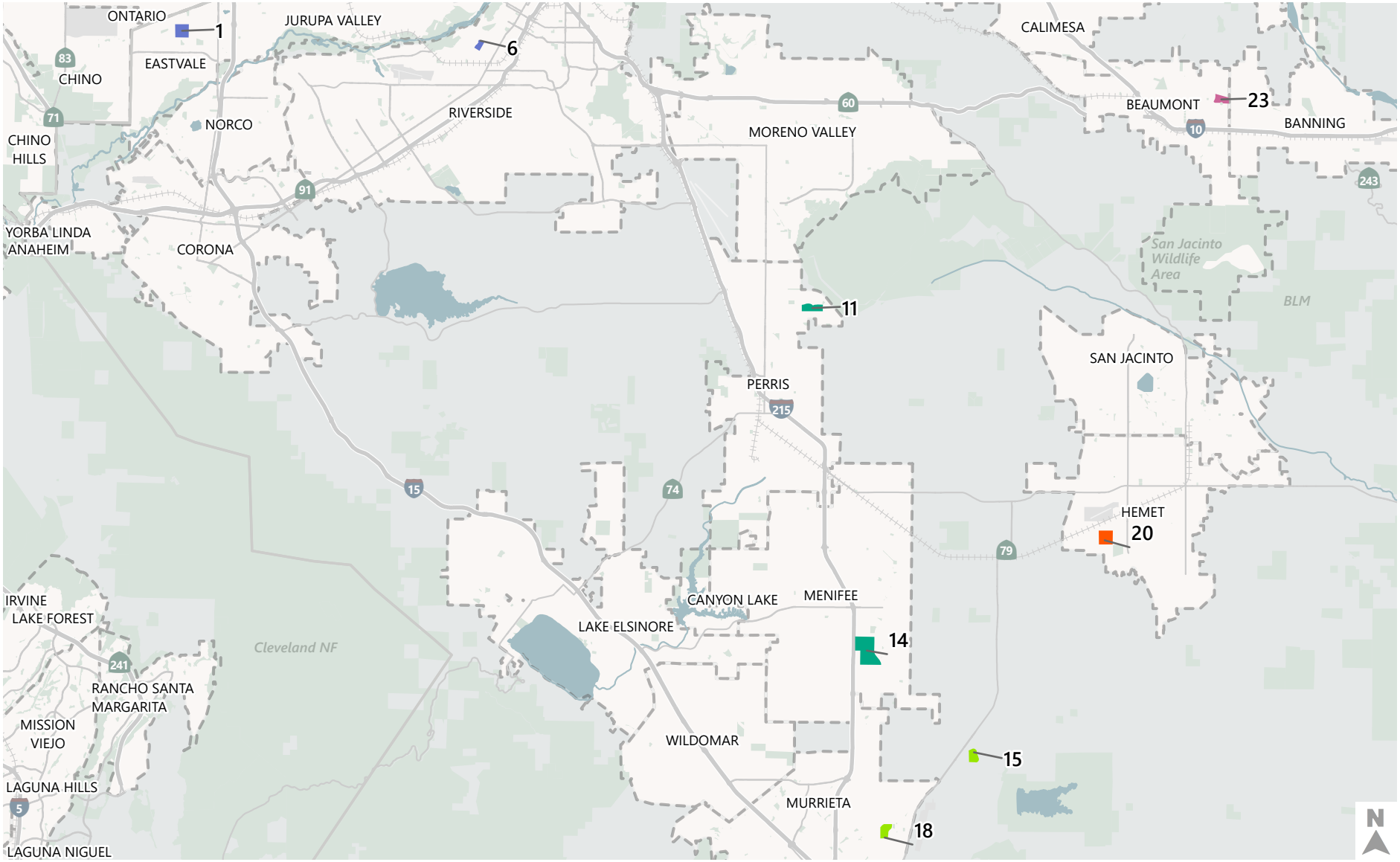
Study Location by TUMF Zone

- Central
- Hemet/San Jacinto
- Northwest
- Pass
- Southwest

City Boundaries

Figure 1

StreetLight Data Collection Locations



Study Location by TUMF Zone

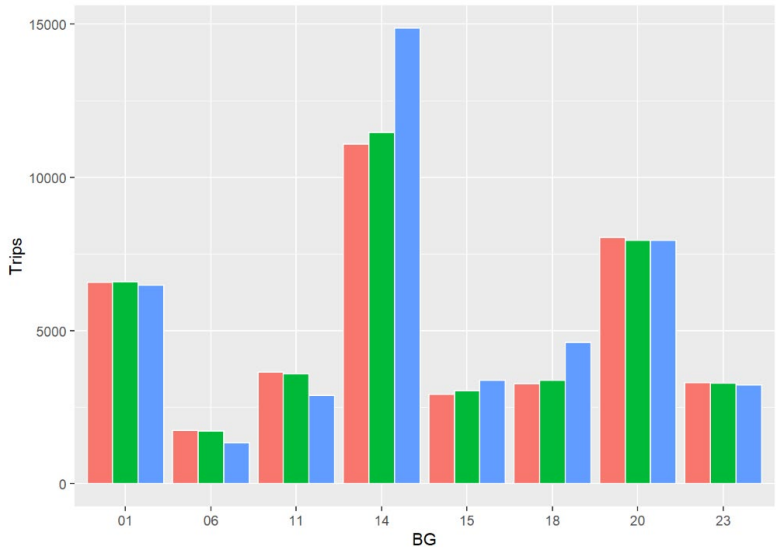
City Boundaries

- Central
- Hemet/San Jacinto
- Northwest
- Pass
- Southwest

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

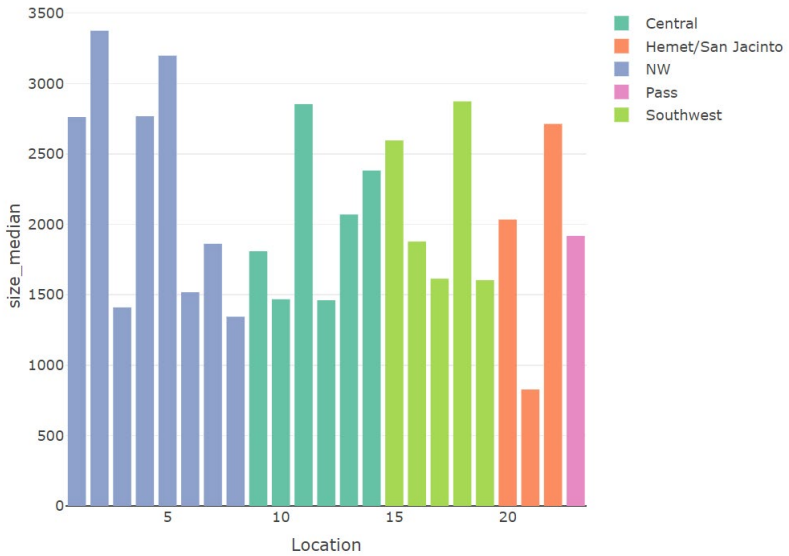


Figure 5 – Average Persons per Household

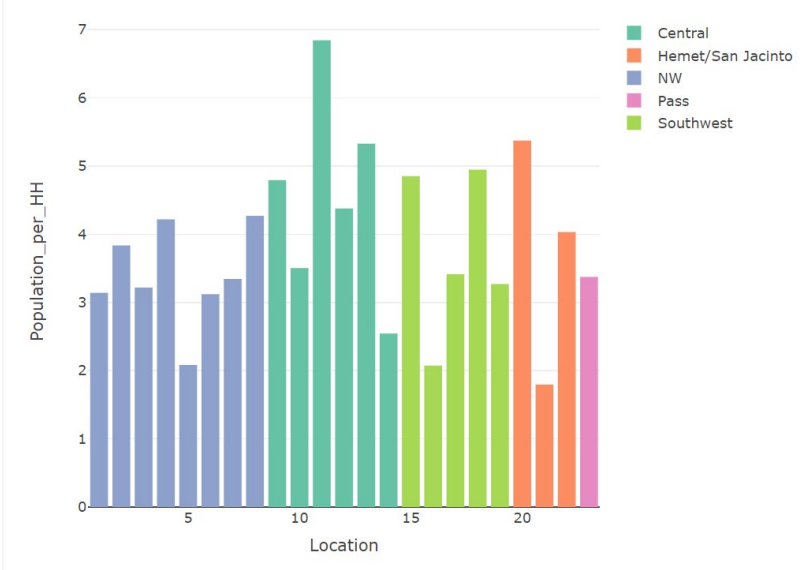


Figure 6 – Average Children per Household

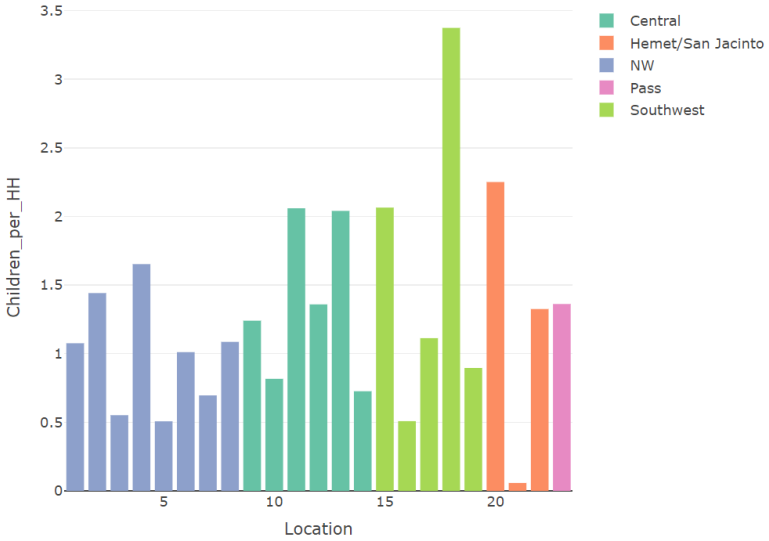


Figure 7 – Average Workers per Household

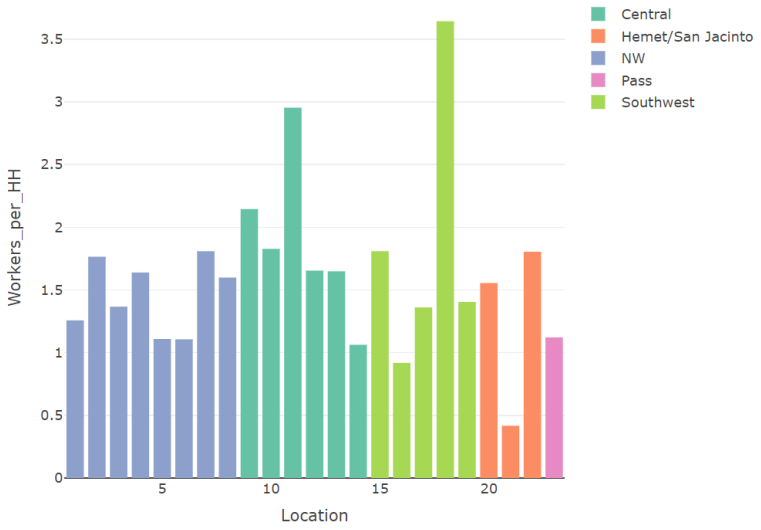


Figure 8 – Median Cost per Square Foot

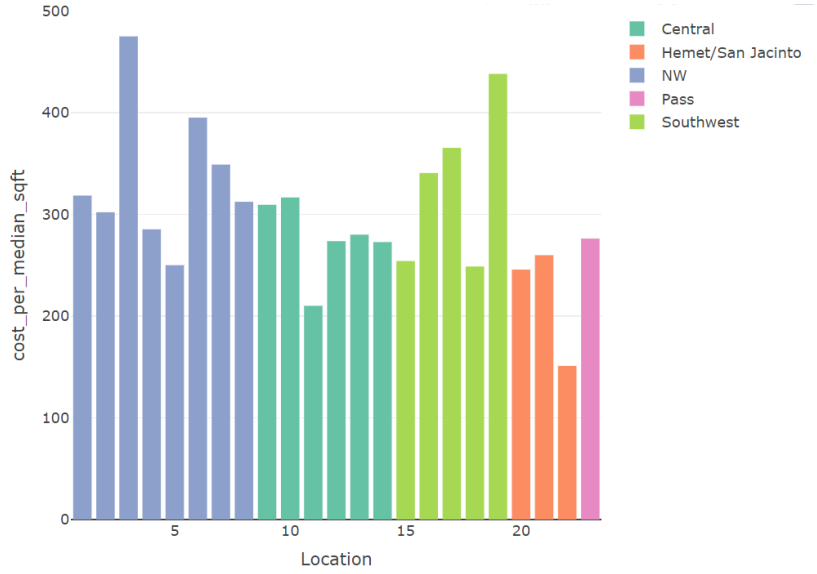


Figure 9 – Daily Vehicle Trips per Median Square Footage

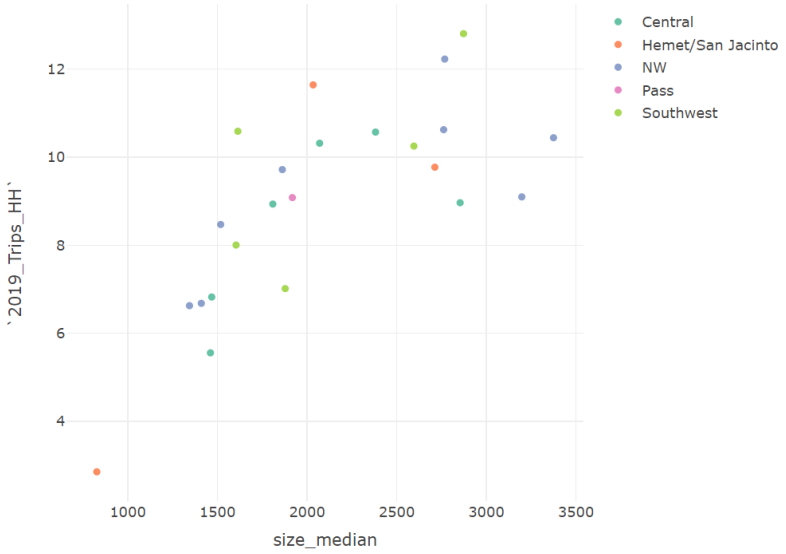


Figure 10 – Daily Vehicle Trips per Average Persons per Household

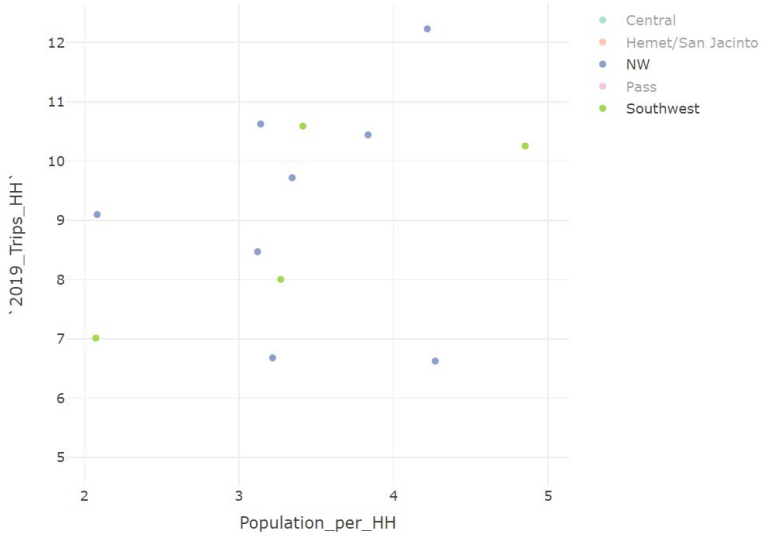


Figure 11 – Daily Vehicle Trips per Average Children per Household

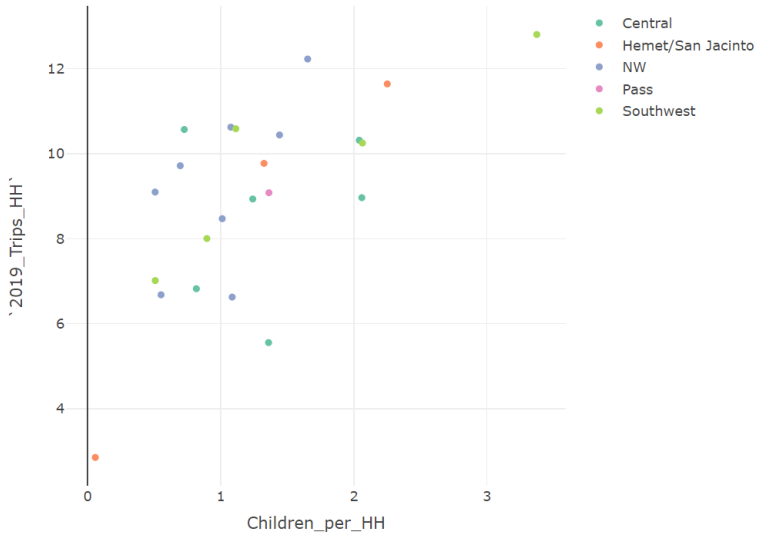


Figure 12 – Daily Vehicle Trips per Average Workers per Household

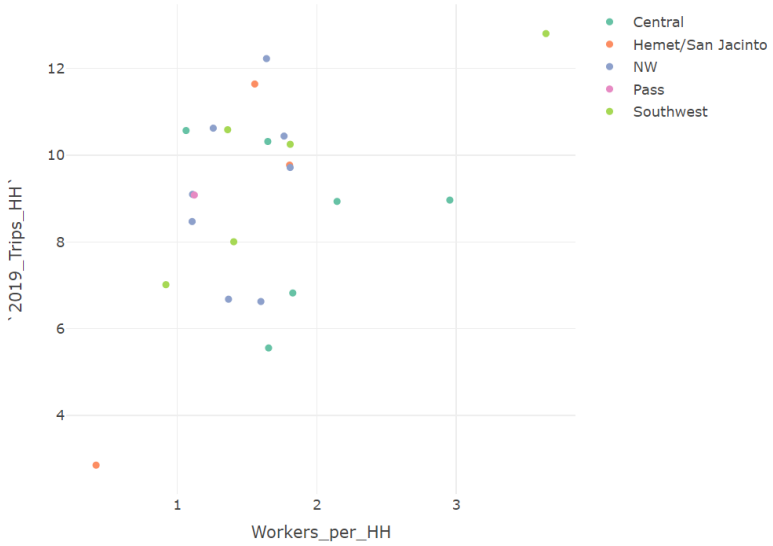


Figure 13 – Daily Vehicle Trips per Median Cost per Square Foot

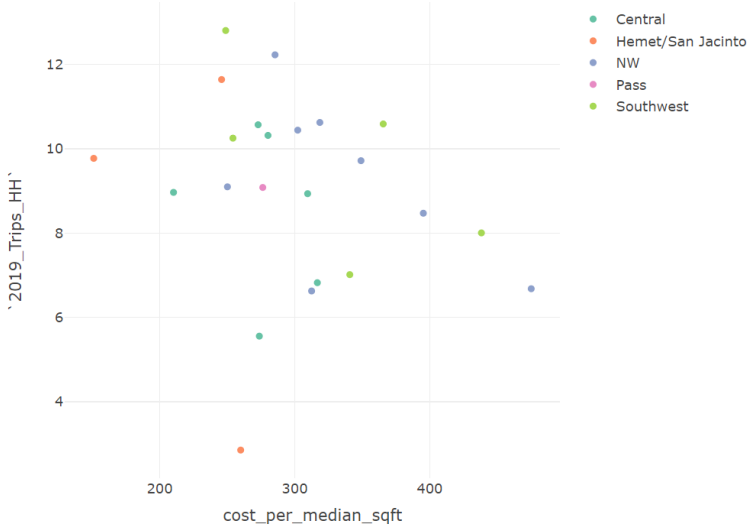


Figure 14 – Correlation Matrix for All Variables

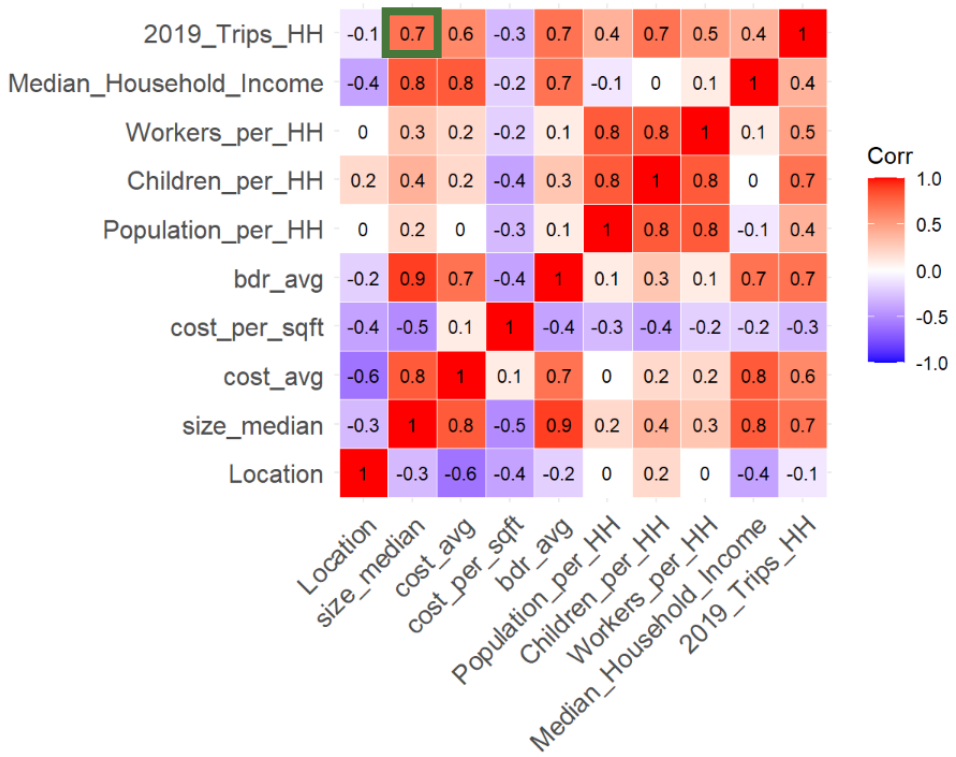


Table 1: Residential Home Data and Sources

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

<u>All home sizes.</u>
Daily total vehicle trips = 2.26 * Median Home Size in Thousand Square Feet + 4.22

<u>Homes l 2.50 thousand square feet or less.</u>
Daily total vehicle trips = 4.11 * Median Home Size in Thousand Square Feet + 1.22

<u>Homes more than 2.50 thousand square feet.</u>
Daily total vehicle trips = -0.3 * Median Home Size in Thousand Square Feet + 11.57

EXHIBIT K-3

Multi-Family Residential Counts and Trip Generation Memorandum
Fehr & Peers, May 12, 2023

FEHR PEERS

Memorandum

Date: May 12, 2023

To: Christopher Gray - WRCOG
Chris Tzeng – WRCOG

From: Jason D. Pack, P.E.
Delia Votsch, P.E.
Raymond Poss

Subject: DRAFT TUMF Multifamily Residential Counts and Trip Generation
Task Order No. 2022-65-1400-004-007

OC23-0955

This memorandum summarizes the goals, data collection and analyses, key findings, and recommendations regarding the evaluation of multifamily development characteristics and trip generation. This memo is intended to inform the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) guidelines on the relationship between multifamily trip generation, number of bedrooms per dwelling unit, and average size of dwelling unit.

Key Findings

Questions answered through the data analyses and findings are listed below.

- Are the size of the dwelling unit or number of bedrooms in a dwelling unit key predictors of residential multifamily trip generation? **No, the size of dwelling unit nor the number of bedrooms in a dwelling unit are key predicters of trip generation.**
- Are there other characteristics that have a higher predictive relationship than the number of dwelling units? **No, the number of dwelling units has the highest predictive relationship.**
- Are there recommended changes to the TUMF program or fee calculations based on the findings? If so, what is the potential impact to the TUMF collection process and to developers? **No, it is not recommended that TUMF be updated from basing multifamily development fees on number of dwelling units.**

Background

Western Riverside Council of Governments (WRCOG) provides local roadway funding in part through collection of fees through the Transportation Uniform Mitigation Fee (TUMF) program as part of new developments. These fees vary based on the level of impact the new development will have on traffic as determined by the characteristics of the development. The impact fee for multifamily residential developments is currently determined by the number of dwelling units (DUs).

As required by new state legislature (AB-602), agencies are required to account for the size of the dwelling unit when developing impact fees. As such, Fehr & Peers was contracted to evaluate the relationship between trips generated by multifamily apartment complexes to determine if attributes other than number of dwelling units, including number bedrooms per dwelling unit and average size of dwelling unit, significantly affect trip generation.

Data Collection

This section describes the data used to evaluate multifamily trip generation, including the selection of locations and methods for collecting trip data, apartment characteristics, and regional Census data.

Study Selection Area

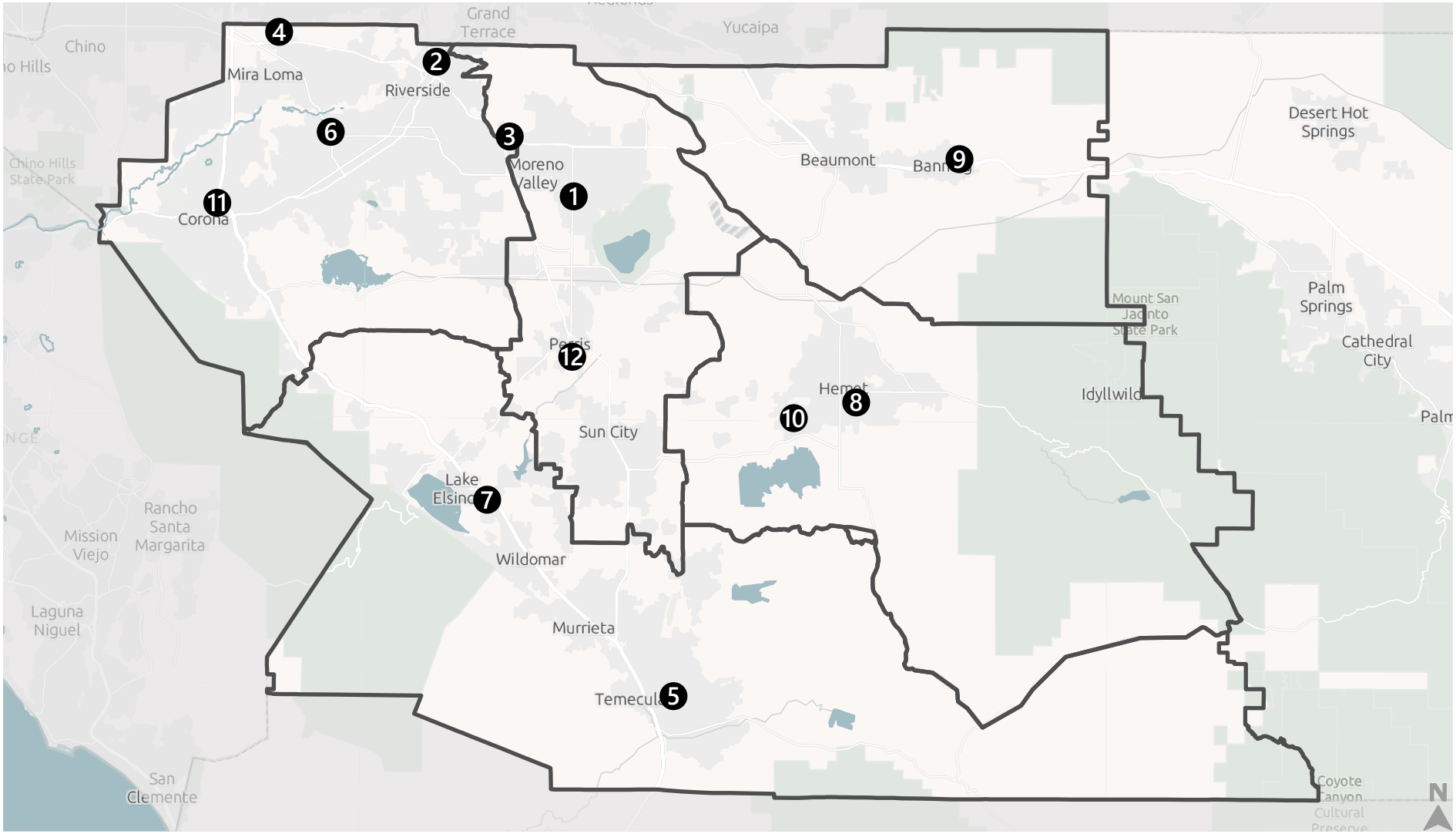
To evaluate the effect of dwelling unit size and number of dwelling unit bedrooms on multifamily trip generation, the following criteria were used to select the apartment complexes within Western Riverside County:

- Minimum of one complex per TUMF Zone (five zones total)
- Complexes not within a Transit Priority Area (TPA)
- Complexes not near a college or university

Through discussions and review of each location with WRCOG, Fehr & Peers narrowed the study locations to 12 multifamily apartment complexes as shown on **Figure 1**.

Travel Activity

Trips were observed at each of the 12 complexes by collecting vehicle counts during typical weekdays at each driveway over a three-day period. Trip observations for each complex were averaged over the three-day period and summarized below in **Table 1** for Daily, AM Peak Period, and PM Peak Period counts. Raw data counts taken over the three-day period can be found **Appendix A**.



Study Locations

TUMF Zone Boundary

Figure 1

WRCOG TUMF Multifamily Trip Generation Study Sites

Table 1: Multifamily Complex Trip Observations

Study Site #	Location Name	Daily Trips			AM Peak			PM Peak		
		Trips	% In	% Out	Trip Rate	In %	Out %	Trip Rate	In %	Out %
1	Oakwood Apartments	2,089	50%	50%	168	40%	60%	170	56%	44%
2	Springbrook Park Apartments	841	50%	50%	68	34%	66%	69	58%	42%
3	Vista Springs Apartments	1,117	49%	51%	106	36%	64%	82	55%	45%
4	Vesada Apartment Homes	1,625	50%	50%	126	35%	65%	126	62%	38%
5	Morning Ridge Apartments	1,130	51%	49%	88	30%	70%	102	59%	41%
6	Stonegate Apartments	952	56%	44%	67	42%	58%	81	64%	36%
7	River's Edge Apartment Homes	1,045	50%	50%	93	34%	66%	91	57%	43%
8	Mayberry Colony Apartments	616	50%	50%	49	39%	61%	54	52%	48%
9	Summit Ridge Apartments	777	50%	50%	67	39%	61%	57	54%	46%
10	Riverdale Apartments	737	50%	50%	65	32%	68%	67	57%	43%
11	Parkridge Meadows Apartments	744	50%	50%	58	34%	66%	54	63%	37%
12	Hunt Club Apartments	1,422	51%	49%	143	36%	64%	106	60%	40%

Source: Fehr & Peers (2023)

Residential Characteristics

Apartment characteristics, listed below, were obtained from a variety of sources, including conversations with apartment leasing agents, property webpages, Census data, Zillow.com, and the Assessor's Office of Riverside County web page.

- Number of dwelling units
- Number of apartment styles (i.e., number of one-bedroom units, two-bedroom units, etc.)
- Average size (square footage) of dwelling units
- Average number of bedrooms per dwelling unit
- Median monthly household income by Census Tract
- Average number of persons per household by Census Tract
- Proximity to nearest public school

The average size of each dwelling unit was calculated by dividing the total size of all combined dwelling units by the total number of dwelling units. Similarly, the average number of bedrooms per dwelling unit were calculated by dividing the total number of bedrooms by the number of dwelling units. These apartment characteristics are shown below in **Table 2**. Specific information related to each apartment complex are provided in **Appendix B**.

Table 2: Apartment Characteristics

Study Site #	Location Name	# of DUs	Average Size of DU (Sq. Ft.)	Average Number of Bedrooms	Median Monthly Household Income (Dollars)	Average # of Persons per Household	Proximity to Nearest School (Mi)
1	Oakwood Apartments	241	1,040	3.0	$65,240	3.92	0.2
2	Springbrook Park Apartments	112	955	2.0	$77,148	3.6	0.5
3	Vista Springs Apartments	212	822	1.5	$74,333	3.3	0.7
4	Vesada Apartment Homes	261	938	1.7	$79,199	4.53	1.1
5	Morning Ridge Apartments	200	850	1.6	$63,279	2.73	0.6
6	Stonegate Apartments	160	802	1.5	$68,250	3.14	0.7
7	River's Edge Apartment Homes	184	918	1.5	$78,222	3.74	0.4
8	Mayberry Colony Apartments	89	896	1.6	$51,653	3.71	0.7
9	Summit Ridge Apartments	80	529	2.5	$43,100	3.47	0.3
10	Riverdale Apartments	96	1,015	2.6	$87,532	4.33	0.3
11	Parkridge Meadows Apartments	88	771	2.0	$74,886	3.53	0.1
12	Hunt Club Apartments	203	962	2.0	$58,200	4.5	0.8

Sources: Fehr & Peers (2023), U.S. Census Bureau 5-Year American Community Survey (2016-2021), Zillow.com (2023), Riverside County Assessor (2023)

Trip Generation Analysis

Using the data described above, a statistical analysis, including a regression and correlation assessment, was performed to evaluate if a statistically significant relationship exists between multifamily trip generation and the following variables to determine if an update to the development fee calculation was justified.

- Number of dwelling units
- Average size of dwelling units
- Average number of bedrooms per dwelling unit
- Median monthly income
- Average number of persons per household
- Proximity to nearest public school

Correlation Analysis

A correlation analysis was also performed to determine if a one-to-one relationship exists between daily trip generation and an apartment characteristic listed above. **Figure 2**, below, shows the results of the correlation analysis, with darker green cells representing a stronger, positive correlation.

The correlation analysis indicates that daily trip generation has a **strong, positive correlation with the number of dwelling units** and a **moderate, positive correlation with average size of dwelling unit**. All other variables are indicated to have a weak or very weak positive correlation with trip generation.

Figure 2: Trip Generation Correlation Matrix

	Total Vehicles	# of DUs	Average # of Bedrooms per DU	Average DU Size (Sq. Ft.)	Median Monthly Income	Average Household Size	Proximity to Nearest School
Total Vehicles	1.00	0.87	0.29	0.46	0.06	0.34	0.21
# of DUs	0.87	1.00	-0.17	0.43	0.20	0.18	0.51
Average # of Bedrooms per DU	0.29	-0.17	1.00	0.13	-0.09	0.36	-0.60
Average DU Size (Sq. Ft.)	0.46	0.43	0.13	1.00	0.55	0.51	0.16
Median Monthly Income	0.06	0.20	-0.09	0.55	1.00	0.25	-0.02
Average Household Size	0.34	0.18	0.36	0.51	0.25	1.00	0.21
Proximity to Nearest School	0.21	0.51	-0.60	0.16	-0.02	0.21	1.00

Source: Fehr & Peers (2023)

Regression Analysis

An ordinary least squares regression at a 95% confidence interval was performed on the above variables against daily trip generation to screen out variables that yielded statistically insignificant results. The results of the first regression are shown in **Table 3**.

Table 3: Regression Results

Variable	P-Value[1]	Statistically Significant
Number of dwelling units	<0.05	Yes
Average size (square footage) of dwelling units	>0.05	No
Average number of bedrooms per dwelling unit	<0.05	Yes
Median monthly household income	>0.05	No
Average number of persons per household	>0.05	No
Proximity to nearest public school	>0.05	No

Source: Fehr & Peers (2023)

1. P-Values < 0.05 are considered statistically significant. P-Values > 0.05 are considered statistically insignificant.

A subsequent regression was run with the least statistically significant (highest P-value) variable removed. This process was repeated until all remaining variables yielded statistically significant P-values (less than 0.05), resulting in the number of dwelling units and average size of dwelling unit as the remaining variables. The P-Values for these variables are shown below in **Table 4**.

Table 4: Filtered Regression Results

Variable	P-Value[1]	Statistically Significant
Number of dwelling units	4.8×10^{-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 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	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

	1	2	3	4	5	TOTAL
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 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	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 HOUR	3:30 PM
AM PEAK VOLUME	201	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 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	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 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	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

	1	2	3	4	5	TOTAL
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

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 TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	6	0	1	0	0	7
0:15	1	0	0	0	0	1	12:15	9	0	0	0	0	9
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	4	0	0	0	0	4
1:00	0	0	0	0	0	0	13:00	6	1	0	0	0	7
1:15	0	0	0	0	0	0	13:15	11	1	0	0	0	12
1:30	1	0	0	0	0	1	13:30	20	0	0	0	0	20
1:45	0	0	0	0	0	0	13:45	11	0	0	0	0	11
2:00	1	0	0	0	0	1	14:00	13	0	0	0	0	13
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	11	2	0	0	0	13
2:45	0	0	0	0	0	0	14:45	9	0	0	0	0	9
3:00	0	0	0	0	0	0	15:00	21	0	0	0	0	21
3:15	1	0	0	0	0	1	15:15	11	0	0	0	0	11
3:30	6	0	0	0	0	6	15:30	9	0	0	0	0	9
3:45	9	0	0	0	0	9	15:45	9	0	0	0	0	9
4:00	4	0	0	0	0	4	16:00	9	1	0	0	0	10
4:15	8	0	0	0	0	8	16:15	8	1	0	0	0	9
4:30	5	0	0	0	0	5	16:30	8	1	0	0	0	9
4:45	6	0	0	0	0	6	16:45	10	0	0	0	0	10
5:00	5	0	0	0	0	5	17:00	3	0	0	0	0	3
5:15	6	0	0	0	0	6	17:15	9	0	0	0	0	9
5:30	6	0	0	0	0	6	17:30	11	0	0	0	0	11
5:45	6	0	0	0	0	6	17:45	11	0	0	0	0	11
6:00	7	0	0	0	0	7	18:00	15	0	0	0	0	15
6:15	5	3	0	0	0	8	18:15	10	0	0	0	0	10
6:30	13	0	0	0	0	13	18:30	9	0	0	0	0	9
6:45	2	0	0	0	0	2	18:45	9	0	0	0	0	9
7:00	7	3	0	0	0	10	19:00	4	0	0	0	0	4
7:15	17	3	0	0	0	20	19:15	9	0	0	0	0	9
7:30	18	0	0	0	0	18	19:30	10	0	0	0	0	10
7:45	24	0	0	0	0	24	19:45	4	0	0	0	0	4
8:00	16	0	0	0	0	16	20:00	7	0	0	0	0	7
8:15	12	0	0	0	0	12	20:15	4	0	0	0	0	4
8:30	17	0	0	0	0	17	20:30	11	0	0	0	0	11
8:45	14	0	0	0	0	14	20:45	5	0	0	0	0	5
9:00	8	0	0	0	0	8	21:00	6	0	0	0	0	6
9:15	9	0	0	0	0	9	21:15	7	0	0	0	0	7
9:30	10	1	0	0	0	11	21:30	3	0	0	0	0	3
9:45	1	1	0	0	0	2	21:45	4	0	0	0	0	4
10:00	13	0	0	0	0	13	22:00	11	0	0	0	0	11
10:15	12	2	0	0	0	14	22:15	2	0	0	0	0	2
10:30	9	0	0	0	0	9	22:30	5	0	0	0	0	5
10:45	6	0	0	0	0	6	22:45	0	0	0	0	0	0
11:00	11	0	0	0	0	11	23:00	3	0	0	0	0	3
11:15	3	0	0	0	0	3	23:15	3	0	0	0	0	3
11:30	5	0	1	0	0	6	23:30	3	0	0	0	0	3
11:45	8	1	0	0	0	9	23:45	1	0	0	0	0	1
TOTAL	314	14	1	0	0	329	TOTAL	384	7	1	0	0	392

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	78

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

	1	2	3	4	5	TOTAL
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 HOUR	4:45 PM
AM PEAK VOLUME	54	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 HOUR	1:30 PM
AM PEAK VOLUME	115	AM PEAK VOLUME	73

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	816	6	1	0	0	823
% OF TOTAL	99.1%	0.7%	0.1%	0.0%	0.0%	100.0%
AM PEAK	115	0	0	0	0	115
PM PEAK	42	0	0	0	0	42

A021323

Study Site 3 - Vista Springs Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS78 Dwy north of Box Springs

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	8	0	0	0	0	8	12:00	9	0	0	0	0	9
0:15	5	0	0	0	0	5	12:15	15	0	0	0	0	15
0:30	1	0	0	0	0	1	12:30	17	1	1	0	0	19
0:45	3	0	0	0	0	3	12:45	12	1	0	0	0	13
1:00	1	0	0	0	0	1	13:00	14	0	0	0	0	14
1:15	5	0	0	0	0	5	13:15	16	0	1	0	0	17
1:30	2	0	0	0	0	2	13:30	9	1	0	0	0	10
1:45	4	0	0	0	0	4	13:45	8	0	0	0	0	8
2:00	3	0	0	0	0	3	14:00	20	0	0	0	0	20
2:15	3	0	0	0	0	3	14:15	22	0	0	0	0	22
2:30	2	0	0	0	0	2	14:30	20	0	0	0	0	20
2:45	0	0	0	0	0	0	14:45	11	0	0	0	0	11
3:00	0	0	0	0	0	0	15:00	15	0	0	0	0	15
3:15	1	0	0	0	0	1	15:15	29	0	0	0	0	29
3:30	0	0	0	0	0	0	15:30	27	0	0	0	0	27
3:45	0	0	0	0	0	0	15:45	13	0	0	0	0	13
4:00	3	0	0	0	0	3	16:00	19	0	0	0	0	19
4:15	2	0	0	0	0	2	16:15	21	0	0	0	0	21
4:30	1	0	0	0	0	1	16:30	26	0	0	0	0	26
4:45	2	0	0	0	0	2	16:45	13	0	0	0	0	13
5:00	2	0	0	0	0	2	17:00	23	0	0	0	0	23
5:15	2	0	0	0	0	2	17:15	21	0	0	0	0	21
5:30	1	0	0	0	0	1	17:30	13	0	0	0	0	13
5:45	3	0	0	0	0	3	17:45	17	0	0	0	0	17
6:00	3	0	0	0	0	3	18:00	19	0	0	0	0	19
6:15	0	0	0	0	0	0	18:15	20	0	0	0	0	20
6:30	6	0	0	0	0	6	18:30	16	0	0	0	0	16
6:45	6	0	0	0	0	6	18:45	13	1	0	0	0	14
7:00	7	0	0	0	0	7	19:00	23	0	0	0	0	23
7:15	5	0	0	0	0	5	19:15	16	0	0	0	0	16
7:30	6	0	0	0	0	6	19:30	19	0	0	0	0	19
7:45	14	0	0	0	0	14	19:45	34	0	0	0	0	34
8:00	16	0	0	0	0	16	20:00	15	0	0	0	0	15
8:15	10	0	0	0	0	10	20:15	20	0	0	0	0	20
8:30	20	0	0	0	0	20	20:30	17	0	0	0	0	17
8:45	14	0	0	0	0	14	20:45	21	0	0	0	0	21
9:00	8	0	0	0	0	8	21:00	16	0	0	0	0	16
9:15	5	0	0	0	0	5	21:15	13	0	0	0	0	13
9:30	8	0	0	0	0	8	21:30	7	0	0	0	0	7
9:45	12	1	0	0	0	13	21:45	7	0	0	0	0	7
10:00	12	0	0	0	0	12	22:00	11	0	0	0	0	11
10:15	10	2	0	0	0	12	22:15	3	0	0	0	0	3
10:30	10	2	0	0	0	12	22:30	12	0	0	0	0	12
10:45	8	0	0	0	0	8	22:45	5	0	0	0	0	5
11:00	13	0	0	0	0	13	23:00	7	0	0	0	0	7
11:15	13	1	0	0	0	14	23:15	6	0	0	0	0	6
11:30	13	1	0	0	0	14	23:30	8	0	0	0	0	8
11:45	12	0	0	0	0	12	23:45	10	0	0	0	0	10
TOTAL	285	7	0	0	0	292	TOTAL	748	4	2	0	0	754

AM PEAK HOUR	8:00 AM	AM PEAK HOUR	7:00 PM
AM PEAK VOLUME	60	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 HOUR	11:45 PM
AM PEAK VOLUME	0	AM PEAK VOLUME	0

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

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 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	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

	1	2	3	4	5	TOTAL
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 TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 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 TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 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

	1	2	3	4	5	TOTAL
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 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	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

	1	2	3	4	5	TOTAL
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 TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 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 HOUR	5:15 PM
AM PEAK VOLUME	62	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 TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 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 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	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 HOUR	5:00 PM
AM PEAK VOLUME	85	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 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	4	0	0	0	0	4
0:15	0	0	0	0	0	0	12:15	5	0	0	0	0	5
0:30	2	0	0	0	0	2	12:30	7	1	0	0	0	8
0:45	0	0	0	0	0	0	12:45	7	1	0	0	0	8
1:00	1	0	0	0	0	1	13:00	4	0	0	0	0	4
1:15	2	0	0	0	0	2	13:15	4	0	0	0	0	4
1:30	1	0	0	0	0	1	13:30	9	2	0	0	0	11
1:45	1	0	0	0	0	1	13:45	13	1	0	0	0	14
2:00	0	0	0	0	0	0	14:00	11	0	0	0	0	11
2:15	0	0	0	0	0	0	14:15	7	1	0	0	0	8
2:30	0	0	0	0	0	0	14:30	11	0	0	0	0	11
2:45	0	0	0	0	0	0	14:45	11	2	0	0	0	13
3:00	1	0	0	0	0	1	15:00	7	0	0	0	0	7
3:15	1	0	0	0	0	1	15:15	12	1	0	0	0	13
3:30	0	0	0	0	0	0	15:30	8	0	0	0	0	8
3:45	0	0	0	0	0	0	15:45	9	0	0	0	0	9
4:00	1	0	0	0	0	1	16:00	5	0	0	0	0	5
4:15	0	0	0	0	0	0	16:15	7	0	0	0	0	7
4:30	0	0	0	0	0	0	16:30	16	0	0	0	0	16
4:45	0	0	0	0	0	0	16:45	14	0	0	0	0	14
5:00	2	0	0	0	0	2	17:00	10	0	0	0	0	10
5:15	0	0	0	0	0	0	17:15	9	1	0	0	0	10
5:30	2	0	0	0	0	2	17:30	10	1	0	0	0	11
5:45	0	0	0	0	0	0	17:45	9	0	0	0	0	9
6:00	2	0	0	0	0	2	18:00	11	0	0	0	0	11
6:15	2	0	0	0	0	2	18:15	16	0	0	0	0	16
6:30	2	0	0	0	0	2	18:30	11	0	0	0	0	11
6:45	1	0	0	0	0	1	18:45	10	0	0	0	0	10
7:00	5	0	0	0	0	5	19:00	9	0	0	0	0	9
7:15	4	0	0	0	0	4	19:15	16	0	0	0	0	16
7:30	1	3	0	0	0	4	19:30	11	0	0	0	0	11
7:45	5	0	0	0	0	5	19:45	8	0	0	0	0	8
8:00	7	0	0	0	0	7	20:00	12	0	0	0	0	12
8:15	2	0	0	0	0	2	20:15	16	0	0	0	0	16
8:30	9	0	0	0	0	9	20:30	4	0	0	0	0	4
8:45	5	0	0	0	0	5	20:45	4	0	0	0	0	4
9:00	5	0	0	0	0	5	21:00	9	0	0	0	0	9
9:15	4	0	0	0	0	4	21:15	8	0	0	0	0	8
9:30	6	0	0	0	0	6	21:30	7	0	0	0	0	7
9:45	3	1	0	0	0	4	21:45	4	0	0	0	0	4
10:00	3	0	0	0	0	3	22:00	5	0	0	0	0	5
10:15	4	0	0	0	0	4	22:15	6	0	0	0	0	6
10:30	4	0	0	0	0	4	22:30	7	0	0	0	0	7
10:45	2	1	0	0	0	3	22:45	4	0	0	0	0	4
11:00	5	0	0	0	0	5	23:00	1	0	0	0	0	1
11:15	2	0	0	0	0	2	23:15	3	0	0	0	0	3
11:30	9	0	0	0	0	9	23:30	4	0	0	0	0	4
11:45	2	0	0	0	0	2	23:45	3	0	0	0	0	3
TOTAL	109	5	0	0	0	114	TOTAL	398	11	0	0	0	409

AM PEAK HOUR	8:30 AM
AM PEAK VOLUME	23

AM PEAK HOUR	4:30 PM
AM PEAK VOLUME	50

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	507	16	0	0	0	523
% OF TOTAL	96.9%	3.1%	0.0%	0.0%	0.0%	100.0%
AM PEAK	23	0	0	0	0	23
PM PEAK	49	1	0	0	0	50

A13123

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS86 Southern Dwy east of Milky Way.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	4	0	0	0	0	4
0:15	0	0	0	0	0	0	12:15	6	0	0	0	0	6
0:30	1	0	0	0	0	1	12:30	7	0	0	0	0	7
0:45	0	0	0	0	0	0	12:45	4	0	0	0	0	4
1:00	2	0	0	0	0	2	13:00	4	0	0	0	0	4
1:15	0	0	0	0	0	0	13:15	5	0	0	0	0	5
1:30	3	0	0	0	0	3	13:30	11	0	0	0	0	11
1:45	0	0	0	0	0	0	13:45	4	1	0	0	0	5
2:00	0	0	0	0	0	0	14:00	14	0	0	0	0	14
2:15	0	0	0	0	0	0	14:15	5	1	0	0	0	6
2:30	0	0	0	0	0	0	14:30	15	0	0	0	0	15
2:45	0	0	0	0	0	0	14:45	6	0	0	0	0	6
3:00	0	0	0	0	0	0	15:00	5	0	0	0	0	5
3:15	0	0	0	0	0	0	15:15	6	0	0	0	0	6
3:30	1	0	0	0	0	1	15:30	1	0	0	0	0	1
3:45	0	0	0	0	0	0	15:45	5	0	0	0	0	5
4:00	2	0	0	0	0	2	16:00	6	0	0	0	0	6
4:15	2	0	0	0	0	2	16:15	6	0	0	0	0	6
4:30	9	0	0	0	0	9	16:30	9	0	0	0	0	9
4:45	3	0	0	0	0	3	16:45	13	0	0	0	0	13
5:00	6	0	0	0	0	6	17:00	10	0	0	0	0	10
5:15	9	0	0	0	0	9	17:15	9	0	0	0	0	9
5:30	8	0	0	0	0	8	17:30	4	0	0	0	0	4
5:45	5	0	0	0	0	5	17:45	7	0	0	0	0	7
6:00	8	0	0	0	0	8	18:00	8	0	0	0	0	8
6:15	7	0	0	0	0	7	18:15	4	0	0	0	0	4
6:30	8	0	0	0	0	8	18:30	4	0	0	0	0	4
6:45	3	0	0	0	0	3	18:45	5	0	0	0	0	5
7:00	4	0	0	0	0	4	19:00	5	0	0	0	0	5
7:15	5	0	0	0	0	5	19:15	7	0	0	0	0	7
7:30	12	0	0	0	0	12	19:30	4	0	0	0	0	4
7:45	9	0	0	0	0	9	19:45	3	0	0	0	0	3
8:00	7	0	0	0	0	7	20:00	4	0	0	0	0	4
8:15	7	0	0	1	0	8	20:15	3	0	0	0	0	3
8:30	15	0	0	0	0	15	20:30	4	0	0	0	0	4
8:45	4	0	0	0	0	4	20:45	4	0	0	0	0	4
9:00	3	0	0	0	0	3	21:00	2	0	0	0	0	2
9:15	6	0	0	0	0	6	21:15	7	0	0	0	0	7
9:30	8	0	0	0	0	8	21:30	2	0	0	0	0	2
9:45	6	0	0	0	0	6	21:45	4	0	0	0	0	4
10:00	7	0	0	0	0	7	22:00	0	0	0	0	0	0
10:15	4	0	0	0	0	4	22:15	4	0	0	0	0	4
10:30	5	0	0	0	0	5	22:30	1	0	0	0	0	1
10:45	2	0	0	0	0	2	22:45	1	0	0	0	0	1
11:00	10	0	0	0	0	10	23:00	1	0	0	0	0	1
11:15	4	0	0	0	0	4	23:15	2	0	0	0	0	2
11:30	5	0	0	0	0	5	23:30	0	0	0	0	0	0
11:45	7	0	0	0	0	7	23:45	2	0	0	0	0	2
TOTAL	208	0	0	1	0	209	TOTAL	247	2	0	0	0	249

AM PEAK HOUR	7:45 AM	AM PEAK HOUR	4:30 PM
AM PEAK VOLUME	39	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 HOUR	5:15 PM
AM PEAK VOLUME	46	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	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 HOUR	1:15 PM
AM PEAK VOLUME	68	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	710	13	1	0	0	724
% OF TOTAL	98.1%	1.8%	0.1%	0.0%	0.0%	100.0%
AM PEAK	68	0	0	0	0	68
PM PEAK	47	0	0	0	0	47

A021323

Study Site 6 - Stonegate Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS72 Southern dwy west of Doolittle

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	19	1	0	0	0	20
0:15	1	0	0	0	0	1	12:15	16	1	0	0	0	17
0:30	2	0	0	0	0	2	12:30	16	0	0	0	0	16
0:45	2	0	0	0	0	2	12:45	11	0	0	0	0	11
1:00	2	0	0	0	0	2	13:00	12	0	0	0	0	12
1:15	1	0	0	0	0	1	13:15	18	0	0	0	0	18
1:30	0	0	0	0	0	0	13:30	13	1	0	0	0	14
1:45	0	0	0	0	0	0	13:45	5	0	0	0	0	5
2:00	2	0	0	0	0	2	14:00	18	0	0	0	0	18
2:15	1	0	0	0	0	1	14:15	13	0	0	0	0	13
2:30	0	0	0	0	0	0	14:30	15	0	0	0	0	15
2:45	0	0	0	0	0	0	14:45	17	1	0	0	0	18
3:00	0	0	0	0	0	0	15:00	21	0	0	0	0	21
3:15	2	0	0	0	0	2	15:15	19	2	0	0	0	21
3:30	0	0	0	0	0	0	15:30	11	0	0	0	0	11
3:45	1	0	0	0	0	1	15:45	19	1	0	0	0	20
4:00	1	0	0	0	0	1	16:00	24	0	0	0	0	24
4:15	0	0	0	0	0	0	16:15	13	0	0	0	0	13
4:30	0	0	0	0	0	0	16:30	9	0	0	0	0	9
4:45	0	0	0	0	0	0	16:45	18	0	0	0	0	18
5:00	1	0	0	0	0	1	17:00	24	0	0	0	0	24
5:15	1	0	0	0	0	1	17:15	15	0	0	0	0	15
5:30	2	0	0	0	0	2	17:30	21	0	0	0	0	21
5:45	1	0	0	0	0	1	17:45	23	0	0	0	0	23
6:00	0	0	0	0	0	0	18:00	12	0	0	0	0	12
6:15	4	0	0	0	0	4	18:15	13	0	0	0	0	13
6:30	3	0	0	0	0	3	18:30	12	0	0	0	0	12
6:45	3	0	0	0	0	3	18:45	11	0	0	0	0	11
7:00	4	0	0	0	0	4	19:00	13	0	0	0	0	13
7:15	4	2	0	0	0	6	19:15	21	0	0	0	0	21
7:30	6	1	0	0	0	7	19:30	5	0	0	0	0	5
7:45	4	0	0	0	0	4	19:45	10	0	0	0	0	10
8:00	13	0	0	0	0	13	20:00	13	1	0	0	0	14
8:15	11	0	0	0	0	11	20:15	12	0	0	0	0	12
8:30	10	0	1	0	0	11	20:30	17	0	0	0	0	17
8:45	6	0	0	0	0	6	20:45	10	0	0	0	0	10
9:00	10	0	0	0	0	10	21:00	11	0	0	0	0	11
9:15	13	0	0	0	0	13	21:15	8	1	0	0	0	9
9:30	10	1	0	0	0	11	21:30	1	0	0	0	0	1
9:45	7	0	0	0	0	7	21:45	9	0	0	0	0	9
10:00	5	0	1	0	0	6	22:00	4	0	0	0	0	4
10:15	10	2	0	0	0	12	22:15	2	0	0	0	0	2
10:30	21	1	0	0	0	22	22:30	5	0	0	0	0	5
10:45	7	1	0	0	0	8	22:45	5	0	0	0	0	5
11:00	14	0	0	0	0	14	23:00	3	0	0	0	0	3
11:15	10	2	0	0	0	12	23:15	2	0	0	0	0	2
11:30	18	1	0	0	0	19	23:30	4	0	0	0	0	4
11:45	10	0	0	0	0	10	23:45	1	0	0	0	0	1
TOTAL	225	11	2	0	0	238	TOTAL	594	9	0	0	0	603

AM PEAK HOUR	10:30 AM
AM PEAK VOLUME	56

AM PEAK HOUR	5:00 PM
AM PEAK VOLUME	83

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	819	20	2	0	0	841
% OF TOTAL	97.4%	2.4%	0.2%	0.0%	0.0%	100.0%
AM PEAK	38	0	1	0	0	39
PM PEAK	83	0	0	0	0	83

A13123

Study Site 6 - Stonegate Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS72 Southern dwy west of Doolittle

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	14	0	0	0	0	14
0:15	1	0	0	0	0	1	12:15	3	0	0	0	0	3
0:30	2	0	0	0	0	2	12:30	5	0	0	0	0	5
0:45	2	0	0	0	0	2	12:45	16	0	0	0	0	16
1:00	0	0	0	0	0	0	13:00	4	0	0	0	0	4
1:15	2	0	0	0	0	2	13:15	8	0	0	0	0	8
1:30	0	0	0	0	0	0	13:30	6	0	0	0	0	6
1:45	1	0	0	0	0	1	13:45	11	1	0	0	0	12
2:00	2	0	0	0	0	2	14:00	5	0	0	0	0	5
2:15	1	0	0	0	0	1	14:15	6	0	0	0	0	6
2:30	0	0	0	0	0	0	14:30	10	0	0	0	0	10
2:45	0	0	0	0	0	0	14:45	6	0	0	0	0	6
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	3	0	0	0	0	3
3:30	3	0	0	0	0	3	15:30	10	0	0	0	0	10
3:45	3	0	0	0	0	3	15:45	12	0	0	0	0	12
4:00	6	1	0	0	0	7	16:00	12	0	0	0	0	12
4:15	2	0	0	0	0	2	16:15	8	0	0	0	0	8
4:30	2	0	0	0	0	2	16:30	8	0	0	0	0	8
4:45	2	0	0	0	0	2	16:45	12	0	0	0	0	12
5:00	0	0	0	0	0	0	17:00	7	0	0	0	0	7
5:15	5	0	0	0	0	5	17:15	8	0	0	0	0	8
5:30	7	0	0	0	0	7	17:30	8	0	0	0	0	8
5:45	5	0	0	0	0	5	17:45	6	0	0	0	0	6
6:00	5	0	0	0	0	5	18:00	8	0	0	0	0	8
6:15	4	0	0	0	0	4	18:15	9	0	0	0	0	9
6:30	12	0	0	0	0	12	18:30	6	0	0	0	0	6
6:45	4	0	0	0	0	4	18:45	6	0	0	0	0	6
7:00	5	0	0	0	0	5	19:00	4	0	0	0	0	4
7:15	6	0	0	0	0	6	19:15	9	0	0	0	0	9
7:30	11	0	0	0	0	11	19:30	8	0	0	0	0	8
7:45	18	0	0	0	0	18	19:45	4	0	0	0	0	4
8:00	8	0	0	0	0	8	20:00	3	0	0	0	0	3
8:15	11	0	0	0	0	11	20:15	5	0	0	0	0	5
8:30	11	0	0	0	0	11	20:30	5	0	0	0	0	5
8:45	1	0	0	0	0	1	20:45	2	0	0	0	0	2
9:00	4	0	0	0	0	4	21:00	3	0	0	0	0	3
9:15	9	0	0	0	0	9	21:15	2	0	0	0	0	2
9:30	8	0	0	0	0	8	21:30	5	0	0	0	0	5
9:45	8	0	0	0	0	8	21:45	4	0	0	0	0	4
10:00	3	0	0	0	0	3	22:00	3	0	0	0	0	3
10:15	10	0	0	0	0	10	22:15	3	0	0	0	0	3
10:30	9	0	0	0	0	9	22:30	2	0	0	0	0	2
10:45	9	0	0	0	0	9	22:45	4	0	0	0	0	4
11:00	7	0	0	0	0	7	23:00	2	0	0	0	0	2
11:15	10	0	0	0	0	10	23:15	2	0	0	0	0	2
11:30	8	0	0	0	0	8	23:30	3	0	0	0	0	3
11:45	8	0	0	0	0	8	23:45	0	0	0	0	0	0
TOTAL	235	1	0	0	0	236	TOTAL	296	1	0	0	0	297

AM PEAK HOUR	7:45 AM	AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	48	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	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 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	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 HOUR	11:45 PM
AM PEAK VOLUME	1	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 TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 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 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	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

	1	2	3	4	5	TOTAL
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 HOUR	2:45 PM
AM PEAK VOLUME	26	AM PEAK VOLUME	56

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	495	5	0	1	0	501
% OF TOTAL	98.8%	1.0%	0.0%	0.2%	0.0%	100.0%
AM PEAK	26	0	0	0	0	26
PM PEAK	44	0	0	0	0	44

A13123

Study Site 8 - Mayberry Colony Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS90 Western Dwy south of Mayberry.

AM 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	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 TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 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 HOUR	2:00 PM
AM PEAK VOLUME	31	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 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	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

	1	2	3	4	5	TOTAL
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 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	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 HOUR	3:30 PM
AM PEAK VOLUME	22	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

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

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	797	6	1	0	0	804
% OF TOTAL	99.1%	0.7%	0.1%	0.0%	0.0%	100.0%
AM PEAK	94	0	0	0	0	94
PM PEAK	51	0	0	0	0	51

A021323

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS87 Dwy north of Thornton.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	3	0	0	0	0	3
0:15	0	0	0	0	0	0	12:15	2	1	0	0	0	3
0:30	3	0	0	0	0	3	12:30	3	1	0	0	0	4
0:45	2	0	0	0	0	2	12:45	2	0	0	0	0	2
1:00	1	0	0	0	0	1	13:00	3	0	0	0	0	3
1:15	0	0	0	0	0	0	13:15	4	0	0	0	0	4
1:30	0	0	0	0	0	0	13:30	3	0	0	0	0	3
1:45	0	0	0	0	0	0	13:45	3	0	0	0	0	3
2:00	0	0	0	0	0	0	14:00	5	0	0	0	0	5
2:15	0	0	0	0	0	0	14:15	8	0	0	0	0	8
2:30	0	0	0	0	0	0	14:30	6	0	0	0	0	6
2:45	2	0	0	0	0	2	14:45	2	0	0	0	0	2
3:00	1	0	0	0	0	1	15:00	5	0	0	0	0	5
3:15	0	0	0	0	0	0	15:15	5	0	0	0	0	5
3:30	0	0	0	0	0	0	15:30	9	0	0	0	0	9
3:45	0	0	0	0	0	0	15:45	3	0	0	0	0	3
4:00	0	0	0	0	0	0	16:00	9	0	0	0	0	9
4:15	0	0	0	0	0	0	16:15	9	0	0	0	0	9
4:30	0	0	0	0	0	0	16:30	5	0	0	0	0	5
4:45	2	0	0	0	0	2	16:45	7	0	0	0	0	7
5:00	0	0	0	0	0	0	17:00	6	0	0	0	0	6
5:15	0	0	0	0	0	0	17:15	2	0	0	0	0	2
5:30	1	0	0	0	0	1	17:30	9	0	0	0	0	9
5:45	0	0	0	0	0	0	17:45	9	0	0	0	0	9
6:00	0	0	0	0	0	0	18:00	12	0	0	0	0	12
6:15	0	0	0	0	0	0	18:15	5	0	0	0	0	5
6:30	1	0	0	0	0	1	18:30	9	0	0	0	0	9
6:45	3	0	0	0	0	3	18:45	5	0	0	0	0	5
7:00	1	0	0	0	0	1	19:00	5	0	0	0	0	5
7:15	10	0	0	0	0	10	19:15	3	0	0	0	0	3
7:30	2	0	0	0	0	2	19:30	8	0	0	0	0	8
7:45	1	0	0	0	0	1	19:45	3	0	0	0	0	3
8:00	3	0	0	0	0	3	20:00	7	0	0	0	0	7
8:15	4	0	0	0	0	4	20:15	5	0	0	0	0	5
8:30	5	0	0	0	0	5	20:30	8	0	0	0	0	8
8:45	2	1	0	0	0	3	20:45	2	0	0	0	0	2
9:00	10	0	0	0	0	10	21:00	1	0	0	0	0	1
9:15	1	0	0	0	0	1	21:15	3	0	0	0	0	3
9:30	3	0	0	0	0	3	21:30	2	0	0	0	0	2
9:45	7	0	0	0	0	7	21:45	2	0	0	0	0	2
10:00	2	0	0	0	0	2	22:00	7	0	0	0	0	7
10:15	0	0	0	0	0	0	22:15	3	0	0	0	0	3
10:30	1	0	0	0	0	1	22:30	1	0	0	0	0	1
10:45	4	1	0	0	0	5	22:45	3	0	0	0	0	3
11:00	5	0	0	0	0	5	23:00	1	0	0	0	0	1
11:15	3	0	0	0	0	3	23:15	5	0	0	0	0	5
11:30	4	1	0	0	0	5	23:30	1	0	0	0	0	1
11:45	5	0	0	0	0	5	23:45	1	0	0	0	0	1
TOTAL	89	3	0	0	0	92	TOTAL	224	2	0	0	0	226

AM PEAK HOUR	8:15 AM
AM PEAK VOLUME	22

AM PEAK HOUR	5:45 PM
AM PEAK VOLUME	35

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

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	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	3	0	0	0	0	3
0:15	0	0	0	0	0	0	12:15	6	0	0	0	0	6
0:30	2	0	0	0	0	2	12:30	0	1	0	0	0	1
0:45	1	0	0	0	0	1	12:45	5	0	0	0	0	5
1:00	1	0	0	0	0	1	13:00	3	0	0	0	0	3
1:15	0	0	0	0	0	0	13:15	5	0	0	0	0	5
1:30	1	0	0	0	0	1	13:30	1	0	0	0	0	1
1:45	1	0	0	0	0	1	13:45	5	0	0	0	0	5
2:00	0	0	0	0	0	0	14:00	5	0	0	0	0	5
2:15	0	0	0	0	0	0	14:15	6	0	0	0	0	6
2:30	0	0	0	0	0	0	14:30	7	0	0	0	0	7
2:45	1	0	0	0	0	1	14:45	4	0	0	0	0	4
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	2	0	0	0	0	2
3:30	1	0	0	0	0	1	15:30	11	0	0	0	0	11
3:45	0	0	0	0	0	0	15:45	3	0	0	0	0	3
4:00	1	0	0	0	0	1	16:00	5	0	0	0	0	5
4:15	1	0	0	0	0	1	16:15	12	0	0	0	0	12
4:30	0	0	0	0	0	0	16:30	5	0	0	0	0	5
4:45	0	0	0	0	0	0	16:45	7	0	0	0	0	7
5:00	1	0	0	0	0	1	17:00	5	0	0	0	0	5
5:15	0	0	0	0	0	0	17:15	6	0	0	0	0	6
5:30	1	0	0	0	0	1	17:30	1	0	0	0	0	1
5:45	1	0	0	0	0	1	17:45	4	0	0	0	0	4
6:00	1	0	0	0	0	1	18:00	7	0	0	0	0	7
6:15	3	0	0	0	0	3	18:15	7	0	0	0	0	7
6:30	6	0	0	0	0	6	18:30	7	0	0	0	0	7
6:45	3	0	0	0	0	3	18:45	4	0	0	0	0	4
7:00	13	0	0	0	0	13	19:00	5	0	0	0	0	5
7:15	14	0	0	0	0	14	19:15	2	0	0	0	0	2
7:30	3	0	0	0	0	3	19:30	4	0	0	0	0	4
7:45	7	0	0	0	0	7	19:45	4	0	0	0	0	4
8:00	6	0	0	0	0	6	20:00	5	0	0	0	0	5
8:15	3	0	0	0	0	3	20:15	4	0	0	0	0	4
8:30	11	0	0	0	0	11	20:30	4	0	0	0	0	4
8:45	5	1	0	0	0	6	20:45	1	0	0	0	0	1
9:00	6	0	0	0	0	6	21:00	2	0	0	0	0	2
9:15	1	0	0	0	0	1	21:15	0	0	0	0	0	0
9:30	4	0	0	0	0	4	21:30	2	0	0	0	0	2
9:45	6	0	0	0	0	6	21:45	0	0	0	0	0	0
10:00	4	0	0	0	0	4	22:00	5	0	0	0	0	5
10:15	0	0	0	0	0	0	22:15	3	0	0	0	0	3
10:30	2	0	0	0	0	2	22:30	1	0	0	0	0	1
10:45	1	0	0	0	0	1	22:45	3	0	0	0	0	3
11:00	3	0	0	0	0	3	23:00	1	0	0	0	0	1
11:15	4	0	0	0	0	4	23:15	5	0	0	0	0	5
11:30	5	0	0	0	0	5	23:30	1	0	0	0	0	1
11:45	4	1	0	0	0	5	23:45	0	0	0	0	0	0
TOTAL	128	2	0	0	0	130	TOTAL	194	1	0	0	0	195

AM PEAK HOUR	7:00 AM
AM PEAK VOLUME	37

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	31

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

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 HOUR	4:45 PM
AM PEAK VOLUME	38	AM PEAK VOLUME	52

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	485	2	0	0	0	487
% OF TOTAL	99.6%	0.4%	0.0%	0.0%	0.0%	100.0%
AM PEAK	38	0	0	0	0	38
PM PEAK	52	0	0	0	0	52

A13123

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS88 Southern Dwy east of Cawston.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	4	0	0	0	0	4
0:15	1	0	0	0	0	1	12:15	8	0	0	0	0	8
0:30	2	0	0	0	0	2	12:30	7	2	0	0	0	9
0:45	2	0	0	0	0	2	12:45	7	0	0	0	0	7
1:00	0	0	0	0	0	0	13:00	8	0	0	0	0	8
1:15	1	0	0	0	0	1	13:15	9	0	0	0	0	9
1:30	0	0	0	0	0	0	13:30	13	0	0	0	0	13
1:45	0	0	0	0	0	0	13:45	7	0	0	0	0	7
2:00	0	0	0	0	0	0	14:00	14	0	0	0	0	14
2:15	0	0	0	0	0	0	14:15	13	0	0	0	0	13
2:30	0	0	0	0	0	0	14:30	4	0	0	0	0	4
2:45	0	0	0	0	0	0	14:45	6	0	0	0	0	6
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	8	0	0	0	0	8
3:30	0	0	0	0	0	0	15:30	9	0	0	0	0	9
3:45	3	0	0	0	0	3	15:45	11	0	0	0	0	11
4:00	1	0	0	0	0	1	16:00	8	0	0	0	0	8
4:15	1	0	0	0	0	1	16:15	6	0	0	0	0	6
4:30	0	0	0	0	0	0	16:30	4	0	0	0	0	4
4:45	0	0	0	0	0	0	16:45	7	0	0	0	0	7
5:00	2	0	0	0	0	2	17:00	12	0	0	0	0	12
5:15	1	0	0	0	0	1	17:15	6	0	0	0	0	6
5:30	2	0	0	0	0	2	17:30	11	0	0	0	0	11
5:45	1	0	0	0	0	1	17:45	6	0	0	0	0	6
6:00	6	0	0	0	0	6	18:00	3	0	0	0	0	3
6:15	3	0	0	0	0	3	18:15	3	0	0	0	0	3
6:30	3	0	0	0	0	3	18:30	8	0	0	0	0	8
6:45	14	0	0	0	0	14	18:45	8	0	0	0	0	8
7:00	20	0	0	0	0	20	19:00	4	0	0	0	0	4
7:15	18	0	0	0	0	18	19:15	4	0	0	0	0	4
7:30	26	0	0	0	0	26	19:30	4	0	0	0	0	4
7:45	11	0	0	0	0	11	19:45	3	0	0	0	0	3
8:00	6	0	0	0	0	6	20:00	5	0	0	0	0	5
8:15	5	0	0	0	0	5	20:15	5	0	0	0	0	5
8:30	8	0	0	0	0	8	20:30	5	0	0	0	0	5
8:45	8	0	0	0	0	8	20:45	3	0	0	0	0	3
9:00	5	0	0	0	0	5	21:00	5	0	0	0	0	5
9:15	2	0	0	0	0	2	21:15	5	0	0	0	0	5
9:30	5	0	0	0	0	5	21:30	4	0	0	0	0	4
9:45	6	0	0	0	0	6	21:45	2	0	0	0	0	2
10:00	5	0	0	0	0	5	22:00	1	0	0	0	0	1
10:15	0	0	0	0	0	0	22:15	2	0	0	0	0	2
10:30	3	0	0	0	0	3	22:30	4	0	0	0	0	4
10:45	7	1	0	0	0	8	22:45	1	0	0	0	0	1
11:00	8	1	0	0	0	9	23:00	0	0	0	0	0	0
11:15	5	0	0	0	0	5	23:15	7	0	0	0	0	7
11:30	4	0	0	0	0	4	23:30	1	0	0	0	0	1
11:45	5	1	0	0	0	6	23:45	1	0	0	0	0	1
TOTAL	201	3	0	0	0	204	TOTAL	282	2	0	0	0	284

AM PEAK HOUR	6:45 AM
AM PEAK VOLUME	78

AM PEAK HOUR	1:30 PM
AM PEAK VOLUME	47

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	483	5	0	0	0	488
% OF TOTAL	99.0%	1.0%	0.0%	0.0%	0.0%	100.0%
AM PEAK	75	0	0	0	0	75
PM PEAK	36	0	0	0	0	36

A021323

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS89 Northern Dwy east of Cawston.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	4	0	0	0	0	4
0:15	0	0	0	0	0	0	12:15	3	0	0	0	0	3
0:30	0	0	0	0	0	0	12:30	3	0	0	0	0	3
0:45	1	0	0	0	0	1	12:45	1	0	0	0	0	1
1:00	0	0	0	0	0	0	13:00	5	0	0	0	0	5
1:15	0	0	0	0	0	0	13:15	1	0	0	0	0	1
1:30	1	0	0	0	0	1	13:30	4	0	0	0	0	4
1:45	0	0	0	0	0	0	13:45	4	0	0	0	0	4
2:00	1	0	0	0	0	1	14:00	7	1	0	0	0	8
2:15	0	0	0	0	0	0	14:15	5	0	0	0	0	5
2:30	0	0	0	0	0	0	14:30	4	0	0	0	0	4
2:45	0	0	0	0	0	0	14:45	4	0	0	0	0	4
3:00	0	0	0	0	0	0	15:00	4	0	0	0	0	4
3:15	0	0	0	0	0	0	15:15	5	0	1	0	0	6
3:30	0	0	0	0	0	0	15:30	3	0	0	0	0	3
3:45	0	0	0	0	0	0	15:45	2	0	0	0	0	2
4:00	2	0	0	0	0	2	16:00	7	0	0	0	0	7
4:15	5	0	0	0	0	5	16:15	6	0	0	0	0	6
4:30	0	0	0	0	0	0	16:30	8	0	0	0	0	8
4:45	0	0	0	0	0	0	16:45	10	0	0	0	0	10
5:00	0	0	0	0	0	0	17:00	8	0	0	0	0	8
5:15	0	0	0	0	0	0	17:15	4	0	0	0	0	4
5:30	0	0	0	0	0	0	17:30	3	0	0	0	0	3
5:45	1	0	0	0	0	1	17:45	4	0	0	0	0	4
6:00	1	0	0	0	0	1	18:00	5	0	0	0	0	5
6:15	2	0	0	0	0	2	18:15	6	0	0	0	0	6
6:30	1	0	0	0	0	1	18:30	8	0	0	0	0	8
6:45	0	0	0	0	0	0	18:45	4	0	0	0	0	4
7:00	2	0	0	0	0	2	19:00	5	0	0	0	0	5
7:15	1	0	0	0	0	1	19:15	4	0	0	0	0	4
7:30	5	0	0	0	0	5	19:30	4	0	0	0	0	4
7:45	2	0	0	0	0	2	19:45	5	0	0	0	0	5
8:00	0	0	0	0	0	0	20:00	3	0	0	0	0	3
8:15	1	0	0	0	0	1	20:15	7	0	0	0	0	7
8:30	3	0	0	0	0	3	20:30	4	0	0	0	0	4
8:45	5	0	0	0	0	5	20:45	12	0	0	0	0	12
9:00	5	1	0	0	0	6	21:00	4	0	0	0	0	4
9:15	3	0	0	0	0	3	21:15	5	0	0	0	0	5
9:30	1	0	0	0	0	1	21:30	4	0	0	0	0	4
9:45	5	0	0	0	0	5	21:45	6	0	0	0	0	6
10:00	3	0	0	0	0	3	22:00	2	0	0	0	0	2
10:15	2	0	0	0	0	2	22:15	4	0	0	0	0	4
10:30	2	0	0	0	0	2	22:30	3	0	0	0	0	3
10:45	4	0	0	0	0	4	22:45	3	0	0	0	0	3
11:00	5	0	0	0	0	5	23:00	6	0	0	0	0	6
11:15	1	0	0	0	0	1	23:15	7	0	0	0	0	7
11:30	3	0	0	0	0	3	23:30	6	0	0	0	0	6
11:45	3	1	0	0	0	4	23:45	5	0	0	0	0	5
TOTAL	73	2	0	0	0	75	TOTAL	231	1	1	0	0	233

AM PEAK HOUR	8:30 AM	AM PEAK HOUR	4:15 PM
AM PEAK VOLUME	17	AM PEAK VOLUME	32

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	304	3	1	0	0	308
% OF TOTAL	98.7%	1.0%	0.3%	0.0%	0.0%	100.0%
AM PEAK	10	0	0	0	0	10
PM PEAK	32	0	0	0	0	32

A13123

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS89 Northern Dwy east of Cawston.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	6	0	0	0	0	6
0:15	0	0	0	0	0	0	12:15	9	0	0	0	0	9
0:30	3	0	0	0	0	3	12:30	6	0	0	0	0	6
0:45	1	0	0	0	0	1	12:45	4	0	0	0	0	4
1:00	0	0	0	0	0	0	13:00	5	0	0	0	0	5
1:15	0	0	0	0	0	0	13:15	4	0	0	0	0	4
1:30	0	0	0	0	0	0	13:30	5	0	0	0	0	5
1:45	0	0	0	0	0	0	13:45	4	0	0	0	0	4
2:00	0	0	0	0	0	0	14:00	3	0	0	0	0	3
2:15	0	0	0	0	0	0	14:15	8	0	0	0	0	8
2:30	0	0	0	0	0	0	14:30	6	0	0	0	0	6
2:45	2	0	0	0	0	2	14:45	5	0	0	0	0	5
3:00	1	0	0	0	0	1	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	9	0	0	0	0	9
3:30	3	0	0	0	0	3	15:30	5	0	1	0	0	6
3:45	0	0	0	0	0	0	15:45	7	0	0	0	0	7
4:00	0	0	0	0	0	0	16:00	2	0	0	0	0	2
4:15	4	0	0	0	0	4	16:15	6	0	0	0	0	6
4:30	0	0	0	0	0	0	16:30	6	0	0	0	0	6
4:45	1	0	0	0	0	1	16:45	5	0	0	0	0	5
5:00	0	0	0	0	0	0	17:00	6	0	0	0	0	6
5:15	0	0	0	0	0	0	17:15	3	0	0	0	0	3
5:30	2	0	0	0	0	2	17:30	4	0	0	0	0	4
5:45	2	0	0	0	0	2	17:45	3	0	0	0	0	3
6:00	5	0	0	0	0	5	18:00	6	0	0	0	0	6
6:15	3	0	0	0	0	3	18:15	5	0	0	0	0	5
6:30	2	0	0	0	0	2	18:30	3	0	0	0	0	3
6:45	5	0	0	0	0	5	18:45	3	0	0	0	0	3
7:00	7	0	0	0	0	7	19:00	6	0	0	0	0	6
7:15	7	0	0	0	0	7	19:15	2	0	0	0	0	2
7:30	5	0	0	0	0	5	19:30	2	0	0	0	0	2
7:45	2	0	0	0	0	2	19:45	3	0	0	0	0	3
8:00	4	0	0	0	0	4	20:00	3	0	0	0	0	3
8:15	3	0	0	0	0	3	20:15	1	0	0	0	0	1
8:30	6	0	0	0	0	6	20:30	1	0	0	0	0	1
8:45	4	0	0	0	0	4	20:45	2	0	0	0	0	2
9:00	2	0	0	0	0	2	21:00	1	0	0	0	0	1
9:15	2	0	0	0	0	2	21:15	5	0	0	0	0	5
9:30	3	0	0	0	0	3	21:30	2	0	0	0	0	2
9:45	8	0	0	0	0	8	21:45	2	0	0	0	0	2
10:00	1	0	0	0	0	1	22:00	1	0	0	0	0	1
10:15	3	0	0	0	0	3	22:15	1	0	0	0	0	1
10:30	2	0	0	0	0	2	22:30	3	0	0	0	0	3
10:45	3	0	0	0	0	3	22:45	2	0	0	0	0	2
11:00	2	0	0	0	0	2	23:00	1	0	0	0	0	1
11:15	2	0	0	0	0	2	23:15	0	0	0	0	0	0
11:30	3	0	0	0	0	3	23:30	1	0	0	0	0	1
11:45	1	1	0	0	0	2	23:45	0	0	0	0	0	0
TOTAL	104	1	0	0	0	105	TOTAL	183	0	1	0	0	184

AM PEAK HOUR	6:45 AM
AM PEAK VOLUME	24

AM PEAK HOUR	3:00 PM
AM PEAK VOLUME	28

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	
TOTAL: AM+PM	287	1	1	0	0	289
% OF TOTAL	99.3%	0.3%	0.3%	0.0%	0.0%	100.0%
AM PEAK	21	0	0	0	0	21
PM PEAK	23	0	0	0	0	23

A021323

Study Site 11 - Parkridge Meadows Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS70 Dwy east of E Parkridge.

AM 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	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 HOUR	2:00 PM
AM PEAK VOLUME	60	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 TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 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 HOUR	3:15 PM
AM PEAK VOLUME	115	AM PEAK VOLUME	94

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	1,083	36	2	0	0	1,121
% OF TOTAL	96.6%	3.2%	0.2%	0.0%	0.0%	100.0%
AM PEAK	110	4	1	0	0	115
PM PEAK	60	0	0	0	0	60

A021323

Study Site 12 - Hunt Club Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS81 Dwy west of Goetz.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	11	0	0	0	0	11	12:00	29	1	0	0	0	30
0:15	7	0	0	0	0	7	12:15	34	0	0	0	0	34
0:30	9	0	0	0	0	9	12:30	28	0	0	0	0	28
0:45	6	0	0	0	0	6	12:45	32	1	0	0	0	33
1:00	3	0	0	0	0	3	13:00	20	2	0	0	0	22
1:15	6	0	0	0	0	6	13:15	40	2	0	0	0	42
1:30	3	0	0	0	0	3	13:30	37	0	0	0	0	37
1:45	7	0	0	0	0	7	13:45	29	0	0	0	0	29
2:00	2	0	0	0	0	2	14:00	28	0	0	0	0	28
2:15	5	0	0	0	0	5	14:15	48	1	0	0	0	49
2:30	5	0	0	0	0	5	14:30	45	0	0	0	0	45
2:45	8	0	0	0	0	8	14:45	33	1	0	0	0	34
3:00	5	0	0	0	0	5	15:00	33	1	0	0	0	34
3:15	2	0	0	0	0	2	15:15	51	0	0	0	0	51
3:30	2	0	0	0	0	2	15:30	48	0	1	0	0	49
3:45	8	0	0	0	0	8	15:45	62	0	0	0	0	62
4:00	0	0	0	0	0	0	16:00	56	1	0	0	0	57
4:15	3	0	0	0	0	3	16:15	42	0	0	0	0	42
4:30	1	0	0	0	0	1	16:30	49	0	0	0	0	49
4:45	10	0	0	0	0	10	16:45	39	0	0	0	0	39
5:00	5	0	0	0	0	5	17:00	59	0	0	0	0	59
5:15	8	0	0	0	0	8	17:15	43	0	0	0	0	43
5:30	6	0	0	0	0	6	17:30	40	0	0	0	0	40
5:45	5	0	0	0	0	5	17:45	50	1	0	0	0	51
6:00	6	0	0	0	0	6	18:00	38	1	0	0	0	39
6:15	3	0	0	0	0	3	18:15	33	0	0	0	0	33
6:30	8	0	0	0	0	8	18:30	44	0	0	0	0	44
6:45	9	0	0	0	0	9	18:45	35	1	0	0	0	36
7:00	9	0	0	0	0	9	19:00	33	0	0	0	0	33
7:15	14	0	0	0	0	14	19:15	29	0	0	0	0	29
7:30	15	0	0	0	0	15	19:30	27	0	0	0	0	27
7:45	34	0	0	0	0	34	19:45	20	1	0	0	0	21
8:00	44	1	0	0	0	45	20:00	29	0	0	0	0	29
8:15	47	2	1	0	0	50	20:15	25	0	0	0	0	25
8:30	23	0	0	0	0	23	20:30	33	0	0	0	0	33
8:45	37	0	0	0	0	37	20:45	29	0	0	0	0	29
9:00	14	0	0	0	0	14	21:00	29	0	0	0	0	29
9:15	13	0	0	0	0	13	21:15	21	0	0	0	0	21
9:30	16	0	0	0	0	16	21:30	32	0	0	0	0	32
9:45	10	1	0	0	0	11	21:45	10	0	0	0	0	10
10:00	11	1	0	0	0	12	22:00	15	0	0	0	0	15
10:15	16	2	0	0	0	18	22:15	18	0	0	0	0	18
10:30	19	0	0	0	0	19	22:30	21	0	0	0	0	21
10:45	20	0	0	0	0	20	22:45	19	0	0	0	0	19
11:00	14	1	1	0	0	16	23:00	11	0	0	0	0	11
11:15	20	0	0	0	0	20	23:15	21	0	0	0	0	21
11:30	17	0	0	0	0	17	23:30	10	0	0	0	0	10
11:45	19	0	0	0	0	19	23:45	14	0	0	0	0	14
TOTAL	565	8	2	0	0	575	TOTAL	1,571	14	1	0	0	1,586

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	155

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	219

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	2,136	22	3	0	0	2,161
% OF TOTAL	98.8%	1.0%	0.1%	0.0%	0.0%	100.0%
AM PEAK	151	3	1	0	0	155
PM PEAK	192	1	0	0	0	193

A13123

Study Site 12 - Hunt Club Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS81 Dwy west of Goetz.

AM 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 HOUR	1:30 PM
AM PEAK VOLUME	277	AM PEAK VOLUME	174

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

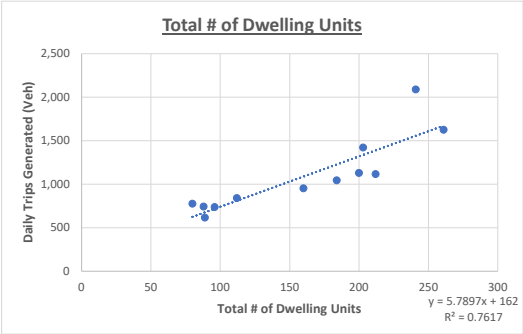
TOTAL: AM+PM	2,079	23	3	0	0	2,105
% OF TOTAL	98.8%	1.1%	0.1%	0.0%	0.0%	100.0%
AM PEAK	277	0	0	0	0	277
PM PEAK	125	0	0	0	0	125

Appendix B: Apartment Characteristics

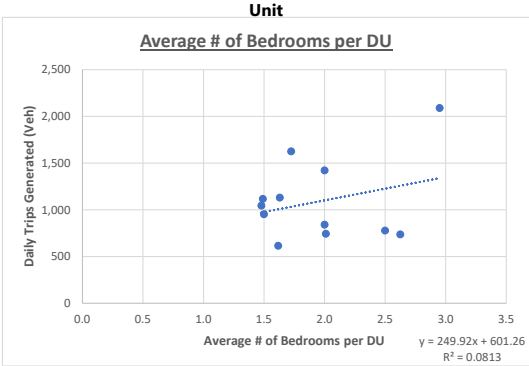
Study Site #	TUMF Zone	Name	Address	Phone #	Apartment Website	# of Apartment Style								Apartment Size (Sq. Ft.)							
						Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Total # of DUs	Total # of Bedrooms	Average # Bedrooms per DU	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Average Size of Unit per Complex	Sum of Area of All Dus	Average Square Footage per DU (Sq. Ft.)
1	Central Zone	Oakwood Apartments	15170 Perris Blvd, Moreno Valley, CA 92551	+1 951-243-0800	N/A	-	-	80	93	68	241	711	3.0	-	-	832	1,042	1,282	1,052	250,642	1040.01
2	Northwest Zone	Springbrook Park Apartments	1066 Orange St, Riverside, CA 92501	+1 951-682-9774	N/A	-	40	32	40	-	112	224	2.0	-	800	967	1,100	-	956	106,944	954.86
3	Central Zone	Vista Springs Apartments	21550 Box Springs Rd, Moreno Valley, CA 92557	+1 951-276-0334	N/A	-	108	104	-	-	212	316	1.5	-	690	960	-	-	825	174,360	822.45
4	Northwest Zone	Vesada Apartment Homes	3390 Country Village Road, Riverside, CA 92509	+1 951-462-2198	california.weidner.com	18	72	153	18	-	261	450	1.7	629	782	1,021	1,168	-	900	244,863	938.17
5	Southwest Zone	Morning Ridge Apartments	30660 Milky Way Dr, Temecula, CA 92592	+1 951-699-0886	morningridgeapts.com	-	74	126	-	-	200	326	1.6		680	950	-	-	815	170,020	850.10
6	Northwest Zone	Stonegate Apartments	6506 Doolittle Ave, Riverside, CA 92503	(951) 351-9445	stonegateriverside.com	1	79	80	-	-	160	240	1.5	300	705	905	-	-	637	128,395	802.47
7	Southwest Zone	River's Edge Apartment Homes	2088 E Lakeshore Dr, Lake Elsinore, CA 92530	+1 951-678-8553	riversedgeapartmentliving.com	-	96	88	-	-	184	272	1.5	-	762	1,089	-	-	926	168,984	918.39
8	Hemet/San Jacinto Zone	Mayberry Colony Apartments	40389 Mayberry Ave # A1, Hemet, CA 92544	+1 951-929-3380	www.mayberrycolony.com	-	34	55	-	-	89	144	1.6	-	790	962	-	-	876	79,770	896.29
9	Pass Zone	Summit Ridge Apartments	555 N Hathaway St # 1101, Banning, CA 92220	+1 951-849-3001	www.summitridgebanning.com	-	-	40	40	-	80	200	2.5	-	850	1,058	-	-	954	42,320	529.00
10	Hemet/San Jacinto Zone	Riverdale Apartments	1250 S Cawston Ave, Hemet, CA 92545	+1 951-766-5672	www.rentriverdaleapts.com	-	-	36	60	-	96	252	2.6	-	-	984	1,033	-	1,009	97,404	1014.63
11	Northwest Zone	Parkridge Meadows Apartments	219 E Parkridge Ave, Corona, CA 92879	+1 951-736-8681	www.allenproperties.net	-	-	87	1	-	88	177	2.0	-	-	780	-	-	780	67,860	771.14
12	Central Zone	Hunt Club Apartments	1355 S Perris Blvd, Perris, CA 92570	+1 951-657-0228	www.huntclubperris.com	-	-	203	-	-	203	406	2.0	-	-	962	-	-	962	195,286	962.00

Appendix C: Correlation Plots

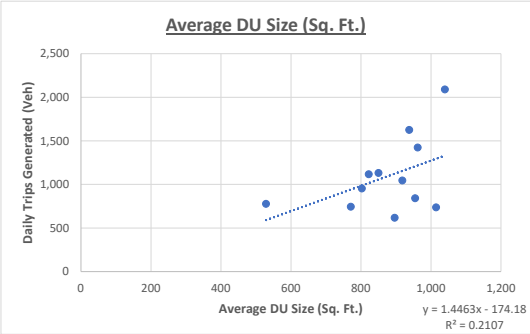
Daily Trip Generation by # of Dwelling Units in Complex



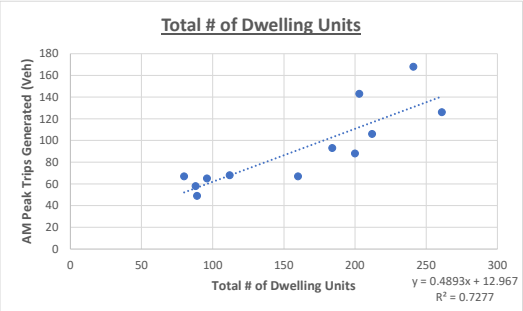
Daily Trip Generation by Average # of Bedrooms Per Dwelling Unit



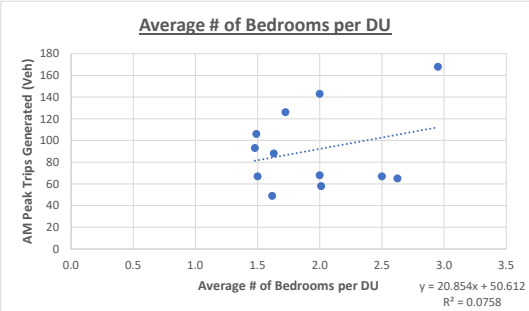
Daily Trip Generation by Average Size of Dwelling Unit



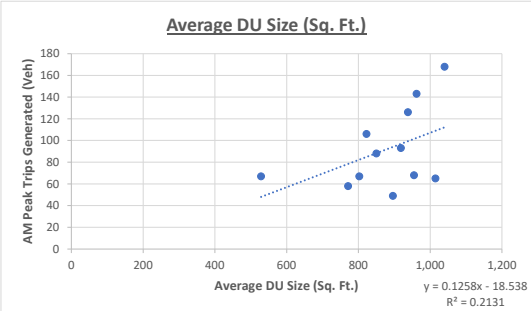
AM Peak Trip Generation by # of Dwelling Units in Complex



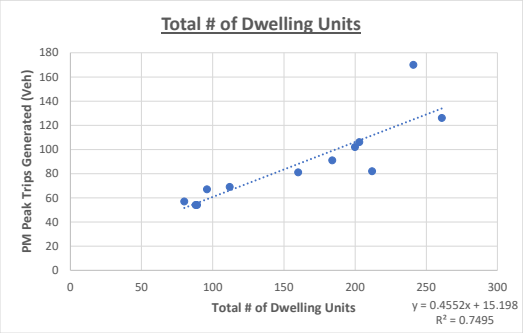
AM Peak Trip Generation by Average # of Bedrooms Per Dwelling Unit



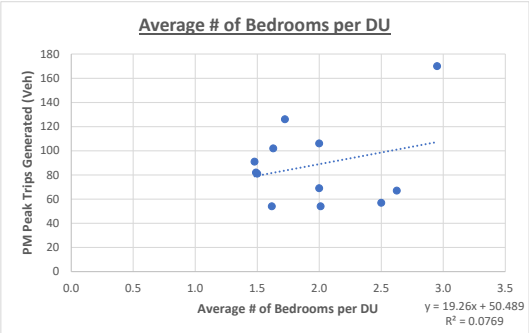
AM Peak Trip Generation by Average Size of Dwelling Unit



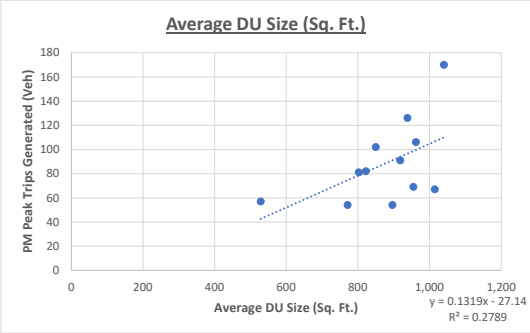
PM Peak Trip Generation by # of Dwelling Units in Complex



PM Peak Trip Generation by Average # of Bedrooms Per Dwelling Unit



PM Peak Trip Generation by Average Size of Dwelling Unit



Appendix L - Non-Residential Fee Calculation

The non-residential fee was calculated by multiplying the estimated Regional System of Highways and Arterials improvements cost attributable to new development (**Section 4.0**) by the proportion of all regional trips that are generated by non-residential land uses (**Section 5.3**), and dividing this number by the projected increase in non-residential land use between 2018 and 2045 (**Table 2.3**, **Section 2.0**) and the proportional share of new employees in each sector.

In preparation for the fee calculation, SCAG 2020 RTP/SCS employment data by sector was first converted to land use as square feet of gross floor area (SF GFA). Non-residential employee to gross floor area conversion factors were derived from four sources. These sources are:

- Cordoba Corporation/Parsons Brinckerhoff Quade and Douglas, Inc. (PBQD), Land Use Density Conversion Factors For The Long-Range Corridor Study San Bernardino and Riverside Counties, August 20, 1990. Table 8.
- Orange County Transportation Authority (OCTA), Orange County Subarea Modeling Guidelines Manual, June 2001. Appendix C.
- Southern California Association of Governments (SCAG), Employment Density Study, October 31, 2001, Table IIB
- County of Riverside, General Plan, As Amended December 15, 2015, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Table E-5

The employment conversion factors developed for use in the calculation of the non-residential fee are tabulated in **Exhibits L-1** through **L-4**. The relevant sections of these respective publications are included in this Appendix as **Exhibits L-5** through **L-8**.

To account for the difference in trip generation rates between the various employment sectors, the non-residential fee value for each sector was normalized by multiplying by the respective median trip generation rate for the range of associated land use types as published in the Institute of Traffic Engineers Trip Generation Manual, Eleventh Edition, 2021. The respective fee values are presented in **Section 6.2**. The table detailing the calculation of the non-residential fee (and residential fee) is included in **Appendix K** as **Exhibit K-1**.

EXHIBIT L-1 Employment Conversion Factors

Employment Sector	Business by Land Use Category (1)	Employees	Gross Floor Area (TSF)	Conversion Rate (Employees/TSF)	Land Use Category (2)	Minimum Range Conversion Rate (Employees/TSF)	Land Use Category (3)	SF per Employee based on Average Employees per Acre and Average FAR (Riverside County)	Employees/TSF	Land Use Category (4)	SF per Employee	Employees/TSF	TUMF Median Employment Conversion Factors (Employees/TSF)
Industrial	Heavy Manufacturing	6,379	5,117	1.25	R&D/LI/BP	2.50	R&D/Flex Space	867		Light Industrial	1030		
	General Manufacturing	11,603	6,103	1.90	Heavy Industry	2.00	Light Manufacturing	1548		Heavy Industry	1500		
	Light Manufacturing	8,624	3,962	2.18	Warehouse	1.00	Warehouse	1195					
	Manufacturing, Small Module	5,559	3,038	1.83									
	High Tech/Research	954	411	2.32									
	Wholesale, Trade Industry	6,120	4,140	1.48									
	Warehousing	119	279	0.43									
	General Industry	1,023	917	1.12									
	Median			**1.65**	Median	**2.00**	Median	*1195.0*	**0.84**	Median	*1265.0*	**0.79**	**1.25**
Retail	Retail Trade	34,821	20,125	1.73			Regional Retail	268		Commercial Retail	500		
	Personnal, Rental and Repair	3,452	1,590	2.17			Other Retail/Service	629					
	Equipment Rental	1,080	453	2.38									
	General Commercial	12,978	17,023	0.76									
	Median			**1.95**			Median	*448.5*	**2.23**	Median	*500.0*	**2.00**	**2.00**
Service	Financial/Insurance/Real Estate	7,738	1,095	7.07	Office	3.00	Low-Rise Office	481		Commercial Office	300		
	Small Office	3,945	548	7.20	Medical/PO/Bank	3.50	Hotel/Motel	3476		Business Park	600		
	Professional Services	5,470	1,529	3.58	Hospital	2.50							
	Business Services	6,680	1,966	3.40	Restaurant	3.00							
	General Offices	8,900	3,886	2.29									
	Medical Services	9,006	3,201	2.81									
	Restaurant	23,345	4,061	5.75									
	Median			**3.58**	Median	**3.00**	Median	*1978.5*	**0.51**	Median	*450.0*	**2.22**	**2.61**
Government/Public Sector					Government/Civic	3.00	Government Offices	208					
					Library	1.50							
					Median	**2.25**	Median	*208.0*	**4.81**				**3.53**

Notes:
- Business by Land Use Categories Wholesale Trade Commercial and Automotive Repair were excluded as there is inconsistencies between the Land Use Density Conversion Factors For Long Range Corridor Study San Bernardino and Riverside Counties categorization, and the NAICS Major Group categorization.
- OCTA Typical Employment Conversion Factors for Commercial excluded as it potentially covers uses in both Retail and Service categories; Hotel/Motel, Schools, Golf Course, Developed Park, Park and Agricultural were excluded as they are calculated from units other than TSF.
- TUMF Median Employment Conversion Factor is the median of (1) through (4) Conversion Rates

(1) Cordoba Corporation/PBQD, Land Use Density Conversion Factors For Long Range Corridor Study San Bernardino and Riverside Counties, August 20, 1990. Table 8.
(2) OCTA, Orange County Subarea Model Guidelines Manual, June 2001. Appendix C.
(3) SCAG, Employment Density Study, October 31, 2001, Table IIB
(4) County of Riverside, General Plan, As Amended December 15, 2015, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Table E-5

EXHIBIT L-2 Population and Employment Estimates

Sector	2018	2045	Change	Employee Conversion Factor / TSF	Change in SF of GFA
Population	1,905,440	2,533,876	628,436		
Households					
Single-Family	397,407	564,898	167,491		
Multi-Family	157,166	247,501	90,335		
Totals	554,573	812,399	257,826		
Employees					
Industrial	169,334	245,915	76,581	**1.25**	61,489,565
Retail	73,814	86,929	13,115	**2.00**	6,557,500
Service	308,703	482,958	174,255	**2.61**	66,735,957
Government/Public Sector	18,569	30,640	12,071	**3.53**	3,420,665
Totals	570,420	846,442	276,022		138,203,688

Source: SCAG 2020 RTP/SCS; RivCOM

EXHIBIT L-3 Trip Generation Rate Comparison

Non-Residential

	Employee Growth	SF Growth	ITE Median PM Peak Hour Trips Per Employee	ITE Median PM Peak Hour Trips per TSF	Trip Growth (SFGrowth * ITEMedian)	Calculated PM Peak Hour Trips per Employee	Weighted Median PM Peak Hour Trips Per Employee	Median Share PM Peak Period Pass By Trips (Retail and Service Uses)	Adjusted PM Peak Hour Trips Per Employee
Industrial	76,581	61,489,565	0.7	0.6	36,894	0.5	0.6		0.6
Retail	13,115	6,557,500	3.3	5.0	32,788	2.5	2.9	37%	1.8
Service	174,255	66,735,957	2.2	5.7	380,395	2.2	2.2	44%	1.2
Government/Public Sector	12,071	3,420,665	3.3	3.2	10,946	0.9	2.1		2.1
	276,022	138,203,688			461,022				

EXHIBIT L-4 Representative ITE Weekday PM Peak Hour Trip Generation Rates

RESIDENTIAL

Land Use Category	ITE Reference	PM Peak Hour Trip Ends per DU	PM Peak Hour Trip Ends per Residents
Single Family Residential			
Single Family Detached Housing	210	0.99	0.28
Multi Family			
Single-Family Attached Housing	215	0.61	0.44
Multifamily Housing (Low-Rise) Not Close to Rail Transit	220	0.57	0.27
Multifamily Housing (Mid-Rise) Not Close to Rail Transit	221	0.39	0.23
Multifamily Housing (High-Rise) Not Close to Rail Transit	222	0.40	
Affordable Housing - Income Limits	223	0.50	0.14
Average		*0.49*	*0.27*
Median		*0.50*	*0.25*

NON-RESIDENTIAL

Land Use Category	ITE Reference	PM Peak Hour Trip Ends per TSF*	PM Peak Hour Trip Ends per Employee'	PM Peak Period Pass by Trips**
Industrial				
Intermodal Truck Terminal	30	1.89	0.72	
General Light Industry	110	0.80	0.69	
Industrial Park	130	0.40	0.42	
Manufacturing	140	0.80	0.40	
Warehousing	150	0.23	0.68	
High-Cube Transload and Short-Term Storage	154	0.17		
High-Cube Fulfillment Center Warehouse - Non-Sort	155	0.27		
High-Cube Parcel Hib Warehouse	156	0.71		
Average		*0.66*	*0.58*	
Median		*0.56*	*0.68*	
Retail				
Building Materials and Lumber	812	2.65	3.30	
Free-Standing Discount Superstore	813	4.39	1.75	29%
Variety Store	814	7.42	12.65	34%
Free-Standing Discount Store	815	5.42	2.36	20%
Hardware/Paint Store	816	1.10	3.77	26%
Nursery (Garden Center)	817	8.37	2.55	
Nursery (Wholesale)	818	5.01	0.59	
Shopping Center	820	4.09	1.91	
Shopping Center (150K to 300K)	820			29%
Shopping Center (300K to 900 K)	820			19%
Shopping Plaza with Supermarket	821	9.72		
Shopping Plaza without Supermarket	821	5.40	1.80	
Shopping Plaza	821			40%
Strip Retail Plaza	822	13.24	10.15	
Factory Outlet Center	823	1.94		
Automobile Sales (New)	840	2.65	1.10	
Automobile Sales (Used)	841	4.92	2.27	
Automobile Parts Sales	843	5.88	4.27	43%
Tire Store	848	3.72	3.05	25%
Supermarket	850	9.19	3.37	24%
Convenience Store	851	53.51	34.33	
Convenience Market with Gasoline Pumps	853			
Discount Supermarket	854			
Discount Club	857	4.62	3.49	34%
Sporting Goods Superstore	861	2.58	0.93	
Home Improvement Superstore	862	3.21		42%
Electronics Superstore	863	4.48		40%
Pet Supply Superstore	866	2.19		
Book Superstore	868	14.00		
Department Store	875	2.81		
Apparel Store	876	4.20		
Pharmacy/Drugstore without Drive Through Window	880	8.62		53%
Pharmacy/Drugstore with Drive Through Window	881	11.23	7.79	49%
Marijuana Dispensary	882	24.57		
Furniture Store	890	0.70	1.01	53%
Liquor Store	899	17.00	5.98	
Gasoline/Service Station	944		28.39	57%
Convenience Store/Gas Station (none)	945		21.31	
Convenience Store/Gas Station (9 - 15 vehicle fueling positions)	945	56.38		75%
Average		*9.54*	*6.87*	*38%*
Median		*4.97*	*3.30*	*37%*
Service				
Data Center	160	0.13		
Specialty Trade Contractor	180	2.18	0.80	
Movie Theatre	445	14.06	9.56	
Health/Fitness Club	492	3.92		
Day Care Center	565	11.82	4.66	44%
Hospital	610	0.98	0.33	
Nursing Home	620	0.82	0.45	
Clinic	630	4.22	2.49	
Animal Hospital/Veterinary Clinic	640	3.83	2.26	
Free Standing Emergency Room	650	2.24		
Small Office Building	712	3.15	1.90	
Medical-Dentist Office Building (Stand-Alone)	720	4.79	1.26	
Medical-Dentist Office Building (Within/Near Hospital Campus)	720	3.78	1.03	
Walk-in Bank	911	26.40	6.18	
Drive-in Bank	912	20.92	4.36	35%
Hair Salon	918	1.94		
Copy, Print and Express Ship Store	920	12.30	6.63	
Fast Casual Restaurant	930	18.57		
Fine Dining Restaurant	931	8.28	1.79	44%
High Turnover (Sit-Down) Restaurant	932	16.35	3.66	43%
Fast Food Restaurant with Drive Through	934	50.94	5.45	55%
Fast Food Restaurant with Drive Through No Seating	935			31%
Coffee/Donut Shop with Drive Through	937	43.65		
Coffee/Donut Shop with Drive Through No Seating	938			98%
Quick Lube Vehicle Shop	941	9.42	2.17	
Automobile Care Center	942	3.51	1.43	
Automobile Parts and Service Center	943	2.61	1.80	
Wine Tasting Room	970	6.60		
Brewery Tap Room	971	10.93		
Drinking Place	975	15.53		
Average		*10.85*	*3.06*	*50%*
Median		*5.70*	*2.17*	*44%*
Government/Public Sector				
Recreational Community Center	495	2.53	2.71	
Elementary School	520		4.60	
Middle/Junior High School	522		4.83	
High School	525		3.32	
School District Office	528	2.37	0.84	
Private School (K-8)	530		5.72	
Private School (K-12)	532		2.82	
Private High School	534		2.49	
Charter Elementary School	536		10.64	
Charter School (K-12)	538		10.66	
Junior/Community College	540		1.63	
University/College	550		0.81	
Adult Detention Facility	571	0.94	0.51	
Library	590	8.53	6.81	
Government Office Building	730	3.19	0.91	
State Motor Vehicles Department	731	7.68	4.27	
Post Office	732	15.11	3.29	
Average		*5.76*	*3.93*	
Median		*3.19*	*3.29*	

Notes:

* - Average weekday PM peak hour of generator trip end data derived from ITE Trip Generation Manual (11th Edition), September 2021

** - Average weekday PM peak pass-by trip rates derived from ITE Trip Generation Manual (11th Edition), September 2021

EXHIBIT L-5
Land Use Density Conversion Factors for the Long-Range Corridor Study San Bernardino and Riverside Counties, Table 8
Cordoba Corporation/Parsons Brinckerhoff Quade and Douglas, Inc. (PBQD), August 20, 1990.

TABLE 8
EMPLOYEES PER ACRE
RIVERSIDE COUNTY

BUSINESS BY LAND USE	Employees *	Floor Space Sq. Ft.	Square Feet Per Employee	Average F.A.R	Employees per Acre
Manufacturing/Industrial	40,383	23,968,000	594	0.25	18
Heavy Manufacturing	6,379	5,117,000	802	0.20	11
General Manufacturing	11,603	6,103,000	526	0.20	17
Light Manufacturing	8,624	3,962,000	459	0.25	24
Manufacturing, Small Module	5,559	3,038,000	547	0.25	20
High Tech Activity and Research	954	411,000	431	0.35	35
Wholesale Trade Industrial	6,120	4,140,000	676	0.25	16
Warehousing	119	279,000	2,345	0.25	5
General Industrial	1,023	917,000	896	0.20	10
Commercial	79,067	46,304,000	586	0.30	22
Retail Trade	34,821	20,125,000	578	0.30	23
Restaurants and Bars	23,345	4,061,000	174	0.30	75
Personnal, Rental and Repair Services	3,452	1,590,000	461	0.30	28
Automotive Repair Services	1,870	1,619,000	866	0.30	15
Equipment Rental	1,080	453,000	419	0.30	31
Wholesale, Trade Commercial	1,521	1,434,000	943	0.25	12
General Commercial	12,978	17,023,000	1,312	0.40	13
Office	41,740	12,226,000	293	0.50	74
Finance/Insurance/Real Estate	7,738	1,095,000	142	0.50	154
Finance/Insurance/RE/Small Office	3,945	548,000	139	0.50	157
Professional Services	5,470	1,529,000	280	0.50	78
Business Services	6,680	1,966,000	294	0.50	74
General Office	8,900	3,886,000	437	0.50	50
Medical Services	9,006	3,201,000	355	0.50	61

*** Employment figures do not include government, military and sole proprietorships.**
Source: Urban Decision Systems (1989), Census Zip Business Patterns (1986)
Filename: Trans rv

EXHIBIT L-6
Orange County Subarea Modeling Guidelines Manual, Appendix C
Orange County Transportation Authority (OCTA)
June 2001

TYPICAL EMPLOYMENT CONVERSION FACTORS
(June 2001)

Land Use Category	Conversion Rates Range	Employment Type (Percentate Ranges)		
		Retail	Service	Other
Commercial	2.25 –2.75 employees/TSF[1]	60% - 90%	10% - 40%	0% – 5%
Office/Office Park	3.00 – 4.00 employees/TSF	0% – 5%	20% – 30%	65% - 80%
R&D/Light Industrial/Business Park	2.50 – 3.50 employees/TSF	0% – 5%	0% - 30%	60% - 100%
Heavy Industrial	2.00 – 2.50 employees/TSF	0%	0%	100%
Warehouse	1.00 – 2.00 employees/TSF	0%	0%	100%
Restaurant	3.00 – 5.00 employees/TSF	100%	0%	0%
Medical Office/Post-Offfice/Bank	3.50 – 4.50 employees/TSF	0% - 10%	70% - 100%	0% – 20%
Government Office/Civic Center	3.00 – 4.00 employees/TSF	0% – 5%	50% - 70%	25% – 50%
Hospital	2.50 – 3.00 employees/TSF	0%	70% - 80%	20% – 30%
Library/Museum	1.50 – 2.50 employees/TSF	0%	100%	0%
Hotel/Motel	0.75 – 1.25 employees/room	0% - 10%	70% - 80%	10% – 30%
Schools	0.08 – 0.12 employees/student	0%	0%	100%
Golf Course	0.50 – 0.70 employees/acre	0% - 10%	90% - 100%	0%
Developed Park/Athletic Fields	0.20 – 0.40 employees/acre	0%	80% - 100%	0% – 20%
Park	0.05 – 0.10 employees/acre	0%	80% - 100%	0% – 20%
Agricultural	0.01 – 0.05 employees/acre	0%	0%	100%

[1] Thousands of Square Feet

EXHIBIT L-7
Employment Density Study, Table IIB
Southern California, October 31, 2001

Table II-A
Derivation of Square Feet per Employee Based on:
--MEDIAN EMPLOYEES PER ACRE
--MEDIAN FAR

Land Use Category	Los Angeles	Orange	Riverside	San Bernardino	Ventura	Imperial	Region
	Square Feet per Employee						
Regional Retail	--	2,322	165	1,392	990	--	1,023
Other Retail/Svc.	730	450	1,148	432	412	796	585
Low-Rise Office	471	352	598	1,014	659	415	466
High-Rise Office	377	235	--	--	--	--	300
Hotel/Motel	1,179	--	5,273	1,747	--	808	1,804
R & D/Flex Space	1,717	511	1,121	1,833	277	--	527
Light Manufacturing	1,214	786	2,221	1,538	202	2,230	924
Heavy Manufacuring	--	--	--	--	--	--	--
Warehouse	1,518	1,350	819	2,111	149	3,257	1,225
Government Offices	2,182	408	1,475	851	120	407	672

Table II-B
Derivation of Square Feet per Employee Based on:
--AVERAGE EMPLOYEES PER ACRE
--AVERAGE FAR

Land Use Category	Los Angeles	Orange	Riverside	San Bernardino	Ventura	Imperial	Region
	Square Feet per Employee						
Regional Retail	--	704	268	1,009	1,165	--	857
Other Retail/Svc.	424	325	629	124	271	255	344
Low-Rise Office	319	287	481	697	389	632	288
High-Rise Office	440	218	--	--	--	--	311
Hotel/Motel	--	--	3,476	2,544	--	311	1,152
R & D/Flex Space	1,796	466	867	834	269	--	344
Light Manufacturing	829	558	1,548	705	189	994	439
Heavy Manufacuring	--	--	--	--	--	--	--
Warehouse	1,518	979	581	1,195	131	450	814
Government Offices	1,442	206	208	188	94	322	261

Notes:
"--" = Data not available.

EXHIBIT L-8
General Plan, As Amended December 15, 2015.
Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology,
Table E-5
County of Riverside, 2015

Table E-3: Net Parcel Acre Factors

Land Use Designation	Net Parcel Area
Commercial Retail (CR)	0.75
Commercial Tourist (CT)	0.75
Commercial Office (CO)	0.75
Light Industrial (LI)	0.80
Heavy Industrial (HI)	0.75
Business Park (BP)	0.75

Net Parcel Square Feet: To convert net acres to net square feet, net acres are multiplied by 43,560 feet per acre. For example, 50 net acres of Commercial Office (66.66 gross acres) equals 2,178,000 net square feet.

Floor Area Ratio (FAR): Floor Area Ratio, or FAR, indicates the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. FAR's for Commercial, Industrial and Business Park land uses are identified, in Table E-4, below. See General Plan Glossary for full definition of FAR.

Table E-4: Development FAR Factors

	FAR		
Land Use Designation	Minimum	Probable*	Maximum
Commercial Retail (CR)	0.20	0.23	0.35
Commercial Tourist (CT)	0.20	0.25	0.35
Commercial Office (CO)	0.25	0.35	1.00
Light Industrial (LI)	0.25	0.38	0.60
Heavy Industrial (HI)	0.15	0.40	0.50
Business Park (BP)	0.25	0.30	0.60

*Factor used for theoretical planning estimates.

Building Square Footage: Building square footage for the land use designations listed in the table above are calculated by multiplying the Net Square Feet of each land use designation by the corresponding FAR. For instance, 20,000 square feet of Commercial Retail with an FAR of 0.23 would yield 4,600 square feet of building space.

Square Feet (SF)/Employee Factor: This factor indicates the number of employees typically associated with a given amount of square feet of building space per employee. It is used to estimate the number of jobs resulting for a given land use designation. These factors for the commercial land use designations are listed in Table E-5 below.

Table E-5: Commercial Employment Factors

Land Use Designation	SF/Employee
Commercial Retail (CR)*	500
Commercial Tourist (CT)	500
Commercial Office (CO)	300
Light Industrial (LI)	1,030
Heavy Industrial (HI)	1,500
Business Park (BP)	600

*It is assumed that CR designated lands will build out at 40% CR and 60% MDR.

Employment: Employment for commercial, industrial, and business park land uses is calculated by dividing the total number of building square feet by the SF/Employee factor. For example, 300,000 square feet of commercial office building space would yield 1,000 employees.

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 1.5
Meeting Date: April 9, 2025

SUBJECT: Measure Z Oversight Advisory Committee Appointments

SUBMITTED BY: Janet Morales, City Clerk

ACTION:
The Community Services Subcommittee recommends that the City Council appoint Sergio Rodriguez and Agustin Alvarado to the Measure Z Oversight Advisory Committee for terms ending January 2027.

SUMMARY:
The Measure Z Committee is comprised of five members and serves as established by the City Council. Committee members serve for 2-year terms. The Committee's role is to ensure that all revenues received from the voter-approved "Save Wildomar Community Parks Funding Measure" (Measure Z) are spent on permissible uses as outlined in City of Wildomar Ordinance 71 and City Municipal Code Chapter 3.18.

BACKGROUND:
In February, Nolan King and Sergio Rodriguez' terms expired which created two vacancies on the Measure Z Oversight Advisory Committee. Per Resolution 2024-79 , the selection process for the Measure Z Member Volunteer is as follows:

1. All applicants for appointment to the Committee must complete a City Application.

2. Candidates will be asked to meet with the Community Services Subcommittee at a public meeting to discuss their application, interest and experience. The Community Services Subcommittee will then forward its recommendation to the City Council Members for consideration and appointment at a public meeting.

DISCUSSION:
On February 20th a Notice of Vacancy for two vacancies was released. At the end of the application period on Monday March 10, 2025 at 5PM, the City received applications (3) from the following residents:

Agustin Alvarado
Sergio Rodriguez
Maurissa Sweeney

The Community Services Subcommittee Members Marquez and Moore held a public meeting on March 17th to review the applications and meet with the candidates. It was the consensus of the Subcommittee to recommend Sergio Rodriguez and Agustin Alvarado to the Measure Z Oversight Advisory Committee for terms ending January 2027, per the updated Resolution. The criteria for membership and applications are attached.

ATTACHMENTS:

1. Alvarado, Agustin_Redacted
2. Rodriguez, Sergio_Redacted
3. Sweeney, Maurissa_Redacted
4. Reso 2024-79

Volunteer Application
WILDOMAR MEASURE Z
OVERSIGHT ADVISORY COMMITTEE

City of Wildomar
23873 Clinton Keith Rd Ste. 201
Wildomar, CA 92595
951.677.7751 (phone)
951.698.1463 (fax)

VOLUNTEER APPLICANT INFORMATION

Last Name: Alvarado First Name: Agustin MI: Tino

Address: [redacted] City: Wildomar ca Zip Code: 92595

Home: Cell Phone: [redacted]

Email Address: [redacted]

QUESTIONAIRE

What type of Volunteer Experiences Have You Had?

I have volunteered if food distribution to public and I have also participated in community clean ups

Education, Credentials, Parks & Recreation and Accounting Experience:

As part of public works parks and previously worked in parks and recreation department with current and past employers my accountings experience has been designated to budgeting work orders

Public Communication Experience:

In my current role as a park inspector inspector#2 I am always communicating with local residents and city council members and staff .

Project Leadership Skills/Experience:

I have 8 years experience in overseeing projects production in our city parks facilities and open space

Computer Skills:

As part of of my job responsibilities as a park inspector is to use a computer and a I pad tablet while conducting work in office and or out on the field

Other Relevant Skills/Information:

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

As a volunteer I will:

- Perform only those assigned tasks that are within my physical capability and will not undertake any tasks that are beyond my physical capability or ability.
- Not undertake to operate or use vehicles, equipment or tools that I am unfamiliar with or have not been trained to operate properly and safely and have not received specific authorization to use from my supervisor.
- Observe all safety rules and use provided safety equipment in the performance of my assigned tasks.
- Treat everyone with respect, patience, integrity, courtesy, and dignity.
- Not use profanity, or make humiliating, ridiculing, threatening, or degrading statements.
- Return all City equipment and identification upon request or at end of assignment.

VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

As a Volunteer, I understand that:

- I give the City of Wildomar permission to conduct a thorough background check on me, which may include a review of sex offender registries, criminal history records, and law enforcement records. I understand that volunteer positions may be conditional upon favorable background information as determined by the City of Wildomar.
- The City of Wildomar is not obligated to provide me with a volunteer placement. I also understand that I am not obligated to accept the volunteer position offered.
- Volunteers are expected to immediately inform us if they are unable or unwilling to perform a requested task. Physical requirements of tasks may involve sitting, standing, walking stooping, kneeling, climbing, talking. Listening, reading, handling (lifting, pushing, pulling), objects, handling heavy objects, operation tools, operating power tools, operating vehicles.
- Volunteer positions are charitable contributions to the City of Wildomar without compensation or benefit of any kind or consideration of future employment.
- I have the obligation to notify my supervisor of an injury incurred while volunteering.
- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

VOLUNTEER CONSENT

Your signature below indicates that you have read each of the above items and you agree to be bound by them.

Agustin	Agustin	February 28 / 2025
Applicant Name (print)	*Applicant Signature*	*Date*

Wildomar Measure Z
Oversight Advisory Committee
Supplemental Questionnaire

PRINT NAME: Agustin

PLEASE TYPE OR PRINT LEGIBLY

This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your **qualifying** experience and accomplishments have been.

A Supplemental Questionnaire is required for Wildomar Measure Z Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.

Please use the space provided for your response. If more space is necessary, one additional page per question may be attached.

Agustin _____ 2/28/2025
Date

1. Have you participated in local government as a committee member, commissioner, council member, or staff? What was your role and what did you learn from it?

I am currently employed by the city of Santa Ana as a park inspector #2 part of my responsibilities is to provide inspection services with any projects taking place in our city parks

2. What is your understanding of the role and responsibilities of the Measure Z Oversight Advisory Committee?

My understanding in being part of the measure Z oversight advisory committee is to be involved in helping of current or future park projects.

3. Why did you apply for the Measure Z Oversight Advisory Committee and what do you hope to accomplish by your participation?

I am applying for this committee as I feel that by participating in this committee I can help this committee by providing my expertise and experience in my current role as a park inspector.

4. What qualities or experience would you bring that would be an asset to the Measure Z Oversight Advisory Committee?

I am applying for this committee as I feel that by participating in this committee I can help this committee by providing my expertise and experience in my current role as a park inspector.

5. What is your experience with governmental accounting?

My experience in governmental accounting is knowing and keeping track of projects costs and purchase items regarding repairs Maintenence projects and cost management

Is there an advantage of line item budgeting verses a zero-based budgeting? Please describe.

The main advantage of line item budgeting verses a zero-based budgeting is the simplicity and ease of use, allowing for clear tracking of individual expense categories and quick analysis of spending trends, while zero-based budgeting requires a more thorough justification of every aspect or possible expenses

6. What is your experience with governmental or nonprofit audits?

My experience in auditing is performance and compliance audit of contractors when contractors services are needed

7. What is your experience with vendor selection and contract review in the public sector?

As part of my current job responsibilities as a park inspector #2 I am involved in contracting the best vendors and overseeing our contractors

8. What is your experience in park maintenance?

As a park inspector I oversee the park day to day maintenance work in parks and in recreation facilities buildings.

What is your standard level of service for maintenance?

My standard level of service starts with asset and maintenance management which I use to develop and implement infrastructure management strategies to optimize the value gained from business assets

9. What is your experience in Recreation Programs?

My experience in recreation programs comes from working in parks and recreation department for current employer and past employers. Were I was able to be part of park events and city recreation events.

10. What do you feel are some of the key issues facing City parks in the next 5 to 10 years?

Some of the key issues I see facing city parks in the next 5-10 years is the transient population growing in public city parks which brings a lot of illegal activity and the need to increase public security in city parks.

11. Describe your goals as part of the Measure Z Oversight Advisory Committee.

My goals in being part of the measured z oversight advisory committee is to bring some of my experience knowledge and expertise and help improve our community parks.

Volunteer Application
WILDOMAR MEASURE Z
OVERSIGHT ADVISORY COMMITTEE

City of Wildomar
23873 Clinton Keith Rd Ste. 201
Wildomar, CA 92595
951.677.7751 (phone)
951.698.1463 (fax)

VOLUNTEER APPLICANT INFORMATION

Last Name: Rodriguez First Name: Sergio MI: J

Address: [redacted] City: Wildomar Zip Code: 92595

Home: Cell Phone: [redacted]

Email Address: [redacted]

QUESTIONAIRE

What type of Volunteer Experiences Have You Had?

I currently serve on the Measure Z Oversight Committee for the City of Wildomar, where I contribute to reviewing and ensuring accountability in the use of funds for local parks and recreational programs. This role has allowed me to engage with city officials, analyze budget allocations, and provide recommendations that directly impact community improvements. Additionally, I serve on the Donald Graham Elementary School Site Council, where I work alongside Principal Leanne Edwards and school staff to review budgets, assess goals, and provide input. This role has given me valuable experience in budget oversight, policy evaluation, and goal-setting at the educational level, reinforcing my ability to analyze financial reports and ensure funds are used effectively. Beyond my committee and school involvement, I have consistently looked for ways to assist my community. One of the most rewarding experiences was helping elderly neighbors in Placentia by providing transportation to doctor appointments and handling lawn maintenance. These experiences reinforced my understanding of civic responsibility, the importance of community service, and the impact of proactive volunteerism.

Education, Credentials, Parks & Recreation and Accounting Experience:

I have extensive experience in budget oversight, financial accountability, and vendor management, which are critical to the success of the Measure Z Oversight Committee. My role at Marketing.com as VP of Agency Operations has further refined my ability to manage large-scale budgets, oversee compliance with financial policies, and ensure vendor accountability. I also bring a strong background in digital marketing and technology, holding certifications from Google and Meta, and previously earning Microsoft Certified Systems Engineer (MCSE) credentials. My expertise in financial reporting and managing multimillion-dollar marketing budgets translates directly to the financial oversight responsibilities of Measure Z. Although I do not have formal Parks & Recreation experience, my current committee role has given me firsthand exposure to how Measure Z funds are allocated and managed for parks and recreational programs. I am committed to ensuring that these funds continue to be used efficiently and in the best interest of Wildomar residents.

Public Communication Experience

In my current position as VP of Agency Operations at Marketing.com, I regularly communicate complex financial, technical, and operational topics to diverse audiences. I have led numerous public webinars, trade show presentations, and client training sessions, all requiring clear and effective communication. As a member of the Measure Z Oversight Committee, I have worked alongside city officials to review and discuss financial reports, ensuring transparency for the public. My ability to distill technical and financial information into easily understood explanations has been an asset in fulfilling my committee duties. Additionally, I have experience in contract negotiations, legal document drafting, and corporate communication, which enhances my ability to articulate financial and policy-related matters effectively.

Project Leadership Skills/ Experience

My current tenure on the Measure Z Committee has provided direct experience in reviewing financial reports, assessing city park projects, and ensuring adherence to budgetary guidelines. This experience, combined with my broader project leadership skills, allows me to effectively contribute to the committee's oversight responsibilities. At Marketing.com, I manage a team responsible for multimillion-dollar accounts across various industries. I oversee budget allocations, vendor contracts, and project timelines, ensuring that initiatives are executed efficiently. I have also led global sourcing programs, coordinating production and logistics across multiple international vendors. These leadership experiences strengthen my ability to oversee and support Measure Z-funded initiatives.

Computer Skills:

With a technical background spanning nearly three decades, I bring advanced computer and data analysis skills that are valuable for financial oversight and committee work. My expertise includes: Budget and Financial Analysis Tools: Experience working with financial reporting software to track expenditures and ensure fiscal responsibility. Data Analytics & Reporting: Proficiency in handling large datasets, CRM systems, and digital communication platforms. Technical Problem-Solving: Background in network administration, software development, and mobile app creation, allowing me to assess technology-related city initiatives. Government & Compliance Experience: I work closely with corporate attorneys on contract reviews, compliance issues, and financial documentation, providing relevant expertise for committee responsibilities. These skills allow me to review, analyze, and interpret Measure Z financial reports effectively, ensuring that city funds are being allocated responsibly.

Other Relevant Skills/Information:

Serving on the Measure Z Oversight Committee has reinforced my commitment to public service, financial accountability, and community engagement. Through my role, I have gained firsthand experience in municipal budgeting, financial oversight, and policy implementation, ensuring that Wildomar's parks programs are funded and maintained responsibly. Beyond my work on the committee, my involvement with the Donald Graham Elementary School Site Council allows me to work alongside Principal Leanne Edwards and school staff to review budgets, assess goals, and provide recommendations. This experience has further strengthened my ability to analyze financial reports, evaluate spending priorities, and collaborate with stakeholders to drive meaningful improvements. I also applied for a position on the Wildomar Planning Commission because I wanted to take a more active role in shaping the city's growth and development. Although I was not selected, that has not deterred me from my goal of making Wildomar a better place for everyone. I remain committed to public service, civic engagement, and ensuring that city funds are used effectively to benefit the community. However, I feel like my work on the Measure Z Oversight Committee is not done. There is still more to accomplish to ensure that our community continues to benefit from the responsible allocation of these funds. I respectfully request consideration to allow me to continue serving on this committee and contributing my experience, dedication, and expertise to Wildomar's future. With my background in budget management, public communication, and policy oversight, I am well-equipped to continue supporting the City of Wildomar and ensuring that Measure Z funds enhance our community's parks, recreation, and public spaces for years to come.

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

As a volunteer I will:

- Perform only those assigned tasks that are within my physical capability and will not undertake any tasks that are beyond my physical capability or ability.
- Not undertake to operate or use vehicles, equipment or tools that I am unfamiliar with or have not been trained to operate properly and safely and have not received specific authorization to use from my supervisor.
- Observe all safety rules and use provided safety equipment in the performance of my assigned tasks.
- Treat everyone with respect, patience, integrity, courtesy, and dignity.
- Not use profanity, or make humiliating, ridiculing, threatening, or degrading statements.
- Return all City equipment and identification upon request or at end of assignment.

VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

As a Volunteer, I understand that:

- I give the City of Wildomar permission to conduct a thorough background check on me, which may include a review of sex offender registries, criminal history records, and law enforcement records. I understand that volunteer positions may be conditional upon favorable background information as determined by the City of Wildomar.
- The City of Wildomar is not obligated to provide me with a volunteer placement. I also understand that I am not obligated to accept the volunteer position offered.
- Volunteers are expected to immediately inform us if they are unable or unwilling to perform a requested task. Physical requirements of tasks may involve sitting, standing, walking stooping, kneeling, climbing, talking. Listening, reading, handling (lifting, pushing, pulling), objects, handling heavy objects, operation tools, operating power tools, operating vehicles.
- Volunteer positions are charitable contributions to the City of Wildomar without compensation or benefit of any kind or consideration of future employment.
- I have the obligation to notify my supervisor of an injury incurred while volunteering.
- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

VOLUNTEER CONSENT

Your signature below indicates that you have read each of the above items and you agree to be bound by them.

Sergio		February 26 / 2025
Applicant Name (print)	*Applicant Signature*	*Date*

Docusign Envelope ID: 464530E1-7F1E-44D2-8DF4-8B7884DC905F

Wildomar Measure Z
Oversight Advisory Committee
Supplemental Questionnaire

PRINT NAME: Sergio

PLEASE TYPE OR PRINT LEGIBLY

This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your **qualifying** experience and accomplishments have been.

A Supplemental Questionnaire is required for Wildomar Measure Z Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.

Please use the space provided for your response. If more space is necessary, one additional page per question may be attached.

Signature

2/26/2025
Date

1. Have you participated in local government as a committee member, commissioner, council member, or staff? What was your role and what did you learn from it?

Yes, I currently serve on the Measure Z Oversight Committee for the City of Wildomar. In this role, I am responsible for reviewing budgets, ensuring financial accountability, and providing oversight on how Measure Z funds are allocated for parks and recreational programs. This experience has given me firsthand knowledge of municipal budgeting, financial oversight, and policy implementation, allowing me to work directly with city officials and stakeholders to ensure transparency and responsible spending.

Through my service on these committees, I have learned that local government plays a critical role in shaping our daily lives, often more directly than decisions made at the state or federal level. I have gained a deeper appreciation for public accountability, fiscal responsibility, and community collaboration, and I remain dedicated to using my skills to contribute to the success and growth of Wildomar.

2. What is your understanding of the role and responsibilities of the Measure Z Oversight Advisory Committee?

The Measure Z Oversight Advisory Committee ensures that Measure Z funds are allocated properly for parks, recreation, and community services. The committeeâ€™s role is to provide financial oversight, transparency, and accountability, ensuring funds are spent as intended. Key Responsibilities: Budget Review & Compliance: Examining financial reports to confirm responsible spending. Project & Park Evaluations: Reviewing the impact of funded programs and improvements. I have visited and evaluated every city park twice during my time on the committee and thoroughly enjoyed the experience! Public Communication: Serving as a bridge between the city and residents, maintaining transparency. Recommendations & Reporting: Providing input on budget allocations and ensuring long-term sustainability. Through my tenure on the committee, I have seen how Measure Z funding directly improves Wildomar's parks and recreational spaces, and I am committed to ensuring these funds continue to benefit the community.

3. Why did you apply for the Measure Z Oversight Advisory Committee and what do you hope to accomplish by your participation?

I am reapplying for the Measure Z Oversight Advisory Committee because I believe in the importance of financial accountability, transparency, and responsible community investment. Having already served on the committee, I have seen firsthand how Measure Z funds directly improve Wildomar's parks and recreational services, and I want to continue ensuring those funds are used effectively. Through my participation, I hope to: Ensure Fiscal Responsibility: Continue reviewing budgets and expenditures to confirm funds are spent wisely. Enhance Park & Recreation Facilities: Advocate for improvements that benefit all residents. Engage with the Community: Maintain transparency and communication between the city and the public. Evaluate City Parks & Programs: Continue conducting site visits to assess progress and identify needs. I feel my work on this committee is not yet done, and I hope to continue contributing my experience, insights, and dedication to making Wildomar a better place for everyone.

4. What qualities or experience would you bring that would be an asset to the Measure Z Oversight Advisory Committee?

I am reapplying for the Measure Z Oversight Advisory Committee because I believe in the importance of financial accountability, transparency, and responsible community investment. Having already served on the committee, I have seen firsthand how Measure Z funds directly improve Wildomar's parks and recreational services, and I want to continue ensuring those funds are used effectively. Through my participation, I hope to: Ensure Fiscal Responsibility: Continue reviewing budgets and expenditures to confirm funds are spent wisely. Enhance Park & Recreation Facilities: Advocate for improvements that benefit all residents. Engage with the Community: Maintain transparency and communication between the city and the public. Evaluate City Parks & Programs: Continue conducting site visits to assess progress and identify needs. I feel my work on this committee is not yet done, and I hope to continue contributing my experience, insights, and dedication to making Wildomar a better place for everyone.

What is your experience with governmental accounting?

My real-world experience with governmental accounting comes from my time serving on the Measure Z Oversight Advisory Committee. In this role, I have reviewed financial reports, analyzed budget allocations, and ensured funds are spent in accordance with Measure Z regulations. This experience has given me firsthand knowledge of municipal budgeting, fund accountability, and financial oversight within a government framework. Through my work on the committee, I have gained an understanding of line-item budgeting, expenditure tracking, and compliance with city financial policies. I have also participated in evaluating city parks and recreational projects to ensure that allocated funds are being used effectively. While my background is primarily in corporate budgeting and financial oversight, my Measure Z experience has provided me with practical knowledge of how public funds are managed and the importance of transparency in governmental accounting.

Is there an advantage of line item budgeting versus a zero-based budgeting? Please describe.

Yes, there are advantages to both line-item budgeting and zero-based budgeting (ZBB), depending on financial goals and oversight needs. Line-item budgeting categorizes expenses by department or function, using previous budgets as a guide. This approach provides stability, transparency, and ease of tracking expenditures over time. For Measure Z oversight, this method is particularly effective because it allows us to predict the budget with near certainty based on the specific allocation of Measure Z funds. This ensures that parks and recreation programs receive the necessary funding for maintenance and improvements without unexpected shortfalls. Zero-based budgeting (ZBB), on the other hand, requires justifying every expense from scratch rather than basing it on prior budgets. While ZBB enhances accountability and prevents waste, it is time-consuming and impractical for recurring expenses like park maintenance. For Measure Z oversight, line-item budgeting is the preferred approach because it ensures clarity, predictability, and accountability, allowing for the efficient allocation of resources to maintain and improve Wildomae's parks and recreational services.

6. What is your experience with governmental or nonprofit audits?

Again, my experience with governmental audits comes from my current role on the Measure Z Oversight Advisory Committee, where I have reviewed budget reports, financial statements, and expenditure tracking to ensure Measure Z funds are allocated and spent in compliance with city regulations.

While I do not have direct experience conducting formal governmental or nonprofit audits, my work on the Measure Z Committee has given me practical exposure to financial accountability, public fund management, and compliance verification. Additionally, my background in budget oversight and contract review has provided me with a strong foundation in evaluating financial reports, identifying discrepancies, and ensuring fiscal responsibility—critical skills that align with audit review processes.

7. What is your experience with vendor selection and contract review in the public sector?

My experience with vendor selection and contract review in the public sector comes only from my role on the Measure Z Oversight Advisory Committee, where I have reviewed budget allocations, expenditure reports, and vendor contracts related to parks and recreation projects. This has given me firsthand experience in assessing how public funds are allocated, ensuring compliance with city policies, and evaluating whether vendors are delivering on their contractual obligations.

While most of my contract review experience comes from the private sector, where I have managed multi-million dollar vendor agreements, budget oversight, and contract negotiations, my time on the Measure Z Committee has provided practical insight into public sector financial accountability. I understand the importance of transparency, compliance, and selecting vendors that provide the best value for the community.

8. What is your experience in park maintenance?

My experience in park maintenance comes from my role on the Measure Z Oversight Advisory Committee. I have participated in two full site visits of Wildoma's parks, allowing me to see the direct impact of Measure Z funding on park upkeep, infrastructure improvements, and facility maintenance. Through this experience, I have gained insight into the costs, planning, and ongoing efforts required to maintain public parks, including landscaping, equipment repairs, safety measures, and long-term sustainability planning. While I do not have hands-on experience performing maintenance tasks, my role on the Measure Z Committee has given me a practical understanding of park maintenance needs, budgeting priorities, and the importance of ensuring public spaces remain clean, safe, and accessible for the community.

What is your standard level of service for maintenance?

As a Measure Z Oversight Advisory Committee member, my standard level of service for maintenance aligns with the City of Wildomar's commitment to keeping parks clean, safe, and well-maintained for public use. During my first site visit, I noticed graffiti in the bathrooms at Marna Oâ€™Brien Park, and after notifying the city, the issue was resolved near-instantaneously. This swift action and dedication set the bar for what I believe should be the ongoing standard of services ensuring that parks and recreational spaces remain welcoming, accessible, and enjoyable for all residents. This includes: Routine landscaping (mowing, tree trimming, irrigation upkeep) Clean and well-maintained facilities (restrooms, playgrounds, picnic areas) Safe and functional equipment (playground structures, benches, lighting) Timely repairs to damaged infrastructure (trails, sports fields, fencing) Ongoing assessments to address wear and proactively plan for future needs The City of Wildom's commitment to rapid response and proactive maintenance is a standard I hope to achieveâ€"or rather, maintainn bthrough my continued service on this committee.

9. What is your experience in Recreation Programs?

My experience with recreation programs comes from my role on the Measure Z Oversight Advisory Committee. Through my participation, I have gained insight into how Measure Z funds support community events, youth sports, and park programming, ensuring these activities remain accessible and well-funded. Additionally, my two site visits to every city park have allowed me to see firsthand how recreational programs utilize city resources, impact the community, and benefit residents of all ages. While I do not have direct experience running recreation programs, my work on the committee has given me a practical understanding of their importance, funding needs, and long-term sustainability. I remain committed to ensuring that Wildomar's recreational programs continue to thrive and serve the community effectively.

10. What do you feel are some of the key issues facing City parks in the next 5 to 10 years?

Over the next 5 to 10 years, key issues facing Wildomar's city parks include funding limitations, infrastructure maintenance, population growth, and community engagement. Measure Z Funding Limitations: Since Measure Z has a capped revenue, funding must be carefully managed to ensure long-term sustainability as park demands grow. Ongoing Maintenance & Upgrades: Keeping parks clean, safe, and accessible requires investment in repairs, landscaping, and equipment replacement. My site visits reinforced the importance of timely maintenance, like the city's quick response to graffiti at Marna O' Brien Park. Accommodating Population Growth: As Wildomar expands, parks will need enhanced infrastructure, new amenities, and expanded recreation programs to meet future demand. Community Engagement: Encouraging residents to participate in recreation programs and park initiatives will help keep parks active and well-utilized. With Measure Z funds limited, it's crucial to ensure strategic budgeting and effective oversight is something I remain committed to through my service on the Measure Z Oversight Advisory Committee.

11. Describe your goals as part of the Measure Z Oversight Advisory Committee.

My goal as part of the Measure Z Oversight Advisory Committee is to continue to ensure that parks and recreational facilities in Wildomar remain well-maintained, safe, and accessible through responsible budget oversight, financial accountability, and community advocacy. I aim to: Ensure Fiscal Responsibility: Oversee budgets to confirm Measure Z funds are used effectively. Support Park Maintenance & Growth: Advocate for necessary repairs, upgrades, and program expansions to meet community needs. Engage with the Community: Help foster awareness and involvement in parks and recreation programs. Beyond fulfilling my role, I hope to expand my knowledge of the city's operations and governance through my continued service. My time on this committee has deepened my understanding of local government, and I aspire to further expand my involvement in Wildomar as I grow in this role.

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Volunteer Application
WILDOMAR MEASURE Z
OVERSIGHT ADVISORY COMMITTEE

City of Wildomar
23873 Clinton Keith Rd Ste. 201
Wildomar, CA 92595
951.677.7751 (phone)
951.698.1463 (fax)

VOLUNTEER APPLICANT INFORMATION

Last Name: Sweeney First Name: Maurissa MI: Leon

Address: [redacted] City: Wildomar Zip Code: 92595

Home: [redacted] Cell Phone: [redacted]

Email Address: [redacted]

QUESTIONAIRE

What type of Volunteer Experiences Have You Had?

I volunteer for all my kids sports in anyway possible.

Education, Credentials, Parks & Recreation and Accounting Experience:

I have an AA in fashion design. I currently own my own costuming business.

Public Communication Experience:

None

Project Leadership Skills/Experience:

None

Computer Skills:

Microsoft word, Adobe Illustrator, Photoshop. Thorough knowledge in social media platforms.

Other Relevant Skills/Information:

An avid gardener. I grow my own crops for personal use. I have extensive knowledge in growing and caring of plant life.

Volunteer Acknowledgement

VOLUNTEER CODE OF CONDUCT

As a volunteer I will:

- Perform only those assigned tasks that are within my physical capability and will not undertake any tasks that are beyond my physical capability or ability.
- Not undertake to operate or use vehicles, equipment or tools that I am unfamiliar with or have not been trained to operate properly and safely and have not received specific authorization to use from my supervisor.
- Observe all safety rules and use provided safety equipment in the performance of my assigned tasks.
- Treat everyone with respect, patience, integrity, courtesy, and dignity.
- Not use profanity, or make humiliating, ridiculing, threatening, or degrading statements.
- Return all City equipment and identification upon request or at end of assignment.

VOLUNTEER ACKNOWLEDGEMENT AND WAIVER

As a Volunteer, I understand that:

- I give the City of Wildomar permission to conduct a thorough background check on me, which may include a review of sex offender registries, criminal history records, and law enforcement records. I understand that volunteer positions may be conditional upon favorable background information as determined by the City of Wildomar.
- The City of Wildomar is not obligated to provide me with a volunteer placement. I also understand that I am not obligated to accept the volunteer position offered.
- Volunteers are expected to immediately inform us if they are unable or unwilling to perform a requested task. Physical requirements of tasks may involve sitting, standing, walking stooping, kneeling, climbing, talking. Listening, reading, handling (lifting, pushing, pulling), objects, handling heavy objects, operation tools, operating power tools, operating vehicles.
- Volunteer positions are charitable contributions to the City of Wildomar without compensation or benefit of any kind or consideration of future employment.
- I have the obligation to notify my supervisor of an injury incurred while volunteering.
- I agree to be subjected to the policies and procedures of the City of Wildomar.
- I am not an employee of the City of Wildomar.
- The City of Wildomar reserves the right to terminate my volunteer status at any time.

VOLUNTEER CONSENT

Your signature below indicates that you have read each of the above items and you agree to be bound by them.

Maurissa		02 / 26 / 2025
Applicant Name (print)	*Applicant Signature*	*Date*

Docusign Envelope ID: EB3E3F32-4F0C-48BC-8806-36CB1698A6B6

Wildomar Measure Z
Oversight Advisory Committee
Supplemental Questionnaire

PRINT NAME: Maurissa

PLEASE TYPE OR PRINT LEGIBLY

This Supplemental Questionnaire will be a tool in the evaluation of your qualifications for this position. Please answer each question in sufficient detail so that we can understand precisely what your **qualifying** experience and accomplishments have been.

A Supplemental Questionnaire is required for Wildomar Measure Z Oversight Advisory Committee appointments. Your application will not be considered complete without submittal of both forms.

Please use the space provided for your response. If more space is necessary, one additional page per question may be attached.

2/26/2025
Date

1. Have you participated in local government as a committee member, commissioner, council member, or staff? What was your role and what did you learn from it?

No

2. What is your understanding of the role and responsibilities of the Measure Z Oversight Advisory Committee?

To ensure all revenues from the Save Wildomar Parks funding are spent for its appropriate use.

3. Why did you apply for the Measure Z Oversight Advisory Committee and what do you hope to accomplish by your participation?

As an avid gardener and love for the earth.. I would love to provide some insight on appropriate native plantings in our parks, that will not only conserve on water usage but also provide a beautiful landscape that represents our desert California.

4. What qualities or experience would you bring that would be an asset to the Measure Z Oversight Advisory Committee?

As an avid gardener and love for the earth.. I would love to provide some insight on appropriate native plantings in our parks, that will not only conserve on water usage but also provide a beautiful landscape that represents our desert California.

5. What is your experience with governmental accounting?

None

Is there an advantage of line item budgeting verses a zero-based budgeting? Please describe.

Simple to use, easy to track spending against specific categories

6. What is your experience with governmental or nonprofit audits?

None

7. What is your experience with vendor selection and contract review in the public sector?

No experience in the public sector. But I did work in the fire alarm industry for 7 years, in many cases working with the Temecula school district in reviewing contracts for future projects in construction.

8. What is your experience in park maintenance?

None

What is your standard level of service for maintenance?

None

9. What is your experience in Recreation Programs?

None

10. What do you feel are some of the key issues facing City parks in the next 5 to 10 years?

Too much water consumption for grass, and safety of the children.

11. Describe your goals as part of the Measure Z Oversight Advisory Committee.

Implementing more native plants to the parks, less water usage. Safety of the parks, making sure the parks are clean for our children.

RESOLUTION NO. 2024 - 79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, REPEALING RESOLUTION NO. 2013-05 AND APPROVING A RESOLUTION ESTABLISHING THE ORGANIZATION, OBJECTIVES AND RESPONSIBILITIES OF A WILDOMAR COMMUNITY PARKS FUNDING MEASURE CITIZEN'S OVERSIGHT ADVISORY COMMITTEE AND COMMITTEE MEMBER VOLUNTEERS DESCRIPTION

WHEREAS, on November 6, 2012 Wildomar residents voted on a $28 annual parcel tax (Measure Z) to assist in the funding of park operations and related park activities as noted in the measure; and

WHEREAS, the election results were certified by the Riverside County Register of Voters on November 26, 2012 and Measure Z, needing a 66.7% of the vote count, was approved with a Yes vote count of 68.59%; and

WHEREAS, the passage of Measure Z, by statue (Ordinance 71 added Chapter 3.18 to the City Municipal Code), triggers a number of tasks that need to be addressed prior to the July 1, 2013 (Fiscal Year 2013-14) start of the tax; and

WHEREAS, City Municipal Code Section 3.18.060 – Oversight Committee; "*By no later than March 1, 2013, the City Council shall establish a Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee to advise the City Council regarding the collection and expenditure of tax revenues collected under the authority of this chapter. The Committee shall consist of at least five members, who shall be residents of the City. The terms of the Committee members and their specific duties shall be established by resolution of the City Council.*"; and

WHEREAS, at a public meeting held on December 14, 2013 the City Council directed the Parks Subcommittee and Staff to proceed with preparing the necessary documents for committee formation and committee member volunteer description; and

WHEREAS, at a public meeting held on February 13, 2013, the City Council adopted Resolution No. 2013 – 05, establishing the Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee, known as the Measure Z Oversight Advisory Committee; and

WHEREAS, the City Council of the City of Wildomar, California, desires to amend the Guidelines and Policy and Member Volunteer Information provided in Exhibit A and B of this Resolution; and

WHEREAS, the City Council of the City of Wildomar, California, does hereby repeal Resolution No. 2013-05.

NOW THEREFORE, the City Council of the City of Wildomar, California, does hereby resolve, determine and order as follows:

Section 1. Establishment of Committee.
Pursuant to Section 13.18.060 of the Wildomar Municipal Code, there is hereby created a Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee on which shall be known as the Measure Z Oversight Advisory Committee.

Section 2. Duties of Committee.
The duties of the Committee are described in the Guidelines and Policies, Exhibit A.

Section 3. The City Committee Membership.
The Committee shall consist of five members to be appointed by majority vote of the City Council, per the Committee Member Volunteer Description, Exhibit B.

Section 4. Staff Assistance.
The City Manager shall ensure that adequate staff will be allocated to provide necessary technical and clerical assistance to the Committee.

Section 5. Time and Place of Meetings.
The Committee shall establish a regular date, time and place for Committee meetings, which shall be open to the public. Said meetings shall occur no less frequently than every 3 months.

Section 6. Repeal Resolution No. 2013 – 05.
Resolution No. 2013 – 05 is hereby repealed.

PASSED, APPROVED AND ADOPTED this 11th day of December, 2024.

Bridgette Moore
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

Exhibit A

City of Wildomar
Measure Z Oversight Advisory Committee
Guidelines and Policy

MISSION:
To ensure that all revenues received from the voter approved "Save Wildomar Community Parks Funding Measure" (Measure Z) are only spent on permissible uses as outlined in City of Wildomar Ordinance 71 and City Municipal Code Chapter 3.18.

GOVERNING AUTHORITY FOR COMMITTEE FORMATION
Section 3.18.060 of the City of Wildomar Municipal Code requires the establishment of a Citizen's Oversight Advisory Committee:

"3.18.060 – Oversight Committee. By no later than March 1, 2013, the City Council shall establish a Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee to advise the City Council regarding the collection and expenditure of tax revenues collected under the authority of this chapter. The Committee shall consist of at least five members, who shall be residents of the City. The terms of the Committee members and their specific duties shall be established by resolution of the City Council."

ROLES, RESPONSIBILITIES AND DUTIES
A. The responsibilities and duties of the Committee shall be limited to:

1. Review expenditures of Measure Z revenues to ensure the monies have been expended in accordance with the authorized purposes of Measure Z.

2. Understand allowable expenses of Measure Z monies (as identified in Section 3.18 of the Municipal Code).

3. Understand municipal revenue collection and distribution from local, state and federal sources.

4. Review the upcoming fiscal year budget regarding Measure Z funds prior to the City Council budget hearings. (Committee Meeting anticipated in April/May)

5. Prepare and submit to the Chief Fiscal Officer of the City an annual public report on the expenditures of Measure Z tax revenues for the previous fiscal year. (Committee Meeting anticipated in September/October.) The Chief Fiscal Officer will then submit the public report to the City Council per Government Code section 50075.3.

B. The Measure Z Oversight Advisory Committee shall not have any budgetary decision authority and shall not allocate financial resources. The Committee shall make community park related budget or service recommendations to the City Council as appropriate.

C. The Committee shall have no authority to direct, nor shall it direct, City Staff or Officials.

COMMITTEE STRUCTURE:

A. *Appointments*

The City Council shall make appointments, by majority vote, to the Committee and shall be composed of five members.

B. *Qualification Standards*

Members of the Committee shall be at least 18 years of age and reside within the City limits. The Committee may not include any employee or official of the City, or any vendor, contractor or consultant doing business with the City.

C. *Term*

Committee members shall serve for a term of two years and expire in January of each year. Member's terms are to be staggered. At the Committee's first meeting, members will draw lots to select three members to serve a one-year term; the remaining members will serve a full two year term.

D. *Chair and Vice-Chair*

The Mayor shall appoint the initial Chair. The Chair shall appoint the initial Vice-Chair. Thereafter, the Committee shall annually elect a Chair and a Vice-Chair, who shall act as Chair only when the Chair is absent.

E. *Compensation*

The Committee members shall serve without compensation.

F. *Meetings*

1. The Committee shall conduct at least four meetings a year.
2. Special meetings may be called by the Committee's chair. Special meetings may also be called by Committee members if three or more members petition the chair for a special meeting.
3. All meetings shall be noticed and shall be open to the public in accordance with the Ralph M. Brown Act, Government Code Section 54950 et seq. Each member of the Committee will be given a current copy of the Ralph M. Brown Act.
4. A majority of the Committee members shall constitute a quorum for the transaction of any business.

G. *Vacancies and Removal*

1. The City Council shall fill any vacancies on the Committee.
2. The City Council may remove any Committee member for any reason, including but not limited to, failure to attend two consecutive committee meetings without prior notification. Upon a member's removal, his or her seat shall be automatically deemed vacant.

COMMITTEE STRUCTURE:

H. *City Support*

The City shall provide to the Committee necessary technical and administrative assistance as follows:

1. Preparation, provision and posting of public notices as required by the Brown Act and in the same manner as noticing City Council meetings.
2. Provision of a meeting room, including any available City audio/visual equipment.
3. Provision of meeting materials, such as agendas, minutes and supporting reports.
4. Retention of Committee records.
5. Properly staff all Committee meetings.
6. Educate committee members on municipal finance.

I. *Termination of Committee*
The Committee shall automatically disband six months after the enabling ordinance is repealed, ruled invalid or terminates under the provisions of the ordinance.

Exhibit B

City of Wildomar

Measure Z Oversight Advisory Committee
Committee Member Volunteer Information

GENERAL INFORMATION

68.5% of the Wildomar residents who voted on November 6, 2012 authorized a special tax to provide funding for Wildomar community parks and community park related facilities, programs and services. Resulting from this action, Ordinance number 71 was approved to add chapter 3.18 to the Wildomar municipal code. Within this chapter, Section 3.18.060 stipulates that an oversight and advisory committee be created, specially:

"3.18.060 – Oversight Committee. By no later than March 1, 2013, the City Council shall establish a Wildomar Community Parks Funding Measure Citizen's Oversight Advisory Committee to advise the City Council regarding the collection and expenditure of tax revenues collected under the authority of this chapter. The Committee shall consist of at least five members, who shall be residents of the City. The terms of the Committee members and their specific duties shall be established by resolution of the City Council".

SELECTION PROCESS

1. All applicants for appointment to the Committee must complete a City *Application for Volunteers* available online or at City Hall.

2. Candidates will be asked to meet with the Community Services Subcommittee at a public meeting to discuss their application, interest, and experience. The Community Services Subcommittee will then forward its recommendations to the City Council Members for consideration and appointment at a public meeting.

3. Appointments to the Committee must be made by a majority vote of the City Council.

COMMITTEE MEMBER VOLUNTEER DESCRIPTION

Committee Members are appointed to two year terms by the City of Wildomar City Council and report to the City Manager or his/her designee.

The Committee Member should have the following characteristics to fulfill this volunteer role.

- Resident of the City of Wildomar.
- Demonstrated skills in successfully working with civic groups and residents.
- Have knowledge of and/or experience of the City Parks.
- Have knowledge of and/or experience in Non-Profit or Local Government Finance.
- Have knowledge of and/or experience in general and park maintenance and services.
- Ability to attend quarterly scheduled committee meetings

COMMITTEE MEMBER VOLUNTEER DESCRIPTION

The Committee Member's responsibilities could include:

- Review expenditures of Measure Z revenues to ensure the monies have been expended in accordance with the authorized purposes of Measure Z.
- Understand allowable expenses of Measure Z monies (as identified in Section 3.18 of the Municipal Code).
- Understand municipal revenue collection and distribution from local, state and federal sources.
- Review the upcoming fiscal year budget regarding Measure Z funds prior to the City Council budget hearings. (Committee Meeting anticipated in April/May.)
- Prepare and submit to the Chief Fiscal Officer of the City an annual public report on the expenditures of Measure Z tax revenues for the previous fiscal year. (Committee Meeting anticipated in September/October.) The Chief Fiscal Officer will then submit the public report to the City Council per Government Code section 50075.3.
- Attending quarterly committee meetings.
- Completion of Form 700 following appointment.
- Ability to participate in AB 1234 Ethics training.
- Participating in Harassment Prevention Training

This is not a paid city employee position and no salary, stipends, benefits or other City resources or access to City facilities are provided. Expenses such as vehicle mileage are reimbursable at IRS rates and all expenses must be approved by City management prior to expenditure.

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF WILDOMAR)

I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that the foregoing Resolution No. 2024 – 79 was duly adopted at a regular meeting held on December 11, 2024, by the City Council of the City of Wildomar, California, by the following vote:

AYES: Marquez, Morabito, Mayor Pro Tem DePhillippo, Mayor Moore

NOES: None

ABSTAIN: None

ABSENT: Nigg

Janet Morales, CMC
City Clerk
City of Wildomar

CITY OF WILDOMAR INCORPORATED July 1, 2008 STATE OF CALIFORNIA

CITY OF WILDOMAR
MEETING (CCR)
PUBLIC HEARING
Agenda Staff Report # 2.1
Meeting Date: April 9, 2025

SUBJECT: Stiiizy Cannabis Proposal - Development Agreement (DA 24-0115)

SUBMITTED BY: Abdu Lachgar, Senior Planner

PREPARED BY: Abdu Lachgar, Senior Planner

ACTION:
Introduce and Approve for First Reading an Ordinance entitled:

ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING DEVELOPMENT AGREEMENT NO. 24-0115 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 2,275 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-G ZONE LOCATED AT 33980 MISSION TRAIL, SUITES #A & #B (APN: 366-160-070)

BACKGROUND:
On December 16, 2020, the City Council, upon recommendation from the Planning Commission, adopted a Categorical Exemption and approved Conditional Use Permit (CUP) No. 20-0078 and Development Agreement (DA) No. 20-0078. The Applicant at the time (Culture Holdings of Wildomar, Inc.) established a retail cannabis business within an existing 1,440 square-foot retail lease space within the General Commercial (formerly designated C-1/C-P) zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070). The Applicant on November 10, 2021 received approval from the City Council for a revised CUP/DA to expand the cannabis business into an adjacent 835 square-foot lease space bringing the total approved lease space to 2,275 square feet. The Planning Department on September 24, 2020 and September 8, 2021, approved administratively (in accordance with Ordinance No. 188) the local license applications, respectively.

Culture Holdings chose not to renew their Local License by the September 24, 2024 deadline, vacated the premises, and notified the City that they were going out of business. Therefore, on September 30, 2024, the City officially notified Culture Holdings that their Local License was expired in accordance with Chapter 5.76 of the Wildomar Municipal Code (WMC), prohibiting retail cannabis business operation within the lease space. Further, in accordance with Section 8.8 (subsection 8.8.4) of the original Development Agreement No. 20-0078, the DA also was terminated.

However, the approved CUP No. 20-0078 remains in full force and effect even though the lease space has been vacant since September 24, 2024 (refer to Attachment C, original

Council report for details). In accordance with city codes and state planning and zoning laws, an approved and commenced CUP "runs" with the land and does not expire once a permit has been exercised, unless the permit as granted specifies a shorter initial time period or is discontinued for more than one (1) calendar year. Given this, Stiiizy Wildomar, LLC (and the property owner, Ed Manske) reached out to the Planning Department in December 2024 with a proposal whereby Stiiizy could occupy the lease space vacated by Culture Holdings under the approved CUP. Staff was supportive of this proposal, provided Stiiizy apply for a new local license and obtain approval of a new development agreement since these 2 former approvals lapsed and became null and void.

Thus, on January 21, 2025, Stiiizy submitted new local license and development agreement applications to establish a retail cannabis business within an existing 2,275 square-foot retail lease space located at 33980 Mission Trail, Suites #A & #B (APN: 366-160-070) (Project). The Planning Department, after review by the applicable City departments, approved the local license cannabis package on February 20, 2025. A copy of the local license cannabis proposal package is provided for Council consideration (Attachment D). The proposed development agreement is discussed below. If approved and adopted, the DA would authorize the operation of a second Stiiizy in Wildomar. Their current retail cannabis business is located within the Wildomar Square retail center.

DISCUSSION:

Planning Commission Action:

The Planning Commission reviewed DA 24-0115 at its March 19, 2025 special meeting. The Commission raised questions about traffic and implementing additional signage to ensure traffic flow but otherwise expressed their support. There were no public speakers. After Commission discussion, the Planning Commission voted 5-0 to adopt PC Resolution No. 2025-03 recommending City Council approval of the proposed Development Agreement No. 24-0115.

Project Location/ Surrounding Land Uses:

The proposed cannabis use will be located in an existing 10,708 square-foot multi-tenant commercial/retail building located at the northeast corner of Mission Trail and Bundy Canyon Road (33980 Mission Trail, Suites #A & #B (APN: 366-160-070). The retail property is about 1.01 acres and the lease space is 2,275 square feet in size. The project lease space is currently vacant and surrounded by commercial and residential uses. There is vacant land to the south. Please refer to Attachment E for miscellaneous exhibits and diagrams.

Local Cannabis License No. 24-0115 (Approved on February 20, 2025):

The local license is valid for two (2) years and must be renewed prior to the expiration date. A copy of the approved Local License cannabis package is provided in Attachment D.

Conditional Use Permit No. 20-0078 (formerly Culture Cannabis):

As discussed in the Background Section, the City Council approved the CUP for the proposed lease space in accordance with WMC Section 17.315.040. The original proposed cannabis use, and CUP were evaluated by city staff, including the Riverside County Fire and Riverside County Sheriff's departments. Review of the proposed cannabis use was conducted in accordance with WMC Chapter 17.315 (Cannabis Regulations and Ordinance No. 187). The Applicant is required to comply with all the provisions and conditions of approval of the approved CUP provided in Attachment C.

Development Agreement (DA) No. 24-0115:
In accordance with WMC Section 17.240.030, the proposal to establish a retail cannabis business at the proposed location, under the circumstances described above, requires approval of a Development Agreement. The DA establishes the requirements and procedures that provide certainty, definition, and commitment to developers as well as to any applicable public improvements required by the action. The DA also establishes a "development agreement fee" to be paid by the Applicant on a quarterly basis to operate a cannabis business in Wildomar as well as other standard legal requirements. Each of these elements are addressed in detail in the Analysis section of this staff report. A copy of the proposed Development Agreement and the provisions therein is provided in Attachment A, Exhibit 1.

The City Council will have the final authority to approve the proposed Development Agreement. The findings for support of the development agreement are provided below.

PROJECT ANALYSIS / FINDINGS OF FACT:

Development Agreement No. 24-0115 Analysis:
Government Code Sections 65864 through 65869.5 authorizes a City to enter into a binding development agreement with persons having legal or equitable interests in real property including economic benefits to the agency. In accordance with WMC Chapters 17.75 and 17.240, the Applicant entered into negotiations to effectuate such agreement with the City. The proposed Development Agreement would be between the City of Wildomar, Stiiizy Wildomar, LLC (dba Stiiizy Mission Trail), a Limited Liability Corporation, and the property owner (The Manske Revocable Trust, Mr. Edwin Manske), who must review the agreement and provide a notarized signature. The property owner signature establishes the fact that they are aware of the cannabis proposal. Mr. Manske has reviewed the Development Agreement and has accepted the provisions therein. His signature is provided in the Agreement.

Development Agreement Finding:
In accordance with WMC Section 17.75.040, and Government Code, Title 7, Chapter 4, Article 2.5, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

A. The development agreement is consistent with the City of Wildomar General Plan. Evidence: The proposed Development Agreement No. 24-0115 to establish a retail cannabis business within an existing 2,275 square-foot retail lease space located at 33980 Mission Trail, Suites #A & #B (APN: 366-160-070) is consistent with the General Plan of the City of Wildomar since land use policies aim to promote economic development in the City by accommodating development of balanced land uses, promoting a variety of stable employment and business uses, and improving the jobs-housing ratio. Allowing the Project to operate in the City furthers each of these policies.

FISCAL IMPACT:
This proposed Development Agreement is consistent with the city's standard agreement with other retail cannabis businesses. The Agreement covers a 20-year period and establishes an annual fee (separate from the sales tax revenue) to be paid to the City by the Applicant for operating a cannabis business in Wildomar. The fees that the City and Applicant have agreed to comprise basically three (3) "deal points" as described below (refer to Section 3.2 of the DA

(Attachment A, Exhibit 1).

- Twenty dollars ($20.00) per gross square foot of floor area based on a 2,275 square-foot lease space (as noted in the Development Agreement application package) within any building, facility, or structure utilized for the proposed Cannabis Business. Beginning on the next January 1st proceeding the issuance of Certificate of Occupancy, this portion of the Development Agreement Fee shall be automatically adjusted based on the average percentage change in the Consumer Price Index (CPI) for "all urban consumers" in the Riverside-San Bernardino-Ontario area, or a subsequent Consumer Price Index (CPI) area covering the City, for the previous January to December period. This fee based on the gross lease space of 2,275 square-foot will generate approximately $45,500 annually to the general fund ($910,000 over the life of the 20-year agreement).

- Between the 1st anniversary through the 5th anniversary, the Applicant will pay 3% of their gross receipts to the City. Based on the Applicant's projected cannabis sales revenues of approximately $8,000,000 annually (refer to the Business Plan in the Local License Cannabis package, Attachment D, Pdf page 57), this location will generate approximately $240,000 annually ($1,200,000 total during this 5-year period). Of course, as annual sales increase (or decrease), the revenues will increase (or decrease) proportionately.

- Between the 6th anniversary through 20th anniversary, the Applicant will pay 5% of gross receipts excluding taxes and refunds per calendar quarter unless the City and Developer agree to a different amount and as approved by the City Council prior to the 6th anniversary of the Effective Date. Based on the Applicant's projected cannabis sales revenues of approximately $10,800,000 annually during this period, this fee could generate approximately $540,000 annually ($8,100,000 total during this 15-year period). Of course, as annual sales increase (or decrease), the revenues will increase (or decrease) proportionately.

- The City and Developer will agree to engage in good faith negotiations during the 5th year of the Development Agreement regarding the DA percentage fee noted above.

While not part of the Development Agreement, annual sales tax revenues of 2% directly to the City (based on applicant revenue projections) could generate approximately $160,000 – $216,000 annually. One percent (1%) would be allocated to the general fund and to the Measure AA fund each.

ACCOUNT CODE:
Fund 110

ENVIRONMENTAL ANALYSIS:
In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Development Agreement No. 24-0115 establishing a retail cannabis business within an existing 2,275 square-foot retail lease space within the C-G zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that approval of Development Agreement No. 24-0115 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to make tenant improvements to the lease space located at 33980 Mission Trail, Suites #A & #B as part of the cannabis business operations for which building permits will be

required. Therefore, the Planning Commission is recommending the City Council adopt this Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of CEQA.

PUBLIC NOTICING:

In accordance with WMC Section 17.125.070, the Community Development Department, Planning Division on March 26, 2025 mailed out a public hearing notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the April 9, 2025 City Council meeting at which time the City Council would consider Development Agreement No. 24-0115 to establish the proposed retail cannabis business within an existing 2,527 square-foot retail lease space located at 33980 Mission Trail, Suites #A & #B. In accordance with WMC Section 17.125.070, the Community Development Department, Planning Division, on March 29, 2025 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the April 9, 2025 City Council meeting at which time the City Council would consider Development Agreement No. 24-0115 to establish the proposed retail cannabis business within an existing 2,527 square-foot retail lease space located at 33980 Mission Trail, Suites #A & #B. Lastly, in accordance with Ordinance No. 135, the Planning Department, on March 27, 2025, posted a public hearing notice “sign board” along Mission Trail and Bundy Canyon Road street frontages notifying the general neighborhood of the April 9, 2025 City Council meeting.

ATTACHMENTS:

Attach A - CC Ordinance No. XX - DA-final.docx
Attach A-Ex1-DA 24-0115 Doc-Final [4-9-25].pdf
Attach A-Ex2 - Stiiizy DA Cannabis Proposal Package [4-9-25].pdf
Attach B - Original CUP 20-0078 CC Rept [12-16-20].pdf
Attach C - Approved CUP-R1 Cannabis Package [11-10-21].pdf
Attach D - Stiiizy Local License Cannabis Package [2-20-25].pdf
Attach E - Miscellaneous Exhibits.pdf
Attach F - Site Plan-Interior Exhibits.pdf
Attach G - Stiiizy power point [4-9-25].pdf
Attach H - Applicant-Stiiizy Presentation [4-9-25].pdf
Attach I - Stiiizy Letter of Support.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING DEVELOPMENT AGREEMENT NO. 24-0115 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 2,275 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-G ZONE LOCATED AT 33980 MISSION TRAIL, SUITE #A & B (APN: 366-160-070)

RECITALS:

WHEREAS, the Planning Department on January 21, 2025 received an application for Development Agreement No. 24-0115 to establish a retail cannabis business within an existing 2,275 square-foot retail lease space within the C-G (Commercial General) zone located at 33980 Mission Trail, Suite #A & B (APN: 366-160-070) from:

Applicant/Owner:	STIIIZY Wildomar, LLC (Tak Sato)
Project Location:	33980 Mission Trail, Suite #A & B
APN:	366-160-070
Project Area:	1.01 acres

WHEREAS, California Government Code Title 7, Chapter 4, Article 2.5 authorizes the City to enter into development agreements which will provide certainty, definition and commitment to developers as well as to necessary public improvements required by development; and

WHEREAS, pursuant to Chapter 17.240 of the Wildomar Municipal Code, the Applicant is required to enter into a Development Agreement for the operation of the retail cannabis business and said Development Agreement must be approved by the Planning Commission and the City Council; and

WHEREAS, in accordance with Section 17.125.070 of the Wildomar Municipal Code, the Planning Department on March 26, 2025 mailed out a public hearing notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the April 9, 2025 City Council meeting at which time the City Council would consider Development Agreement No. 24-0115 to establish the proposed retail cannabis business within an existing 2,527 square-foot retail lease space located at 33980 Mission Trail, Suite #A & B; and

WHEREAS, in accordance with Ordinance No. 135, the Planning Department, on March 27, 2025, posted a public hearing notice “sign board” along Mission Trial and Bundy Canyon Road street frontages notifying the general neighborhood of the April 9, 2025 City Council meeting at which time the City Council would consider Development Agreement No. 24-0115 to establish a retail cannabis business within an existing 2,275

square-foot retail lease space within the C-1/C-P (General Commercial) zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070); and

WHEREAS, in accordance with Chapter 17.125.070 of the Wildomar Municipal Code, the Planning Department, on March 29, 2025 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the April 9, 2025 City Council meeting at which time the City Council would consider Development Agreement No. 24-0115 to establish the proposed retail cannabis business within an existing 2,527 square-foot retail lease space located at 33980 Mission Trail, Suite #A & B; and

WHEREAS, in accordance with Chapter 17.240 of the Wildomar Municipal Code, the City Council conducted a duly noticed public hearing to discuss the proposed Development Agreement No. 24-0115 on April 9, 2025, and at which time interested persons had an opportunity to testify in support of, or opposition to the proposed development agreement, and at which time the City Council received public testimony concerning the proposed development agreement.

THE CITY COUNCIL OF THE CITY OF WILDOMAR HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1. <u>CEQA ENVIRONMENTAL DETERMINATION.</u>

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Development Agreement No. 24-0115 establishing a retail cannabis business within an existing 2,275 square-foot retail lease space as part of a multi-tenant retail building located in the C-G (Commercial General) zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department has determined that Development Agreement No. 24-0115 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to make tenant improvements to the lease space as part of the cannabis business operations for which building permits will be required. Therefore, Development Agreement No. 24-0115 meets the criteria for this Categorical Exemption and the Planning Commission has recommended the City Council adopt the Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of the California Environmental Quality Act Guidelines.

SECTION 2. <u>MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)</u>

The City Council hereby finds Conditional Use Permit No. 24-0115 to establish a retail cannabis business within an existing 2,275 square-foot retail lease space within the C-1/C-P (General Commercial) zone located at 33980 Mission Trail, Suite #A & B (APN: 366-160-070) is consistent with the MSHCP, as the project is located outside of any MSHCP criteria area cell, and mitigation is provided through payment of the MSHCP Mitigation Fee.

SECTION 3. GENERAL PLAN CONSISTENCY

The City Council hereby finds and determines that Development Agreement No. 24-0115 is consistent with the General Plan of the City of Wildomar. General Plan policies LU 7.1, 7.2 and 7.12 aim to promote economic development in the City by accommodating development of balanced land uses, promoting a variety of stable employment and business uses, and improving the jobs-housing ratio. Allowing the Project to operate in the City furthers each of these policies.

SECTION 4. DEVELOPMENT AGREEMENT

Based upon the evidence presented and the above findings, the City Council hereby approves Development Agreement No. 24-0115 attached hereto as Exhibit 1. The City Manager is directed to execute Development Agreement No. 24-0115 on behalf of the City.

SECTION 5. RECORDATION OF DEVELOPMENT AGREEMENT

Within ten (10) days after the date upon which the City Manager executes the Development Agreement on behalf of the City, the City Clerk shall record the Development Agreement and this Ordinance with the County Recorder of the County of Riverside.

SECTION 6. SEVERABILITY

If any part of this Ordinance, or the Development Agreement which it approves, is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Agreement, and this City Council hereby declares that it would have passed the remainder of the Ordinance, or approved the remainder of the Agreement, if such invalid portion thereof had been deleted.

SECTION 7. EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after its passage by the City Council.

SECTION 8. CITY CLERK ACTION

The City Clerk is authorized and directed to cause this Ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation and circulated within the City in accordance with Government Code Chapter 36933(a) or, to cause this Ordinance to be published in the manner required by law using the alternative summary and posting procedure authorized under Government Code Chapter 39633(c).

INTRODUCED AND APPROVED FOR FIRST READING this 9th, day of April, 2025.

_____
Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Attn: City Clerk

Space Above Line for Recorder's Use Only
Exempt from Recording Fees per Gov't Code § 27383

DEVELOPMENT AGREEMENT NO. 24-0115

(FOR CONDITIONAL USE PERMIT NO. 20-0078)

By and Between

CITY OF WILDOMAR

and

STIIIZY WILDOMAR, LLC (DBA STIIIZY MISSION TRAIL)

APRIL 9, 2025

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement"), dated for reference purposes as first indicated on the cover page, is entered into by and between the City of Wildomar, a California general law Municipal Corporation ("City") and STIIIZY Wildomar, LLC (dba STIIIZY Mission Trail), a Limited Liability Corporation ("Developer") as follows:

RECITALS

A. The Legislature of the State of California has adopted California Government Code Sections 65864 through 65869.5, which authorizes a city to enter into a binding development agreement with persons having legal or equitable interests in real property located within a city's municipal boundaries for the development of such property in order to, among other things, encourage and provide for the development of public facilities; to support development projects; provide certainty in approval of development projects in order to avoid a waste of resources and escalation in project costs and encourage an investment in and commitment to comprehensive planning which will make maximum efficient utilization of resources at the least economic cost to the public land; provide assurance to the applicants for development projects that they may proceed with their projects in accordance with existing policies, rules and regulations and subject to the conditions of approval of such projects as provided in such annexation and/or development agreements.

B. On June 10, 2020, the City Council adopted Ordinance No. 187 establishing zoning and use regulations for cannabis businesses within the City, which includes a requirement that a cannabis business enter into a development agreement with the City prior to commencing operations.

C. Developer is the tenant of that certain real property located at 33980 Mission Trail, Suite #A & B (APN: 366-160-070) within the City of Wildomar, California hereinafter referred to as the "Property" and as more particularly described herein. Developer proposed to improve, develop and use the Property for a Cannabis Business in accordance with the State Laws and Wildomar Municipal Code (the "Project")

D. The Property is owned by "The Manske Revocable Trust," Mr. Edwin Manske ("Property Owner"). The Property Owner has provided notarized written consent to the terms of this Agreement and the recordation thereof, attached here to as Exhibit C.

E. On December 16, 2020, the City Council held a duly noticed public hearing and voted to adopt a Categorical Exemption in accordance with Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), and approved Conditional Use Permit No. 20-0078 which remains in full force and effect for the Project.

F. On February 20, 2025, the City issued a Cannabis Local License to Developer for the Project pursuant to Chapter 5.76 of the Wildomar Municipal Code.

G. On March 19, 2025, the Planning Commission considered, at a duly noticed public hearing, and voted to recommend to the City Council adoption of a Categorical

Exemption in accordance with Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), and approval of this Development Agreement No. 24-0115 (for CUP 20-0078) for the Project.

H. On April 9, 2025, the City Council held a duly noticed public hearing and voted to adopt a Categorical Exemption in accordance with Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), and approve and introduced the first reading of Ordinance No. ____ approving Development Agreement No. 24-0115.

I. On May 14, 2025, the City Council considered and approved this Development Agreement No. 24-0115 by adopting Ordinance No. ____

J. On June 14, 2025, Ordinance No. _____ approved by the City Council or Development Agreement No. 24-0115 became effective.

K. In adopting this Agreement, City understands that Developer will acquire certain vested rights regarding development of the Project on the Property and that this Agreement will bind future City Councils to its terms to the extent allowed by law.

L. City acknowledges the benefit the Project will provide to the community and desires to encourage the undertaking and completion of the Project and to provide a greater level of development certainty for the Developer by entering into this Agreement.

M. City finds and determines that it will be in the best interests of its citizens and the public health, safety and welfare will be served by entering into this Agreement.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the above Recitals and of the mutual covenants and agreements hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. DEFINITIONS

In this Agreement, unless the context otherwise requires, the following words and phrases shall have the meaning set forth below. Words and phrases not defined herein and defined in City Ordinance Nos. 186 or 187 shall have the meanings ascribed in those ordinances.

1.1 ***"Action"*** means any suit (whether legal, equitable, or declaratory in nature), proceeding or hearing (whether administrative or judicial), arbitration or mediation (whether voluntary, court-ordered, binding, or non-binding), or other alternative dispute resolution process, and the filing, recording, or service of any process, notice, claim, demand, lien, or other instrument.

1.2 ***"Cannabis Business License"*** means the license to operate a cannabis business issued by the City to the Developer for the Project under Chapter 5.76 of the Wildomar Municipal Code.

1.3 ***"City"*** means the City of Wildomar, a general law, municipal corporation formed and existing under the laws of the State of California and any successor-in-interest to the rights, obligations, and powers of the City.

1.4 ***"Claim or Litigation"*** means any challenge by any third party (whether legal, equitable, declaratory, administrative or adjudicatory in nature) (i) to the legality, validity or adequacy of the General Plan, Land Use Regulations, this Agreement, Development Approvals or other actions of the City pertaining to the Project, whether such actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction, or (ii) seeking damages against the City as a consequence of the foregoing actions, for the taking or diminution in value of their property or for any other reason.

1.5 ***"County"*** means the County of Riverside.

1.6 ***"Developer"*** means STIIIZY Wildomar, LLC (dba STIIIZY Mission Trail), a California Limited Liability Corporation, having its principal place of business at 2001 Alameda Street, Los Angeles, CA 90058, and who is authorized to conduct business, and is doing business, within California. As of the Effective Date of this Agreement, the Developer has entered into a lease agreement with "The Manske Revocable Trust," Mr. Edwin Manske. The term "Developer" shall also include all assignees, to the extent permitted under this Agreement, of the rights and obligations of Developer under this Agreement, and any successor-in-interest to Developer having a legal and/or equitable interest in the Property.

1.7 ***"Development Costs"*** means all the costs and expenses which must necessarily be incurred in the design, development, construction and completion of the Project, including but not limited to: predevelopment costs; Developer's overhead and related costs; design and engineering costs; development costs; construction costs; fees payable to accountants, appraisers, architects, attorneys, biologists, construction managers, engineers, geologists, hydrologists, inspectors, planners, testing facilities, and other consultants; utility connection fees and other utility related charges; costs relating to financing including principal, interest, points, fees and other lender charges; escrow fees and closing costs; recording fees; court costs; costs relating to insurance; costs relating to title insurance; costs relating to bonds; and all other costs and expenses of Developer related to the performance of this Agreement.

1.8 ***"Development Exaction"*** means any requirement of the City in connection with or pursuant to any Land Use Regulation or Existing Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts

of development on the environment or other public interests, consistent with this Agreement.

1.9 ***"Development Impact Fees"*** means those development impact fees imposed and levied by the City to recover the cost of planned public facilities and to mitigate impacts of projects on the City.

1.10 ***"Effective Date"*** means the date upon which the Ordinance approving this Agreement becomes effective, which date is thirty (30) days following the date the City Council adopted such Ordinance absent a referendum challenge, and provided that the Agreement has been fully executed by the Parties.

1.11 ***"Existing Development Approval(s)"*** means all land use development permits and approvals issued, approved, and/or certified by the City Council, Planning Commission, Planning Director, or Building Official, including those development approvals listed in Recital E, but also including any land use or building permits and approvals issues, approved, and/or certified as of the Effective Date of this Agreement by the City Council, City's Planning Commission, Planning Director or Building Official for the Project.

1.12 ***"Existing Land Use Regulation"*** means a Land Use Regulation existing, effective, and made a matter of public record as of the Effective Date of this Agreement.

1.13 ***"General Plan"*** means the City's General Plan as of the date of this Agreement, as amended.

1.14 ***"Land Use Regulations"*** means all ordinances, resolutions, codes, rules, regulations, and official policies of City, governing the development and use of land including without limitation, the permitted use of land; the density or intensity of use; subdivision requirements; the maximum height and size of proposed buildings; the provisions for reservation or dedication of land for public purposes; and the design, improvement, and construction standards and specifications applicable to the development of the Property which have been adopted and are effective and are a matter of public record as of the Effective Date of this Agreement. "Land Use Regulations" does not include any County or City ordinance, resolution, code, rule, regulation, or official policy, governing:

(a) The licensing or regulation of businesses, professions, and occupations;

(b) Sales taxes, ad valorem property taxes, or voter approved general or special taxes and assessments;

(c) The control and abatement of nuisances;

(d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property; and/or

(e) The exercise of the power of eminent domain.

1.15 ***"Litigation Expenses"*** means all costs and expenses, to the extent such are reasonable in amount, that are actually and necessarily incurred in good faith by the Prevailing Party directly related to the Action, including, but not related to, court costs, filing, recording, and service fees, copying costs, exhibit production costs, special media rental costs, attorneys' fees, consultant fees, fees for investigators, witness fees (both lay and expert), travel expenses, deposition and transcript costs, and any other cost or expense reasonably and necessarily incurred by the prevailing party in good faith and directly related to the Action. Where attorneys' fees are to be paid by Developer to the City's law firm on behalf of, or in defense of, City, the rate to be paid shall be the full litigation rate charged by the City's law firm to the City in accord with the City's contract with that law firm.

1.16 ***"Project"*** means that certain retail cannabis business development proposed by STIIIZY Wildomar, LLC (dba STIIIZY Mission Trail), a California Limited Liability Corporation, consisting of a 2,275 square foot retail cannabis business located at 33980 Mission Trail, Suite #A & B (APN: 366-160-070) within the City of Wildomar, as permitted under, and as more fully described, in the Existing Development Approvals.

1.17 ***"Property"*** means a certain real property located at 33980 Mission Trail, Suite #A & B (APN: 366-160-070) within the City of Wildomar, California, as more particularly described in the legal description in Attachment 1 and depicted in Attachment 2 both of which are attached hereto and incorporated herein by this reference.

1.18 ***"Property Owner"*** means "The Manske Revocable Trust," Mr. Edwin Manske.

1.19 ***"Public Improvement"*** means those public improvements, including but not limited to, streets, street lights, traffic signals, curbs, gutters, sidewalks, parkway landscaping, irrigation systems, storm drains, sewers, and other public facilities directly related to the Project and required to be constructed and installed in the existing public rights-of-way and/or on areas of the Project to be dedicated to the City by Developer as specifically required under the Existing Development Approvals.

1.20 ***"Regional Fees"*** means fees and charges imposed or levied by any other public agency, regional agency, utility, district or joint powers authority, regardless of whether City collects those fees and charges, including, but not limited to, Transportation Uniform Mitigation Fee (TUMF), Multiple Species Habitat Conservation Plan (MSHCP), ADP and K-Rat.

1.21 ***"Subsequent Development Approvals"*** means any ministerial and discretionary permits, licenses, or other similar entitlements or approvals that must be secured by the Developer in order to develop the Project on the Property other than the

Existing Development Approvals and Cannabis Business License. Subsequent Development Approvals include any changes to the Existing Development Approvals

1.22 ***"Subsequent Land Use Regulation"*** means any Land Use Regulation adopted, effective, and made a matter of public record after the Effective Date of this Agreement.

2. VESTING AND SCOPE OF DEVELOPMENT

2.1 **Vesting**. During the Term of this Agreement, Developer shall be entitled to, and vested with the right to, develop the Project on the Property, subject to the terms and conditions of this Agreement, the Existing Development Approvals, any Subsequent Development Approvals, the Cannabis Business License, Land Use Regulations and State laws.

2.2 **Term**. The term of this Agreement shall commence on the Effective Date and shall be for an initial period of twenty (20) years. This Agreement shall terminate and be of no force and effect upon the occurrence of the entry of a final judgment or issuance of a final order after exhaustion of any appeals directed against the City as a result of any lawsuit filed against the City to set aside, withdraw, or abrogate the approval by the City Council of City of this Agreement.

2.3 **Subsequent Development Approvals**. Successful implementation of the Project may require the Developer to obtain additional approvals and permits from City. In connection with the consideration and issuance of any such Subsequent Development Approval which is not ministerial in nature, the City reserves its discretion under the police power to approve, conditionally approve, or deny the issuance of each Subsequent Development Approval.

2.4 **Development Costs**. Developer shall be solely responsible for payment of all Development Costs incurred in connection with developing the Project on the Property.

2.5 **Schedule of Performance**. Developer shall, in good faith, use commercially reasonable efforts to undertake, commence, and thereafter diligently pursue to completion, the development of the Project. The parties acknowledge that Developer cannot at this time specifically predict when, or the rate at which, the Project will be constructed and completed. Such decisions depend upon numerous factors, which are not within the control of Developer, such as market orientation and demand, availability of financing, interest rates, absorption, competition, and other similar market factors. Since the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo* (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such parties, it is the intent of City and Developer to cure any possible deficiency in this Agreement arising from the same legal infirmity, by acknowledging and providing that the Developer shall have the right to develop Project on the Property in such order, at such rate, and at such times during the Term of the

Agreement, as the Developer deems appropriate within the exercise of its independent business judgment.

2.6 **Developer's Representations and Warranties**. Developer represents and warrants that, to the best of its knowledge, the following are accurate and true as of the Effective Date of this Agreement:

2.6.1 Title and Possession. Developer leases said Property located at 33980 Mission Trail, Suite #A & B (APN: 366-160-070) within the City of Wildomar, California, and is the sole person in legal possession of the lease space. All other persons holding legal or equitable interests in the Property shall be bound by this Agreement.

2.6.2 No Legal Actions. No Action to acquire, partition, or quiet title or any interest in the Property, or any Action that is reasonably likely to impair, encumber, or otherwise adversely impact title to the Property or Developer's rights, title, or interest to or in the Property is pending or otherwise imminent (including written threats to commence such Action), and to the best of Developer's knowledge there are no facts upon which a third party could reasonably base, maintain, or threaten such an Action.

2.6.3 No Legal Impediments to Agreement. No contract, lease, or other agreement, whether recorded or unrecorded, bars, prohibits, limits or otherwise impairs Developer's ability to enter into this Agreement and to encumber the Property with this Agreement.

2.7 **Cooperation**. City agrees that it shall accept for processing and promptly take action on all applications for Implementing Approvals, provided they are in a proper form and acceptable for required processing in accordance with the Existing Development Approvals and the provisions of this Agreement.

3. PUBLIC BENEFITS

3.1 **Public Benefit**. The parties acknowledge and agree that this Agreement confers private benefits on the Developer that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on the Developer by imposition of the Development Agreement Fee set forth in Section 3.2 hereof. City acknowledges, as partial consideration for this Agreement, the Development Agreement Fee will be payable by Developer as provided in Section 3.2 hereof which fee will be utilized to further mitigate the impact of the Project and provide community benefits, as determined by the City Council. The provisions of this Section 3 are material terms of this Agreement, and failure by Developer to fulfill any of its obligations in this Section 3 shall be a material breach of this Agreement.

3.2 **Development Agreement Fee**. On the Effective Date of this Agreement and on each anniversary thereafter, the Developer shall pay to the City a Development Agreement Fee as follows:

3.2.1 Twenty dollars ($20.00) per gross square foot of floor area based on a 2,275 square-foot lease space (as noted in the Development Agreement application package) within any building, facility, or structure utilized for the proposed Cannabis Business. Beginning on the next January 1st proceeding the issuance of Certificate of Occupancy, this portion of the Development Agreement Fee shall be automatically adjusted based on the average percentage change in the Consumer Price Index (CPI) for "all urban consumers" in the Riverside-San Bernardino-Ontario area, or a subsequent Consumer Price Index (CPI) area covering the City, for the previous January to December period.

3.2.2 In addition, the following amounts shall be paid to the City based on the quarterly (1/4) gross receipts excluding taxes and refunds of the Cannabis Business commencing on the first calendar quarterly (1/4) anniversary after the Certificate of Occupancy issuance and quarterly (1/4) thereafter as follows:

3.2.2.1 1st anniversary through 5th anniversary: 3% of gross receipts excluding taxes and refunds per calendar quarter.

3.2.2.2 6th anniversary through 20th anniversary: 5% of gross receipts excluding taxes and refunds per calendar quarter unless the City and Developer agree to a different amount and as approved by the City Council prior to the 6th anniversary of the Effective Date.

3.2.3 City and Developer hereby agree to engage in good faith negotiations during the 5th year of this Development Agreement regarding the Development percentage fee noted above.

3.2.4 The City shall have the power to audit and examine all books and records of the Developer, as well as persons engaged in the operation of the Cannabis Business, including both state and federal income tax returns, California sales tax returns, or other evidence documenting the gross receipts of the Cannabis Business for the purpose of ascertaining the amount of the Development Agreement Fee required to be paid by Developer under this Section.

3.2.5 In the event that during the Term of this Agreement the voters of the City approve a cannabis tax, then the Development Agreement Fee shall no longer be due and payable from the date the cannabis tax takes effect through the remainder of the Term.

3.3 **Other Fees.** In the event that during the Term of this Agreement the voters of the City approve a cannabis tax, then the Development Agreement Fee shall no longer be due and payable from the date the cannabis tax takes effect through the remainder of the Term.

4. APPLICABLE LAWS AND REGULATIONS; RESERVATION OF AUTHORITY

4.1 Existing Land Use Regulations. The Existing Land Use Regulations shall be applicable to the Project. Any change in, or addition to, the Existing Land Use Regulations, including without limitation, any change in any applicable City general or specific plan, zoning or building regulation, adopted or becoming effective after the Effective Date of this Agreement, including, without limitation, any change by means of ordinance, initiative, referendum, resolution, motion, policy, order or moratorium, initiated or instituted for any reason whatsoever and adopted by the City Council, Planning Commission or any other Board, Commission or Department of the City, or any officer or employee thereof, or by the electorate, as the case may be, which would, absent this Agreement, otherwise be applicable to the Project and which would conflict or be inconsistent with in any way the Existing Land Use Rules or the Existing Land Use Approvals or this Agreement, shall not be applied to the Project, subject to the Reservation of Authority set forth in section 4.3 hereof.

4.2 Federal and State Laws. Notwithstanding any other provision in this Agreement to the contrary, the Project shall be subject to subsequently enacted state or federal laws or regulations that may preempt the City's ordinances, resolutions, rules, regulations, and policies, or require the same be amended, or require the City to adopt new ordinances, resolutions, rules, regulations, and policies. As provided in section 65869.5 of the California Government Code, in the event state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement, such provisions shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations. Upon discovery of a subsequently enacted federal or state law meeting the requirements of this Section, City or Developer shall provide the other Party with written notice of the state or federal law or regulation, and a written statement of the conflicts thereby raised. Promptly thereafter, City and Developer shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation provided City shall not be obligated to agree to any modification materially increasing its obligations or materially adversely affecting its rights and benefits hereunder. In such discussions, City and Developer will attempt to preserve the terms of this Agreement and the rights of Developer derived from this Agreement to the maximum feasible extent while resolving the conflict. If City, in its judgment, determines it necessary to modify this Agreement to address such conflict, City shall have the right and responsibility to do so, and shall not have any liability to Developer for doing so or be considered in breach or default of this Agreement. City also agrees to process, in accordance with the provisions of this Agreement, Developer's proposed changes to the Project that are necessary to comply with such federal or state law and that such proposed changes shall be conclusively deemed to be consistent with this Agreement without further need for any amendment to this Agreement.

4.3 Reservation of Authority. Notwithstanding any other provision of this Agreement, the City reserves its authority to impose any of the following rules, policies, regulations, ordinances, or requirements on development of the Project:

4.3.1 Filing and Processing Fees. Developer shall pay all customary and typical filing and permit processing fees imposed for Subsequent Development Approvals as required under ordinances and resolutions then in effect.

4.3.2 Development Impact Fees. Development impact fees or charges imposed by the City on and in connection with a development or other similar fees or charges imposed by other governmental entities regardless of whether the City is required to collect or assess such fees pursuant to applicable laws (e.g., school district impact fees pursuant to Government Code Section 65995)..

4.3.3 Procedural Requirements. Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure.

4.3.4 Taxes of General Applicability. Any law, ordinance, or resolution that imposes a general or special tax of general applicability to be applied uniformly to business and/or development in the City, whether such tax is for licensing or other purposes.

4.3.5 Uniform Codes. This Agreement does not prevent the City from adopting and amending in compliance with State law certain uniform codes or uniform standards which are based on recommendations of a multi-state professional organization and which become applicable throughout the City -- including the Project and the Property subject to this Agreement. Such Uniform Codes include, but are not limited to, the Uniform Building Code, Uniform Mechanical Code, National Electrical Code, Uniform Fire Code, and uniform standards for the construction of public works.

4.3.6 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of City possess authority to regulate aspects of the development of the Property separately from or jointly with City and this Agreement does not limit the authority of such other public agencies.

4.4 Changes and Amendments. Substantial changes to the Project or the Existing Development Approvals and amendments of this Agreement shall be subject to the following:

4.4.1 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by mutual consent of the parties and in the manner provided for in Government Code Sections 65868, 65867, and 65867.5. The provisions of this Section do not impact the right of the City to terminate this Agreement because of Developer's breach or failure to comply in good faith with the requirements of this Agreement.

4.4.2 Review by City Council. Any amendment to this Agreement shall require review and approval by the City Council.

5. RIGHTS OF MORTGAGEES.

5.1 Mortgagee Protection. Neither entering into this Agreement nor committing a Default under this Agreement shall defeat, render invalid, diminish, affect the priority or impair the lien of Mortgagees having a Mortgage on any portion of the Property made in good faith and for value. No Mortgagee shall have an obligation or duty under this Agreement to perform Developer's obligations, or to guarantee such performance prior to any foreclosure or deed in lieu of foreclosure, but upon acquiring the right to possession pursuant to a Mortgage on the Property or any portion thereof, the Mortgagee shall be subject to the terms and conditions of this Agreement. Notwithstanding the foregoing, Mortgagee shall have no obligation or duty under this Agreement to construct or complete the construction of improvements, or to guarantee such construction or completion thereof; provided, however, that Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those improvements provided for or authorized by this Agreement. The term of this Agreement shall not be extended based on the fact that a Mortgagee held title to the Property for all or any part of the term of this Agreement.

5.2 Notice of Default to Mortgagee; Right to Cure.

5.2.1 If the City Clerk timely receives notice from a Mortgagee requesting a copy of any Notice of Default given to Developer under the terms of the Agreement, the City shall provide a copy of that notice to the Mortgagee concurrently with sending the Notice of Default to Developer. City shall have no liability for damages or otherwise to Developer, Developer's successor, or to any Mortgagee or successor therefor for failure to provide such notice.

5.2.2 The Mortgagee shall have the right, but not the obligation, for a period up to ninety (90) days after the receipt of such notice from the City to cure or remedy, or to commence to cure or remedy, the Default unless a further extension of time to cure is granted in writing by the City. However, a Mortgagee, to avail itself of the rights provided by this Section, must notify the City in writing of its intent to attempt to remedy or cure within forty-five (45) days of the date of the Notice of Default from City to Mortgagee. A failure by a Mortgagee to provide such timely notice to City shall extinguish the rights and protections provided by this Section. If the Default is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession, such Mortgagee shall seek to obtain possession with diligence and continually through foreclosure, a receiver, or otherwise, and shall thereafter remedy or cure the Default within ninety (90) days after obtaining possession. If the Default cannot, with diligence, be remedied or cured within this ninety (90) day period, then the Mortgagee shall have such additional time as the City Council determines is reasonably necessary to remedy or cure the Default, if the Mortgagee commences cure during the ninety (90) day period and thereafter diligently pursues and completes the cure.

5.2.3 Such diligence by the Mortgagee on effectuating such cure shall be reviewed by the City Council every thirty (30) days thereafter until any and all Defaults are cured. If at any such review, the City Council determines that the Mortgagee is not

making good faith efforts to cure any and all Defaults, the City Council shall have the authority to terminate this Agreement.

5.3 **Cure by Mortgagee**. In the event any obligation of Developer is for the payment of money or fees, other than standard permit or processing fees, and a Default is declared by City based upon such failure to pay, a Mortgagee may be granted an extended time to remedy or cure until such time as Mortgagee obtains possession of the Property; provided, Mortgagee agrees that any money due City which remains unpaid shall bear the higher of the legal rate of interest or the Consumer Price Index as the measure of inflation.

5.4 **Mortgagee Rights**. The parties hereto agree that this Agreement shall not prevent or limit Developer, in any manner, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust, or other security device securing financing with respect to the Property. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with the Developer and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Developer shall reimburse City for any and all of City's reasonable costs associated with said negotiations, interpretations, and modifications and shall make reimbursement payments to City within thirty (30) days or receipt of an invoice from City.

Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law or specified herein.

6. INDEMNITY, INSURANCE AND RELEASE

6.1 **Participation in Litigation: Indemnity**. The Developer shall indemnify, protect and defend the City and its elected boards, commissions, officers, agents and employees (each, an “Agent”) and will hold and save them and each of them harmless from any and all Claims or Litigation (including but not limited to reasonable attorneys’ fees and costs) against the City and/or Agent for any such Claims or Litigation and shall be responsible for any judgment arising therefrom. The City shall provide the Developer with notice of the pendency of such action and shall request that the Developer defend such action. The Developer may select legal counsel providing the Developer’s defense and it is expressly agreed that the City shall have the right to approve separate legal counsel providing the City’s defense. The Developer shall reimburse City for any reasonable attorneys’ fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Developer agrees that City will forward monthly invoices to Developer for attorneys’ fees, costs and expenses it has incurred related to its defense of any Claim or Litigation and Developer agrees to timely payment within thirty (30) days of receipt of the invoice. Developer agrees to post adequate security or a cash deposit with City in an amount to cover the City’s estimated attorneys’ fees, costs

and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Developer in the defense of any Claim or Litigation.

The Developer's obligation to pay the cost of the action, including judgment, shall extend until judgment. After judgment in a trial court, the Parties may mutually agree as to whether any appeal will be taken or defended. The Developer shall have the right, within the first 30 days of the service of the complaint or judgment in a trial court, in their sole and absolute discretion, to determine they do not want to defend any litigation, or appeal any judgment, attacking this Agreement or the Development Approvals in which case the City shall allow the Developer to settle the litigation on whatever terms the Developer determine, in their sole and absolute discretion, but Developer shall confer with City before acting and cannot bind City. In that event, the Developer shall be liable for any costs incurred by the City up to the date of settlement but shall have no further obligation to the City beyond the payment of those costs. In the event of an appeal, or a settlement offer, the Parties shall confer in good faith as to how to proceed.

6.2 **Survival of Indemnity Obligations**. All indemnity provisions set forth in this Agreement shall survive termination of this Agreement for any reason other than the City's Default.

6.3 **Insurance.** Developer shall maintain insurance in the amounts and of the types that are acceptable to the City as required under the Cannabis Business License.

6.4 **Release**. Except for non-damage remedies, including the remedy of specific performance as provided for in Section 8.6 [Legal and Equitable Actions], Developer, for itself, its successors and assignees, hereby releases the City, its officers, agents, and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon the City because it entered into this Agreement or because of the terms of this Agreement. Developer further acknowledges that, as an instrument which must be approved by ordinance, a development agreement is subject to referendum; and that, under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard.

7. PERIODIC REVIEW PROCEDURE

7.1 **Timing**. Pursuant to Government Code § 65865.1, City shall review this Developer's compliance with the terms, conditions, and covenants of this Agreement. Such review shall be undertaken at least once during every twelve (12) month period from the Effective Date of this Agreement. The Developer or successor shall reimburse

City for the reasonable and necessary costs of this review, excluding cost incurred under Article 8.0 [Default and Enforcement], within thirty (30) days of written demand from City.

7.2 **Evidence for Annual Review**. Developer shall deliver to City within thirty (30) days of each anniversary of the Effective Date evidence to demonstrate the Developer's good faith compliance with the terms of this Agreement, including but not limited to compliance with the payment obligations in Section 3 of this Agreement. The City shall bear no responsibility or obligation to research, investigate, or otherwise obtain evidence of Developer's good faith compliance with this Agreement. It shall be Developer's sole responsibility and obligation to provide evidence of its good faith compliance with this Agreement. Prior to making a determination, the City shall make available to the Developer any public staff reports and documents to be used or relied upon by City to determine Developer's good faith compliance with this Agreement. The Developer shall be permitted an opportunity to respond to the City's evaluation of its performance, either orally or at a public hearing or in a written statement. Such response shall be made to the Director or its designee for purposes of review of compliance with this Agreement.

7.3 **Certificate of Compliance**. With respect to each year for which an annual review of compliance with this Agreement is conducted, and for which the City has determined that Developer is in good faith compliance with this Agreement, the City, upon written request of the Developer, shall provide Developer with a written certificate of good-faith compliance, in recordable form, duly executed and acknowledged by the City. The Developer shall have the right, in the Developer's sole discretion, to record this notice of compliance.

8. DEFAULT AND ENFORCEMENT

8.1 **Default**. Either party's failure or unreasonable delay in performing any term, provision or covenant of this Agreement constitutes a Default of this Agreement. In the event of a Default, the injured party shall give written "Notice of Default" to the defaulting party, specifying the Default. If the defaulting party fails to cure the Default within forty-five (45) business days after receipt of a Notice of Default, or, if the Default is of a nature that cannot be cured within forty-five (45) business days, the defaulting party fails to commence to cure the Default within said forty-five (45) business days and thereafter diligently prosecute such cure to completion, then the defaulting party shall be liable to the injured party for any and all damages caused by such Default, unless otherwise provided for by this Agreement.

8.2 **Default by Developer**. Developer is in default under this Agreement upon the happening of one or more of the following events or conditions and failure to cure such default in accordance with Section 8.1 hereof:

8.2.1 If a warranty, representation, or statement made or furnished by Developer to City is false or proves to have been false in any material respect when it was made.

8.2.2 More than forty-five (45) days have passed since City's making of a written request to Developer for payment or reimbursement for a fee or service authorized or agreed to pursuant to this Agreement.

8.2.3 A finding and determination by City that upon the basis of information provided by Developer, and reviewed and investigated by City, the Developer has not complied in good faith with one or more of the material terms or conditions of this Agreement.

8.2.4 Developer failed to substantially comply with any material term, condition, or covenant of this Agreement, including failing to timely provide the evidence required under Section 7.2 of this Agreement.

8.3 **Default by City**. If City has failed to cure it's Default after notice and an opportunity to cure as provided in Section 8.1. [Default], Developer may pursue any legal or equitable remedy available to it under this Agreement without further notice to City, except as may be required under the law for service of summons and other legal papers. It is acknowledged by the parties that City would not have entered into this Agreement if City was to be subject to or liable for monetary damages under or with respect to this Agreement or the application thereof. Developer, for himself or any successor thereto, expressly waives the right to seek monetary damages against the City or any officer, employee, or agent thereof, for any default or breach of this Agreement. Developer covenants and agrees not to sue for or claim any damages -- including monetary damages -- for any purported breach of this Agreement by City.

8.4 **No Recovery for Monetary Damages**. As part of the bargained for consideration for this Agreement, the Parties agree that any action or proceeding to cure, correct or remedy any Default or to enforce any covenant or promise herein shall be limited solely and exclusively to those remedies expressly provided herein. City and Developer may institute legal or equitable proceedings to cure, correct or remedy any Default, or to enforce any covenant or promise herein, enjoin any threatened or attempted violation, or enforce by specific performance, declaratory relief or writ of mandate the obligations and rights of the Parties hereto. In no event shall Developer or City, or any of their officers, agents, representatives, officials, employees or insurers, be liable to Developer or City for damages for any breach or violation of this Agreement. The enforceability and validity of the above limitations on the remedies available to the Parties, including, without limitation, the specific provision prohibiting the recovery of damages, is part of the bargained for, negotiated consideration for the City's agreement to enter into this Agreement, and it is acknowledged that the City would not have entered this Agreement if it were to be liable in damages under this Agreement. In the event Developer seek or accept damages in any action or proceeding brought for breach or violation of this Agreement or to enforce any provision hereof, such award shall destroy the consideration supporting the City's agreement to enter into this Agreement, and shall, in turn, entitle the City to immediately impose whatever terms, conditions, ordinances, fees and/or exactions the City deems appropriate, and further shall entitle the City, at its option, to undertake to revoke any entitlements granted pursuant to this Agreement,

irrespective of any provision to the contrary contained herein. Accordingly, the remedy of monetary damages is not available to any Party except as provided below.

For purposes of enforcement, stated positively, the Parties shall have the equitable remedies of specific performance, injunctive and declaratory relief, or a mandate or other action determining that the City has exceed its authority, and similar remedies, other than recovery of monetary damages, to enforce their rights under this Agreement. The Parties shall have the right to recover their attorney fees and costs in such action.

In the event the Developer fails to perform any monetary obligation under this Agreement, City may sue for the payment of such sums to the extent due and payable. The Developer shall pay interest thereon at the lesser of: (i) five percent (5%) per annum, or (ii) the maximum rate permitted by law, from and after the due date of the monetary obligation until payment is actually received by the City.

8.5 **Waiver**. Failure or delay in giving Notice of Default, or failing to commence a legal or equitable action as a result of the Default, shall not waive a Party's right to give future Notice of the same or any other Default.

8.6 **Legal and Equitable Actions**. In addition to any other rights and remedies, any party may institute a legal action to require the cure of any Default and to recover damages (except as otherwise provided herein) for any Default, or to obtain any other remedy consistent with the purpose of this Agreement. The following provisions shall apply to any such legal action:

8.6.1 Jurisdiction and Venue. Legal actions must be instituted and maintained in the Superior Court of the County of Riverside, Central Division, State of California, or in the United States District Court for the Central District of California. Developer specifically waives any rights provided to it pursuant to California Code of Civil Procedure § 394 or federal or state statutes or judicial decisions of like effect.

8.6.2 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

8.6.3 Litigation Expenses. In the event either party commences an Action against the other party which arises out of a Default of, breach of, failure to perform this Agreement or otherwise related to this Agreement, then the Prevailing Party in the Action shall be entitled to recover its Litigation Expenses from the other party in addition to whatever relief to which the prevailing party may be entitled. For the purposes of this Section, the term “Prevailing Party,” shall have the meaning ascribed in Code of Civil Procedure §1032(a)(4).

8.6.4 Specific Performance Remedy. The City and Developer agree that damages would not be an adequate remedy if the City fails to carry out its obligations under this Agreement. Therefore, no money damages are available against City, or any officer, employee, or agent thereof. Specific performance of this Agreement is necessary to compensate Developer if the City fails to carry out its obligations under this Agreement.

8.7 **Remedies are Cumulative**. The rights and remedies of the Parties are cumulative, and the exercise by a party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different time, of any other rights or remedies for the same Default or any other Default by another Party.

8.8 **Termination.** This Agreement shall terminate upon the occurrence of any of the following:

8.8.1 Expiration of the term stated in section 2.2;

8.8.2 Mutual written consent of the parties;

8.8.3 Conditional Use Permit No. 20-0078 expires pursuant to Wildomar Municipal Code Chapter 17.125, or is revoked pursuant to Wildomar Municipal Code Section 17.125;

8.8.4 Developer's Cannabis Business License or State License is revoked, or Developer fails to timely renew its Cannabis Business License or State License and Developer is without either license for a period of at least thirty (30) consecutive days;

8.8.5 Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement;

8.8.6 The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement;

8.8.7 Developer no longer has a legal or equitable interest in the Property or has ceased operating the Project on the Property, for a period of at least thirty (30) consecutive days;

8.8.8 Developer (or any successor in interest) assigns or attempts to assign the Agreement or any rights therein in violation of this Agreement and fails to cure such default within the time set forth in Section 8.1 [Default] hereof;

8.8.9 Developer is otherwise in material Default of this Agreement and fails to cure such Default within the time set forth in Section 8.1 [Default] hereof.

8.9 **Revocation of CUP.** The execution and recordation of this Agreement is a condition of approval of Conditional Use Permit No. 20-0078 pursuant to Section 17.240 of the Wildomar Municipal Code. Developer understands and agrees that termination of this Agreement pursuant to Section 8.8 constitutes good cause for the City to revoke Conditional Use Permit No. 20-0078.

9. GENERAL PROVISIONS

9.1 **Waiver of Challenges**. In exchange for the vested right to develop pursuant to this Agreement, Developer expressly waives for himself and for any successor thereto, the right to challenge or contest the validity of any condition of

approval attached to any entitlement which is a part of the Existing Development Approvals.

9.2 **Bankruptcy**. The obligations of this Agreement shall not be dischargeable in bankruptcy.

9.3 **Assignment.** The rights and obligations of Developer hereunder shall not be assigned or transferred, except that on thirty (30) days written notice to City, Developer may assign all or a portion of Developer's rights and obligations there under to any person or persons, partnership or corporation who purchases all or a portion of Developer's right, title and interest in the Property, or Project, provided such assignee or grantee assumes in writing each and every obligation of Developer hereunder yet to be performed, and further provided that Developer obtains the written consent of City to the assignment, which consent shall not be unreasonably withheld. No assignment shall be consented to by City until the assignee has obtained a Cannabis Business License from the City for the Project. Notwithstanding the foregoing provision concerning the written consent of City, and provided that the assignment is to an affiliate of Developer (an entity which is controlled by, controls, or is under common control with, Developer), the City shall in such cases provide its written consent provided that all other requirements of this section are satisfied. The notice to City shall include the identity of any such assignee and a copy of the written assumption of the assignor's obligations hereunder pertaining to the portion assigned or transferred. After such notice and the receipt of such consent, the assignor shall have no further obligations or liabilities hereunder. The City Manager may act on behalf of City regarding any actions concerning the assignment of this Agreement.

9.4 **Enforced Delays; Extension of Times**. In addition to specific provisions of this Agreement, performance by either party hereunder shall not be deemed to be in Default, and all performance and other dates specified in this Agreement shall be extended, where delays or Defaults are due to: litigation challenging the validity of this transaction or any element thereof or the right of either party to engage in the acts and transactions contemplated by this Agreement; inability to secure necessary labor materials or tools; delays of any contractor, sub-contractor or supplier; or withdrawal of financing not caused by any act or omission of Developer; war; insurrection; strikes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental agency or entity (other than the acts or failures to act of the City which shall not excuse performance by the City); or any other causes beyond the control or without the fault of the party claiming an extension of time to perform. Notwithstanding anything to the contrary in this Agreement, an extension of time for any such cause shall be for the period or the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within forty-five (45) days of the commencement of the cause. Times of performance under this Agreement may also be extended in writing by the mutual agreement of the City and Developer.

9.5 Binding Effect of Agreement. The burdens of this Agreement bind and the benefits of the Agreement inure to the successors-in-interest to the parties to it in accordance with the provisions of and subject to the limitations of this Agreement.

9.6 Project as a Private Undertaking/Relationship of Parties. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants, and conditions contained in this Agreement. No partnership, joint venture, or other association of any kind is formed by this Agreement. The only relationship between City and Developer is that of a government entity regulating the development of private property and the Developer of such property.

9.7 Notices. All notices required or provided for under this Agreement shall be in writing and delivered in person or sent by registered mail, postage prepaid to the person and address provided below. Delivery shall be presumed delivered upon actual receipt by personal delivery or within three (3) days following deposit thereof in United States Mail or within two (2) days of delivery by facsimile, provided that if notice is by facsimile, then a copy of the notice shall also be contemporaneously sent by regular mail, postage prepaid to the person and address provided below.

Notice required to be given to City shall be addressed as follows:

To City: City of Wildomar
Attn: Daniel A. York, City Manager
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Facsimile: (951) 698-1463

With a copy to: City Attorney
Attn: Thomas D. Jex
1770 Iowa Ave., Suite 240
Riverside, CA 92507
Facsimile: (951) 788-5785

Notices required to be given to Developer shall be addressed as follows:

To Developer: STIIIZY Wildomar, LLC (dba STIIIZY Mission Trail)
Attn: Legal Department
2001 Alameda Street
Los Angeles, CA 90058
Email: legal@shrynegroup.com

A party may change the address by giving notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

9.8 Further Actions and Instruments. Each of the Parties shall cooperate with and provide reasonable assistance to the other to the extent necessary to implement this Agreement. Upon the request of either Party at any time, the other Party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary to implement this Agreement or to evidence or consummate the transactions contemplated by this Agreement. In the event Developer or Developer's successor requires supplemental or additional agreements for purposes of securing financing or similar purposes, City will endeavor to assist in this respect, provided, however, Developer or Developer's successor shall reimburse the City for any and all costs associated with processing, reviewing, negotiating, or acting on such agreements. Developer or Developer's successor agrees to reimburse City within thirty (30) days of written demand therefor.

9.9 No Third Party Beneficiaries. This Agreement is for the sole and exclusive benefit of the City and Developer. No other parties or entities are intended to be, or shall be considered, a beneficiary of the performance of any of the parties' obligations under this Agreement.

9.10 Entire Agreement. This Agreement and the attachments hereto contain the complete, final, entire, and exclusive expression of the agreement between the parties hereto, and are intended by the parties to completely state the agreement in full. Any agreement or representation respecting the matters dealt with herein or the duties of any party in relation thereto not expressly set forth in this Agreement shall be null and void.

9.11 Recitals and Definitions. The Recitals and Definitions set forth at the beginning of this Agreement are a substantive and integral part of this Agreement and are incorporated by reference in the Operative Provisions portion of this Agreement.

9.12 Integration. This Agreement constitutes the entire understanding and agreement of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

9.13 Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this Agreement or any of its terms. References to section numbers are to Sections of this Agreement unless expressly stated otherwise.

9.14 Interpretation. City and Developer acknowledge that this Agreement is the product of mutual arms-length negotiation and drafting and each represents and warrants to the other that it has been represented by legal counsel in the negotiation and drafting of this Agreement. Accordingly, the rule of construction that provides that the ambiguities in a document shall be construed against the drafter of that document shall have no application to the interpretation and enforcement of this Agreement. In any action or proceeding to interpret or enforce this Agreement, the finder of fact may refer

to such extrinsic evidence not in direct conflict with any specific provision of this Agreement to determine and give effect to the intention of the parties hereto.

9.15 Computation of Time. The time in which any act is to be done under this Agreement is computed by excluding the first day (such as the day escrow opens) and including the last day, unless the last day is a holiday or Saturday or Sunday, and then that day is also excluded. The term "holiday" shall mean all holidays as specified in Government Code § 6700 and § 6701. If any act is to be done by a particular time during a day, that time shall be Pacific Standard Zone time

9.16 Severability. Each provision, term, condition, covenant, and/or restriction, in whole and in part, in this Agreement shall be considered severable. In the event any provision, term, condition, covenant, and/or restriction, in whole and/or in part, in this Agreement is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant, and/or restriction, of this Agreement and the remainder of the Agreement shall continue in full force and effect.

9.17 Operating Memoranda. The provisions of this Agreement require a close degree of cooperation between the City and the Developer. Clarifications to this Agreement and the Existing Land Use Regulations may be appropriate with respect to the details of performance of the City and the Developer. To the extent allowable by law, the Developer shall retain a certain degree of flexibility as provided herein with respect to all matters, items and provisions covered in general under this Agreement, except for those which relate to the (i) term; (ii) permitted uses; or (iii) density or intensity of use. When and if the Developer finds it necessary or appropriate to make changes, adjustments or clarifications to matters, items or provisions not enumerated in (i) through (iii) above, the Parties shall effectuate such changes, adjustments or clarifications through operating memoranda (the "Operating Memoranda") approved by the Parties in writing which reference this Section 9.17. Operating Memoranda are not intended to constitute an amendment to this Agreement but mere ministerial clarifications; therefore public notices and hearings shall not be required. The City Manager shall be authorized, upon consultation with, and approval of, the Developer, to determine whether a requested clarification may be effectuated pursuant to this Section or whether the requested clarification is of such character to constitute an amendment to this Agreement which requires compliance with the provisions of Section 9.18 below.

9.18 Amendments to Agreement. Each Party agrees to consider reasonable requests for amendments to this Agreement which may be made by the other Party, lending institutions, bond counsel or financial consultants. Any amendments to this Agreement must be in writing and signed by the appropriate authorities of City and Developer. On behalf of City, the City Manager shall have the authority to make minor amendments to this Agreement, including, but not limited to, the granting of extensions of time to Developer, on behalf of City so long as such actions do not materially change the Agreement or make a commitment of additional funds of City. All other changes, modifications, and amendments shall require the prior approval of City Council.

9.19 **Exhibits**. The following exhibits are attached to and incorporated into this Agreement:

Exhibit A – PROPERTY LEGAL DESCRIPTION

Exhibit B – SITE DIAGRAM

Exhibit C – PROPERTY OWNER CONSENT

9.20 **Authority to Execute**. Each party hereto expressly warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of his/her/their corporation, partnership, business entity, or governmental entity and warrants and represents that he/she/they has/have the authority to bind his/her/their entity to the performance of its obligations hereunder.

9.21 **Counterparts**. This Agreement may be executed in multiple counterparts, each of which so fully executed counterpart shall be deemed an original. No counterpart shall be deemed to be an original or presumed delivered unless and until the counterpart executed by the other party to this Agreement is in the physical possession of the party seeking enforcement thereof.

IN WITNESS WHEREOF this Agreement has been executed by the authorized representatives of the parties hereto.

CITY:

CITY OF WILDOMAR

By: _____
Daniel A. York
City Manager

ATTEST:

By: _____
Janet Morales, CMC
City Clerk

APPROVED AS TO FORM:

By: _____
Thomas D. Jex
City Attorney

DEVELOPER:

STIIIZY Wildomar, LLC (dba STIIIZY Mission Trail)

By: _____
James Kim, CEO

By: _____
Tak Sato, President

[NOTARY ACKNOWLEDGEMENT REQUIRED]

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of _____)

On _____, before me, _____a

Notary Public, personally appeared _____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary

(Affix seal here)

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Real property in the City of Wildomar, County of Riverside, State of California, described as follows:

PARCELS 1 AND 2 OF PARCEL MAP NO. 5335, IN THE COUNTY OF RIVERSIDE AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10 OF PARCEL MAPS AT PAGE 39, RIVERSIDE COUNTY RECORDS.

EXCEPT THE INTEREST AS CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 1996-098502 OFFICIAL RECORDS.

THIS LEGAL DESCRIPTION IS PURSUANT TO "CERTIFICATE OF PARCEL MERGER NO. 512" RECORDED SEPTEMBER 23, 1988 AS INSTRUMENT NO. 1988-276585 OF OFFICIAL RECORDS.

APN: 366-160-070

EXHIBIT B

SITE DIAGRAM

EXHIBIT C

PROPERTY OWNER CONSENT

"The Manske Revocable Trust," Mr. Edwin Manske, being the owner of the real property described in Exhibit A to this Development Agreement by and between the City of Wildomar and STIIIZY Wildomar, LLC (dba STIIIZY Mission Trail), dated for identification as of _____, 2025 (the "Agreement"), do hereby consent to the recordation of said Agreement in the Official Records of the County of Riverside.

Date: _____, 2025 _____

Edwin Mansker, Property Owner

[notary required]

STATE OF CALIFORNIA)
) §
County of _____)

On _____, before me,

_____a Notary Public, personally appeared

_____who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

_____

Signature of Notary

(Affix seal here)

STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Development Agreement (DA 24-0115)

Cannabis Storefront Retail Store

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Outlook

City of Wildomar

From City of Wildomar <noreply@intellipay.com>
Date Wed 12/18/2024 12:57 PM
To Amy Gammon <amy.gammon@stiiizy.com>

City of Wildomar

Payment Receipt

STIIIZY Wildomar LLC dba STIIIZY Mission Trail
33980 Mission Trail
Ste #2
Wildomar CA 92595
9498873375
amy.gammon@stiiizy.com

Your bank account will be debited the amount of the payment.
Please ensure there are sufficient funds available in your bank account to cover this amount.

Resident Account:	STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Invoice:	C46569021
Payment Amount:	**$43,750.00**
Service Fee:	**$1.50**
Payment Total:	**$43,751.50**
Payment Date:	12/18/2024
Bank Name:	
Bank Account:	Checking account ending in 624
Reference Number	C46569021P81473701
Comments:	Cannabis Local Application and CUP Fee for STIIIZY Wildomar LLC dba STIIIZY Mission Trail/ Tak Sato. Project Number PLN # 24-0015. Address- 33980 Mission Trail, Ste #2, Wildomar, CA.
Payment Origin:	Online Payment Terminal
Agent:	Online Payment Page
Merchant#:	M143

Planning Fees

Project Name: STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Project Number: 24-0015

Thank you,
City of Wildomar
Support: 951-677-7751
Email:

* The service fee is non-refundable.

DEVELOPMENT AGREEMENT

CANNABIS APPLICATION

CITY OF WILDOMAR
Planning Department
23873 Clinton Keith Road, Suite #201
Wildomar, CA 92595
Tel. (951) 677-7751 Fax. (951) 698-1463

For office use only.

Planning Application Project Number

Cannabis Conditional Use Permit (CUP) & Development Agreement (DA) Application

CANNABIS PROJECT INFORMATION:

Project Address/Assessor Parcel Number (include suite number if located in a multi-tenant building):
33980 Mission Trail, Ste #A and B, Wildomar, CA 92595/ APN: 366-160-070

General Project Description (a detailed project description and letter of operations must be included as a separate attachment): Operate a Commercial Cannabis Storefront Retailer in an existing an approx. 10,441sf multi-tenant building utilizing 2275 sf for the operation of the storefront.

* Is this Cannabis Application for a Commercial Retail Business/Operation?	☒ Yes	☐ No
* Is this Cannabis Application for a Cultivation Business/Operation?	☐ Yes	☒ No
* Is this Cannabis Application for a Manufacturing Business/Operation?	☐ Yes	☒ No
* Is this Cannabis Application for a Distribution Business/Operation?	☐ Yes	☒ No
* Is this Cannabis Application for a Testing Laboratory Business/Operation?	☐ Yes	☒ No

	Existing	Proposed (If applicable)
General Plan Designation:	CR	
Zoning Designation:	C-1/C-P	

CANNABIS APPLICANT CONTACT INFORMATION:

Name of Business Entity and Applicant Name:
STIIIZY Wildomar LLC dba STIIIZY Mission Trail/ Tak Sato

Mailing Address:
2001 S. Alameda St, Los Angeles, Ca 90058

Telephone:	Fax:	Email Address (required):
310-488-5707	N/A	tak.sato@stiiizy.com

I hereby acknowledge that I am the applicant for this application and certify that all filing requirements have been satisfied for my application. I also acknowledge that any missing items may delay the processing of my application. Signature of Applicant must also be notarized by a Notary Public (see attachment).

Applicant Name (Printed)	Signature of Applicant:	Date:
Tak Sato		12/15/24

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 18, 2024 before me, Maurice Evan Tafolla-Cunningham, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tah Saco
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAURICE EVAN TAFOLLA-CUNNINGHAM
Notary Public – California
Los Angeles County
Commission # 2418158
My Comm. Expires Sep 24, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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PROPERTY OWNER INFORMATION AND PERMISSION:

Property Owner(s) Name: Edwin and Janice Manske for The Manske Revocable Trust		
Mailing Address: P.O. Box 1209, Wildomar, CA 92595		
Telephone: 951-313-9651	Fax: N/A	Email Address (required): emanske@dc.rr.com

I certify under the penalty of perjury and the laws of the State of California that I (we) am (are) the property owner(s) of the property that is the subject matter of this application, and I (we) am (are) authorizing to, and hereby do consent to the filing of this cannabis 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 Applicant must also be notarized by a Notary Public (see attachment).

Printed Name of Property Owner(s) Edwin E Manske	Signature of Property Owner(s) Edwin E Manske
Printed Name of Property Owner(s) Janice Lee Manske	Signature of Property Owner(s) Janice Lee Manske
Printed Name of Property Owner(s)	Signature of Property Owner(s)

Special Notes:

- The Local License application may be submitted concurrently with this CUP/Development Agreement Application form.
- Prior to submitting the CUP/Development Agreement Application form to the Planning Department, you are required to first contact Matthew Bassi, Community Development Director by calling at (951) 677-7751, Ext. 213, or by email at mbassi@cityofwildomar.org. Application submittals shall be made by appointment only, or other alternative approved by the Community Development Director.
- The Applicant and Property Owner signatures must be notarized by a registered Notary Public (see attached form) or the CUP/Development Agreement application will not be accepted for processing.
- Commercial Cannabis Retail Businesses are only permitted in the C-1/C-P or C-P-S commercial zoning districts (refer to the attached Council Ordinance No. 187 (Chapter 17.315) for standards, conditions and operational requirements).
- Cannabis Cultivation, Manufacturing, Distribution or Testing Laboratories are only permitted in the I-P and M-SC industrial zoning districts (refer to the attached Council Ordinance No. 187 (Chapter 17.315) for standards, conditions and operational requirements).
- Please refer to the City's current Fixed-Fee schedule adopted by City Council on November 8, 2023 for the cost of a Cannabis CUP/Development Agreement application.
- Any applicable CEQA Environmental Review Fee (i.e., Categorical Exemption, ND, MND or EIR) is a separate fee (varies) and is determined after a formal project submittal is made. All CEQA fees are paid by the Applicant to the City to process these applications.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On January 7, 2025 before me, Dana L. Campbell, Notary Public,
(Here insert name and title of the officer)

personally appeared Edwin E. Manske and Janice Lee Manske,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dana L. Campbell
Notary Public Signature (Notary Public Seal)

DANA L. CAMPBELL
COMM. # 2440018
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 26, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Property Owner Information
(Title or description of attached document)

and Permission
(Title or description of attached document continued)

Number of Pages ____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Planning Application Project Number

ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY BY THE APPLICANT

(Project representative signatures will not be accepted.)

I acknowledge and certify that this project application is being submitted and processed as a "fixed fee" application in accordance with City Council action approved on November 8, 2023. I also acknowledge that this fixed fee is based on three (3) Plan Reviews and Approval. For each additional plan review above three (3), an extra fee equal to 25% of the original fixed fee amount for each application type will be due before moving forward, and failure to pay the extra fee will result in the City pausing all work on the project review until the fee is paid. I further acknowledge that if this application requires additional legal review by the city attorney beyond the typical review time stipulated in the fixed fee for each application, an additional charge of $4,969.64 for each 10 additional hours will apply. I lastly acknowledge, upon notification from the City, that if the proposed project becomes inactive for a period of six (6) months, the project will be automatically deemed closed out and withdrawn by the City, and that a new development application and fixed fee (at the time of re-initiation) will be required to restart the project.

ACKNOWLEDGEMENT OF INDEMNIFICATION RESPONSIBILITY BY THE PROJECT APPLICANT

(Project representative signatures will not be accepted.)

The Applicant for this application shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant and Property Owner defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in

an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Applicant Printed Name

Applicant Signature

12/18/2024
Date

Billing Address: 2001 S. Alameda St
Address

Los Angeles
City

CA
State

90058
Zip Code

E-mail Contact Information (required): tak.sato@stiiizy.com

Telephone Number: 310-488-5707

Edwin E Manske and Janice Lee Manske for The Manske Revocable Trust
Property Owner Printed Name

Property Owner Signature

Date

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 18, 2024 before me, Maurice Evan Tafolla-Cunningham, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tak Sato
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAURICE EVAN TAFOLLA-CUNNINGHAM
Notary Public – California
Los Angeles County
Commission # 2418158
My Comm. Expires Sep 24, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Applicant Printed Name

Applicant Signature

12/18/2024
Date

Billing Address: 2001 S. Alameda St
Address

Los Angeles
City

CA
State

90058
Zip Code

E-mail Contact Information (required): tak.sato@stiiizy.com

Telephone Number: 310-488-5707

Edwin E Manske and Janice Lee Manske for The Manske Revocable Trust
Property Owner Printed Name

Edwin E Manske
Property Owner Signature

01/07/2025
Date

Janice Lee Manske

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

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(Here insert name and title of the officer)

personally appeared Edwin E. Manske and Janice Lee Manske,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)

DANA L. CAMPBELL
COMM. # 2440018
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 26, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Cannabis CUP/Development
(Title or description of attached document)

Agree Application
(Title or description of attached document continued)

Number of Pages ____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CITY OF WILDOMAR
Planning Department

Application Submittal Requirements for a CUP & Development Agreement

Special Note:
The City has officially adopted an "All-Electronic" project application submittal and fixed fee payment process, including submittal of development plans and all accompanying technical studies (new and resubmittals). When you are ready to make a formal submittal (or resubmittal), please contact Mr. Abdu Lachgar, AICP, Senior Planner at (951) 677-7751, Ext. 203, or via email at alachgar@cityofwildomar.org. Mr. Lachgar will provide detailed instructions on how to make the formal electronic submittal (and resubmittals) and pay the fixed fees.

A. Applicability:

The **Conditional Use Permit** and **Development Agreement** applications discussed below shall be submitted to the Planning Department and processed concurrently. Both applications require a public hearing with the Planning Commission, who will make a recommendation (approval or denial) to the City Council. The City Council will then hold a public hearing to review and consider the Planning Commission's recommendation. The City Council's decision at this hearing meeting is final.

1. Conditional Use Permit (CUP):

As outlined in Chapters 17.72 (C-1/C-P zone), 17.76 (C-P-S zone), 17.88 (I-P zone) and 17.92 (M-SC zone) of the WMC, all Cannabis businesses requires approval of a Conditional Use Permit. Cannabis businesses in these zoning districts are subject to the use and operational regulations of Chapter 17.315 (Cannabis Businesses) and the Licensing Regulations of Chapter 5.76 (Local License). If the Cannabis business is proposed in an existing building, the CUP will require a general site plan and detailed floor plans (see details below). If the Cannabis business is locating in a new building (i.e., new construction), full development plans will be required (see details below).

The plans shall be reviewed for completeness based on the submittal requirements outlined in this application form, as well as any additional project-specific requirements outlined in Chapter 17.315. Based upon the location or characteristics of the project site, a full CEQA analysis will be required (e.g., CEQA Exemption, Mitigated Negative Declaration or Environmental Impact Report). The CEQA determination will be made by the City after a formal application package is submitted. The City will be the lead agency but the cost of preparing any CEQA documentation will be paid by the Applicant (see additional CEQA information below).

2. Development Agreement (DA):

As outlined in Chapter 17.315 of the WMC, all Cannabis businesses regardless of zoning district requires approval of a Development Agreement by the Planning Commission and City Council. Each cannabis business shall enter into a Development Agreement pursuant to Government Code Chapter 65864 et seq. with the City setting forth the terms and conditions under which the cannabis business will operate that are in addition to the requirements of this Chapter 17.315 and Chapter 5.76 of the WMC, including, but not limited to, public outreach and education, community service, payment of fees and other charges, and such other terms and conditions that will protect and promote the public health, safety, and welfare.

The following terms approved by the City Council Cannabis Ad-Hoc Subcommittee shall apply to all Cannabis Businesses operating in the City of Wildomar:

- Deal Point #1 - Twenty dollars ($20.00) per gross square foot of floor area within any building, facility or structure utilized for the proposed Cannabis Business. Beginning on the first anniversary of the Effective Date, and annually thereafter, the portion of this Development Agreement Fee shall be automatically adjusted based on the average percentage change in the Consumer Price Index (CPI) for "all urban consumers" in the Riverside-San Bernardino-Ontario area, or a subsequent Consumer Price Index (CPI) area covering the City.
- Deal Point #2 - In addition, the following amounts shall be paid to the City based on the annual gross receipts of the Cannabis Business commencing on the first anniversary of the Effective Date of this Agreement and annually thereafter as follows:
  - 1st anniversary through 5th anniversary: 3% of gross receipts; and
  - 6th anniversary through 20th anniversary: 5% of gross receipts, unless the City and Developer agree to a different amount and as approved by the City Council prior to the 6th anniversary of the Effective Date.
  - The City and Developer will agree to engage in good faith negotiations during the 5th year of the Development Agreement regarding the DA percentage fee noted above.

Further, the draft Development Agreement will be provided to each applicant with the city's first staff review comments. Once approved by the City Council, the Development Agreement shall be executed and recorded as a condition of approval of the Conditional Use Permit. The Development Agreement is subject to a full CEQA analysis as applicable, as described below.

B. Applicant / Property Owner Acknowledgements:

- ❑ The Applicant/Property Owner acknowledges and agrees to provide any additional information that the City may request to process and fully investigate this application, and that failure to provide such additional information requested by the City may result in denial of the application.
- ❑ The Applicant/Property Owner acknowledges that a cannabis business owner will not receive a Certificate of Occupancy until the Applicant has secured an official/valid State License to operate a Cannabis Business within the City. A copy of the State License must be provided to the City.
- ❑ The Applicant/Property Owner acknowledges and provides authorization for the City to seek verification of the information contained within the application and any such additional and further information as is deemed necessary by the planning director to administer this Chapter or this chapter.
- ❑ The Applicant/Property Owner acknowledges that the City has 30-days from application submittal and payment of fees to perform its first completeness review of the application and accompanying materials/information. If the application is incomplete, the City will prepare, in writing, an incompleteness letter and provide that to the Applicant/Property Owner.
- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that the City may place conditions upon the approval of any CUP/Development Agreement which are, in the opinion of the City, reasonably related to the protection of the health, safety and welfare of the neighborhood in which the proposed licensed premises is to be located and of the general public.
- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that, in addition to any applicable requirements in Chapter

17.315 of the WMC (Ordinance 187), that application for transfers of or changes to the ownership of a licensee, modifications to a licensed premises, and changes of location of a cannabis business shall comply with Chapter 5.76.080 of the WMC (Ordinance 188).

- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that the cannabis business shall comply with the operational requirements set forth in Chapter 5.76.110 of the WMC. (Ordinance 188)
- ❑ By submitting this CUP/Development Agreement application for a retail business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall also comply the specific retailer requirements set forth in Chapter 5.76.120 of the WMC. (Ordinance 188)
- ❑ By submitting this CUP/Development Agreement application for manufacturing business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific manufacturing requirements set forth in Chapter 5.76.130 of the WMC. (Ordinance 188)
- ❑ By submitting this CUP/Development Agreement application for cultivation business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific cultivation requirements set forth in Chapter 5.76.140 of the WMC. (Ordinance 188)
- ❑ By submitting this CUP/Development Agreement application for distribution business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific distribution requirements set forth in Chapter 5.76.150 of the WMC. (Ordinance 188)
- ❑ By submitting this CUP/Development Agreement application for a testing laboratory business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific testing laboratory requirements set forth in Chapter 5.76.160 of the WMC. (Ordinance 188)
- ❑ The Applicant/Property Owner acknowledges that a Local License is required (in accordance with Chapter 5.76 of the WMC) and must be approved by the City, and be in good standing, before a public hearing is scheduled with the Planning Commission and City Council on the CUP/Development Agreement.
- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that they have read Ordinance 187 which establishes specific commercial cannabis regulations approved by the City Council on May 28, 2020. (see attached Ordinance 187)
- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that the proposed cannabis business shall be subject to the locational requirements outlined in Chapter 17.315.070 of the WMC (Ordinance 187). If the business can't meet the locational standards, the CUP/DA applications will not be processed. Further, the Applicant and/or Property Owner hereby acknowledges that no deviations or variances from the locational requirements are permitted.
- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that the cannabis business shall be subject to the special conditions of approval outlined in Chapter 17.315.080 of the WMC (Ordinance 187).

- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that the cannabis business shall be subject to the inspection requirements outlined in Chapter 17.315.100 of the WMC (Ordinance 187).
- ❑ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that they have read Ordinance 187 which establishes specific commercial cannabis regulations approved by the City Council on May 28, 2020.
- ❑ By signing below (and Notarized), the Applicant and Property Owner certifies under the penalty of perjury, that they acknowledge these statements and that all the information provided in this CUP/Development Agreement is true and correct.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Applicant Printed Name

Signature of Applicant

12/18/2024
Date

Edwin and Janice Manske for The Manske Revocable Trust
Property Owner Printed Name

Signature of Property Owner

Date

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 18, 2024 before me, Maurice Evan Tafolla-Cunningham, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Zak Salo
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAURICE EVAN TAFOLLA-CUNNINGHAM
Notary Public – California
Los Angeles County
Commission # 2418158
My Comm. Expires Sep 24, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2019 National Notary Association

- ☐ By submitting this CUP/Development Agreement application, the Applicant and/or Property Owner, hereby acknowledges that the cannabis business shall be subject to the inspection requirements outlined in Chapter 17.315.100 of the WMC (Ordinance 187).
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- ☐ By signing below (and Notarized), the Applicant and Property Owner certifies under the penalty of perjury, that they acknowledge these statements and that all the information provided in this CUP/Development Agreement is true and correct.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Applicant Printed Name

Signature of Applicant

12/18/2024
Date

Edwin and Janice Manske for The Manske Revocable Trust
Property Owner Printed Name

Edwin E Manske
Signature of Property Owner
Janice Manske

01/07/2025
Date

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On January 7, 2025 before me, Dana L. Campbell, Notary Public,
(Here insert name and title of the officer),

personally appeared Edwin E. Manske and Janice Manske,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dana L Campbell
Notary Public Signature (Notary Public Seal)

DANA L. CAMPBELL
COMM. # 2440018
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 26, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Cannabis CUP/Development
(Title or description of attached document)

Agreement Application
(Title or description of attached document continued)

Number of Pages ____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

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C. Cannabis CUP/Development Agreement Application Submittal Requirements:

The minimum submittal requirements for this application shall be as follows:

- ❑ A Completed and Signed/Notarized Application Form & Fixed Fee payment noted above.
- ❑ A separate authorization letter (signed) from the property owner and/or property management company (if proposed in a multi-tenant retail center) acknowledging submittal of this application.
- ❑ The Applicant must submit proof that they are, or will be, entitled to possession of the property or tenant space for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, lease agreements, evidence of ownership of the licensed premises, or other written documents acceptable to the City. This information must be submitted concurrently with the application or the application will not be processed.
- ❑ Proof of the nature of the cannabis business's organizational status, such as articles of incorporation, by-laws, organizational minutes, partnership agreements, or such other documentation acceptable to the city.
- ❑ The Applicant shall provide any additional information that the City may request to process and fully investigate the CUP/Development Agreement application. Failure to provide such additional information may result in delays in the review and processing of this application.
- ❑ The CUP/Development Agreement "Cannabis Proposal Package" with all the required elements (see below) shall be provided in one (1) Pdf document that includes a cover page, detailed table of contents (TOC), and chapter/section dividers for each section for easy reference.
    - ❑ The Applicant shall submit a "Statement of Qualifications" describing the Cannabis Owner(s)/Operator(s) qualifications relative to the Proposal, including experience running businesses similar to the one proposed, including permitted Cannabis and/or non-Cannabis businesses. Provide verifiable, detailed descriptions and other background information for key individuals and owners of the business. Describe other resources, including financial resources, dedicated to implement this Proposal.
    - ❑ The Applicant shall submit a detailed "Project Description" (separate attachment) describing the specific details about the proposed cannabis business and operations, including the following information:
        - o A general description of the types of products and services to be provided by the facility;
        - o A floor plan designating all interior dimensions of the licensed premises and the layout of the cannabis business, including all limited access areas, areas of ingress and egress, and all security cameras. Such floor plan shall also show the principal uses of the floor area depicted therein. For cultivation sites, such floor plan shall distinguish all dimensions of areas in which plants are located; and
        - o For a retailer, a statement confirming whether delivery service of cannabis to any location outside the premises will be provided and the extent of such service, and in the event delivery is provided, a detailed delivery plan detailing how the retailer will comply with all requirements of this chapter, MAUCRSA, and any other applicable state or local laws.
    - ❑ The Applicant shall submit a "Neighborhood Compatibility Plan". The Plan shall address how the Cannabis Business will be managed so as to avoid becoming a nuisance or having

impacts on its neighbors and the surrounding community. A neighborhood outreach meeting is strongly encouraged before public hearings are scheduled. If you have conducted a neighborhood outreach meeting prior to submitting this application, then provide a record of that outreach and a record of any neighbor feedback. If concerns have been expressed, indicate how you plan to address those concerns.

- ❑ The Applicant shall submit a "Parking Analysis Plan" for a cannabis business located in a multi-tenant retail center describing how parking will be addressed and measures to eliminate parking impacts to existing businesses.

- ❑ One current Preliminary Title Report (in Pdf Format) of all properties covered by the proposed cannabis business project, including a copy of all legal documents (deed, easement, etc.) mentioned in the title report. The title report shall not be more than six (6) months old at the time of application submittal.

- ❑ One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated (Pdf Format).

- ❑ Written confirmation/documentation that the proposed premises is not currently permitted by the State of California or County of Riverside for the production of non-cannabis infused food products.

- ❑ One (1) professionally drawn (by a survey engineer, architect, etc.) radius map showing and identifying all adjacent residential land uses within a 100' radius of the Project Site. For the purposes of measurement, all distances shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business will be located, to the nearest property line of the adjoining parcel where such residential use is located. If the cannabis business will be located in a multi-unit building, the distance shall be measured from the nearest point of the suite in which the cannabis business will be located to the property line. Any Cannabis business located within a 100-foot radius of an adjacent residential use (as described above) is prohibited and the CUP/Development Agreement application will not be accepted (Chapter 17.315.070 of the WMC).

- ❑ One (1) professionally drawn (by a survey engineer, architect, etc.) radius map showing the location of any public/private school, commercial day care center, parks and/or youth centers (as defined in Chapter 17.315.070 of the WMC) within a 600-foot radius of the Project Site. For the purposes of measurement, all distances shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business will be located, to the nearest property line of the adjoining parcel where such use noted above is located. If the cannabis business will be located in a multi-unit building, the distance shall be measured from the nearest point of the suite in which the cannabis business will be located to the property line. Any Cannabis business located within a 600-foot radius of an adjacent use (as described above) is prohibited and the CUP/Development Agreement application will not be accepted (Chapter 17.315.070 of the WMC).

- ❑ For Cannabis Cultivation or Manufacturing businesses only, these additional submittal requirements must be provided (per Chapter 17.315.050.B.8 of the WMC):
  - An environmental plan indicating how cultivation and/or manufacturing will be conducted in accordance with state and local laws related to hazardous material disposal, land conversion, grading, electricity usage, water usage, and agricultural discharges.
  - An emergency response plan which complies with Title 8 of the WMC and California Fire Code Chapter 401, and sets out standard operating procedures to be followed by all individuals in case of a fire, chemical release, chemical spill, or other emergency.
  - A description of the source of power (electric utility company, solar, diesel generators), the size of the electrical service or system, and the total demand to be placed on the system by all proposed uses on-site.
  - For a cultivation site, verification of all water sources used by the proposed premises and verification that the proposed premises does not utilize water that has been or is illegally diverted from any stream, creek, or river.
  - For a manufacturing site, a report from a professional engineer that details the type of equipment that will be used to extract cannabinoids from cannabis. If flammable gas, flammable liquefied gas, flammable and combustible liquids, or compressed carbon dioxide (CO2) are used for extraction, then the report must certify that only closed-loop extraction system(s), that are UL or ETL listed or have a sign off by a professional engineer, capable of recovering the solvent are utilized.
  - For a manufacturing site, a separate diagram of any room where extraction occurs that details the location of the extraction equipment, areas of ingress and egress, emergency eye-wash station, any other fire suppression or emergency equipment required by Title 8 of the WMC, City and California Building Codes, Fire Codes, Electrical Codes and all other applicable laws.
- ❑ If the Cannabis business is located in an existing building/lease space, the Applicant shall submit a professionally drawn site plan, floor plan and interior colored elevation renderings/drawings of the interior space. These plans shall delineate how the interior floor space will be used, including but not limited to, storage areas, employee areas, exterior lighting, restrooms, security cameras, areas of ingress and egress, signage, limited access areas, and restricted access areas, etc. The plans should be drawn with an 11" x 17" Pdf format in mind. Due to COVID-19 restrictions, plan shall only be submitted electronically.
- N/A ❑ If the Cannabis business facility is being proposed as new construction on a vacant lot, regardless of zoning district, the Applicant shall prepare one (1) of professionally drawn development plans (11" x 17" Pdf format). Due to COVID-19 restrictions, only electronic submittals will be allowed. The development plans shall be drawn to scale with full dimensions and include the above as well as the following plan sheets (see table for additional details of required information for the development plans). One flash drive with all electronic information listed herein must be provided.
  - Detailed Site Plan/Plot Plan (separate for the preliminary grading plan).
  - Preliminary Grading Plan (not to be combined with the site plan).
  - Detailed Colored Landscape Plans (must be prepared by a registered landscape architect). Landscape plans must be detailed "construction level" plans without the irrigation plans.
  - Architectural elevations (fully dimensioned & showing all four sides of the building). All buildings must comply with the City's Commercial Design Guidelines.

- Colored Architectural Elevations (fully dimensioned & showing all four sides of each building suitable for meeting presentation).
- Floor plans of each building proposed, including interior colored elevation renderings/drawings of eh interior space.
- Roof plans of each building proposed showing mechanical equipment, etc.
- Photometric/Lighting Plan (to verify consistency with Chapter 8.64 of the WMC).

N/A ❑ If the Cannabis business facility is being proposed as new construction on a vacant lot, regardless of zoning district, the Applicant shall also submit the following items:

- Completed and Signed City of Wildomar Environmental Assessment Form (see attached).
- Completed and Signed Hazardous Waste Site Disclosure Statement (see attached).
- A completed and signed EVMWD "Water/Sewer Will-Serve" letter from the District (see attached).

❑ If the Cannabis business facility is being proposed as new construction on a vacant lot, regardless of zoning district, the Applicant shall be required to comply with the California Environmental Quality Act (CEQA). The City will act as the Lead Agency to prepare the required CEQA documentation (i.e., Negative Declaration, Mitigated Negative Declaration, or EIR) for the proposed project. In accordance with City policy, the required CEQA technical studies (as listed below) may be prepared by the Applicant and must be submitted with the formal application submittal package described above. As part of the City's CEQA process, staff will perform a peer review of each technical study to ensure all professional and legal standards are met. Any changes to the studies required by the city, must be completed by the Applicant and returned in a timely manner to avoid delays in the CEQA process.

- Air Quality Impact Analysis / Greenhouse Gas Emissions Analysis.
- Archeological/Paleontological Report.
- Biological Resources Assessment Report.
- Cultural Resources Report.
- Determination of Biologically Equivalent or Superior Preservation (DBESP) Study (if Jurisdictional Waters are affected).
- Geotechnical/Seismic/Subsidence/Soils Report.
- MSHCP Compliance Report.
- Noise Study Analysis.
- Phase 1 Environmental Assessment (Phase 2 EA when required by Phase 1 conclusions).
- Preliminary Drainage & Hydrology Report (required by City Engineer).
- Project Specific Preliminary Water Quality Management Plan (required by Public Works Director).
- Traffic Impact Analysis/Traffic Study (as determined by the Public Works Director).

N/A ❑ For Cannabis business facility is being proposed as new construction on a vacant lot, regardless of zoning district, the required development plans shall be prepared by a registered civil engineer and/or licensed architect and include the following minimum information in Table 1 on the development plans:

Table 1

To be checked off by the Planning Dept. Upon Project Submittal	Required Information on the Development Plans
	Name, address and telephone number of applicant.
	Name, address and telephone number of landowner.
	Name, address and telephone number of exhibit preparer.
	Assessor's Parcel Number(s) and, if available the address of property.
	Scale (number of feet per inch - use Engineer's Scale for all maps and exhibits).
	North Arrow.
	Date site plan was prepared.
	Project Number (to be required upon revised submittal).
	Title of the Project on the cover sheet.
	The location of all proposed structures and uses.
	Complete legal description of property.
	Overall dimensions and approximate total of net and gross acreage of property.
	Vicinity map, showing the site relationship to major highways and cities and two access roads (Proposed and existing paved roads will be indicated by heavy dark lines or noted as paved).
	Exhibit Revision Block.
	Proposed lot lines and dimensions of each parcel, if applicable.
	Location of adjoining properties and lot lines.
	Existing and proposed zoning and land use of property.
	Existing use and zoning of property immediately surrounding subject property.
	If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
	Names of utility purveyors and school district(s), including providers of water, sewer, gas, electricity, telephone, and cable television.
	Location, widths, and improvements of existing and proposed public utility easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
	List and accurately show all easements of record (by map or instrument number), based upon the title report.

To be checked off by the Planning Dept. Upon Project Submittal	Required Information on the Development Plans
	Streets, alleys, and rights-of-way providing legal access to the property.
	Typical street improvement cross-Chapter.
	Label and describe any land or right-of-way to be dedicated to public or other uses.
	Any known existing wells on the property or within 200 feet of the property boundary.
	Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extend at least 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Topography shall be based upon information no older than three years from the date of application and shall be dated and signed by the engineer or land surveyor.
	Preliminary Grading including all cut/fill slopes to scale with slope ratios and slope setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subdivision, conceptual drainage facilities (including the location of terraces, terrace drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography and the relationship to adjoining land and development, and any existing grading.
	When subsurface septic sewage disposal is intended, include the information described in the "Site Grading, Subsurface Disposal" Chapter below.
	Note whether or not land is subject to liquefaction, or other geologic hazards, or is within a Special Studies Zone.
	Note whether or not land is subject to overflow, inundation, or flood hazards.
	FEMA mapped floodplains and including zone designations.
	Centerline curve radii and typical selections of all open channels.
	Identify proposed parking spaces & landscape planters.
	For residential projects, numbered mobile home or recreational vehicle spaces, dwelling units, or lots, and the total number of each type of space, unit, or lot.
	For mobile home project, the proposed boundary lines, approximate dimensions for each space or site, and the net size, for each space or site.
	Labeled Common areas, open space, and recreational areas with location, dimensions, acreage, and known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas, if applicable.
	Location, dimensions, setbacks, and nature of any proposed and all fences, gates, walls, free-standing signs, driveways, turnouts and/or turnarounds, curbs, drainage structures, and above and below ground structures, including subsurface disposal systems.

To be checked off by the Planning Dept. Upon Project Submittal	Required Information on the Development Plans
	Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
	Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
	Location, dimensions, and height of proposed dwellings, buildings or other structures, labeled as proposed.
	The locations and dimension of all proposed planters and landscaped areas.
	The location and proposed amounts for flammable or combustible materials and waste oils. The description of these items shall be included as part of the written description of the project.
	Setback dimensions of existing structures and paved areas.
	Setback dimensions of proposed structures and paved areas.
	Physical water quality components described in the Water Quality Management Plan.
	The location of existing trees (note type & size).
	The location of any Rock Outcroppings on the site.
	Show location of any, and all, riparian/riverine areas within the project boundaries.
	Show and note location of all Utility Points of Connection.
	Identify and locate all un-recorded but prescriptive rights usage 9e.g., trials, access points, roads, utilities).

D. PUBLIC HEARING NOTICE INFORMATION (PROPERTY OWNER MAILING LABELS)

All Cannabis CUP's and Development Agreements will require a public hearing before the Planning Commission and City Council. The public hearing notification package is intended to identify all property owners within a 600-foot radius of the corners of the subject property. For cannabis businesses in multi-tenant commercial retail centers, the 600-foot radius must be measured around the edge of the property lines of the entire retail center. The notification package must be prepared and signed by a professional Title company, and certified by the property owner or project applicant.

Special Note: If the cannabis business is located within a multi-tenant commercial retail center, then each businesses owner within that center must also receive a public hearing notice and be included with the required information below.

The public hearing notification package shall include the following:

1. Two (2) sets of self-addressed & stamped envelopes (self-sticking envelopes only) to be provided by the applicant (it is recommended that "Forever" stamps be used in case of future USPS increases). Each envelope must include the property and business owners' name and mailing address (including the APN). Each envelope shall also include (in the upper left corner) the return address label of the City of Wildomar Planning Department. Each set of envelopes must be provided in a separate manila envelope folder.

2. Two (2) sets of self-addressed & stamped envelopes (self-sticking envelopes only) to be provided by the applicant (it is recommended that you use "Forever" stamps in case of future USPS increases) with the name and address of the Project Applicant/Property Owner, and any other contact persons (deemed appropriate by the Applicant). If the project site is located adjacent to the boundary of a neighboring City, the name and mailing address of the City Planning Department shall also be provided. Each envelope shall also include (in the upper left corner) the return address label of the City of Wildomar Planning Department. Each set of envelopes must be provided in a separate manila envelope folder.

3. One (1) photocopy of the property owner listing sheet and project applicant information from above in a three column format.

4. A 600-foot radius property owner map identifying all properties within the required radius on an assessor's map page(s).

5. One (1) copy of an exhibit/map (appropriately sized) showing the subject property boundary (including any contiguous properties, if applicable) and the notification radius line indicating the radius distance of 600 feet overlaying all of the properties within that boundary area.

6. A completed Public Hearing Notice Certification Form (see next page), signed by a professional Title company who prepared the labels certifying that the list of property owners is from the latest equalized assessment roll and complete and accurate.

PUBLIC HEARING/MAILING NOTICE CERTIFICATION FORM

I, Jason Boone, certify that on 12-16-24,
Print Name of Preparer — Date

the attached property owner's list was prepared by: Centerpoint Radius Maps for the following project, 33980 Mission Trail, Ste 2,

using a radius distance of 600 feet, (1,000 feet if GPA/Zone Change included) pursuant to application requirements furnished by the City of Wildomar Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's consultant's and/or representatives, the owner(s) of the subject property, adjacent city/district agencies (as applicable) based upon the latest equalized assessment rolls.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Jason Boone

Title/Registration: Owner/ Mapmaker

Address: 263 W Olive Ave #193

City: Burbank State: CA Zip Code: 91502

Telephone No.: (818) 220 5901 Fax No.: (__) _____

E-Mail Address: centerpointradiusmaps@gmail.com

Planning Case No. (if known when prepared): _____

OWNERSHIP LABELS
33980 MISSION TRAIL, STE 2
WILDOMAR, CA 92595
600' RADIUS

1
366-160-070
EDWIN E MANSKE
P O BOX 1209
WILDOMAR, CA 92595

2
366-160-017
CESAR S CAMARILLO
9369 EVERGREEN LN
FONTANA, CA 92335

3
366-160-020, 019
EBRAHIM MAHGEREFTEH
9671 NETHERWAY DR
HUNTINGTON BEACH, CA 92646

4
366-160-066, 067, 075
GSC WILDOMAR LP
2042 BUSINESS CENTER DR #100
IRVINE, CA 92612

5
366-150-034, 035, 036, 037
DEBRA LOUISE LEONARD
33800 MISSION TRL
WILDOMAR, CA 92595

6
366-150-003
ROBERT M HARDING
653 W MINTHORN
LAKE ELSINORE, CA 92530

7
366-150-012
JOHN W BREWER
2554 ENTRADA AVE
VISTA, CA 92084

8
366-160-053
RAFAEL SANDOVAL
33867 CHRISTOPHER LN
WILDOMAR, CA 92595

9
366-160-064
ANGEL VARGAS PEREZ
33879 CHRISTOPHER LN
WILDOMAR, CA 92595

10
366-160-063
EDWARD LEE ORAN
33891 CHRISTOPHER LN
WILDOMAR, CA 92595

11
366-160-052
LUPE VILLA
33925 CHRISTOPHER ST
WILDOMAR, CA 92595

12
366-160-034
LUIS ANTONIO RIVAS
45020 SONIA DR
LAKE ELSINORE, CA 92532

13
366-160-033
LUIS A GOMEZ MALDONADO
33969 CHRISTOPHER LN
WILDOMAR, CA 92595

14
366-160-035
ALAN J ANGELES
33975 CHRISTOPHER LN
WILDOMAR, CA 92595

15
366-160-036
ROBIN PATINO
35566 ASTER DR
WILDOMAR, CA 92595

16
367-020-024
SAEED Z BAQERI
21275 BUNDY CANYON RD
WILDOMAR, CA 92595

17
367-020-027
VERNELE GREEN
22690 CERVERA RD
WILDOMAR, CA 92595

18
367-020-028
MARSHALL FLECK
21255 BUNDY CANYON RD
WILDOMAR, CA 92595

19
367-020-026
COLLISTER PATRICIA JEAN TRUST
21235 BUNDY CANYON RD
WILDOMAR, CA 92595

20
367-490-020
FRANCISCO AYALA
34090 CLOVIS WAY
WILDOMAR, CA 92595

21
367-490-021
RICHARD D BALTAZAR
15552 WILD CHERRY CIRCLE
HUNTINGTON BEACH, CA 92647

22
367-490-033
CANYON VILLAGE ESTATES COMMUNITY ASSN
195 N EUCLID AVE
UPLAND, CA 91786

23
367-020-039
LARGO CONCRETE INC
2741 WALNUT AVE
TUSTIN, CA 92780

24
367-020-038
BLUE KCG
25240 HANCOCK AVE STE 100
MURRIETA, CA 92562

25
370-090-039, 060-048
OC CAPITAL PARTNERS
8 CORPORATE PARK
IRVINE, CA 92606

26
370-090-003
H DEJONG
31910 CORYDON ST
WILDOMAR, CA 92595

27
370-060-047
WPS INC
PO BOX 1152
WILDOMAR, CA 92595

28
370-060-046
MIGUEL ESPINOZA
33905 MISSION TR
WILDOMAR, CA 92595

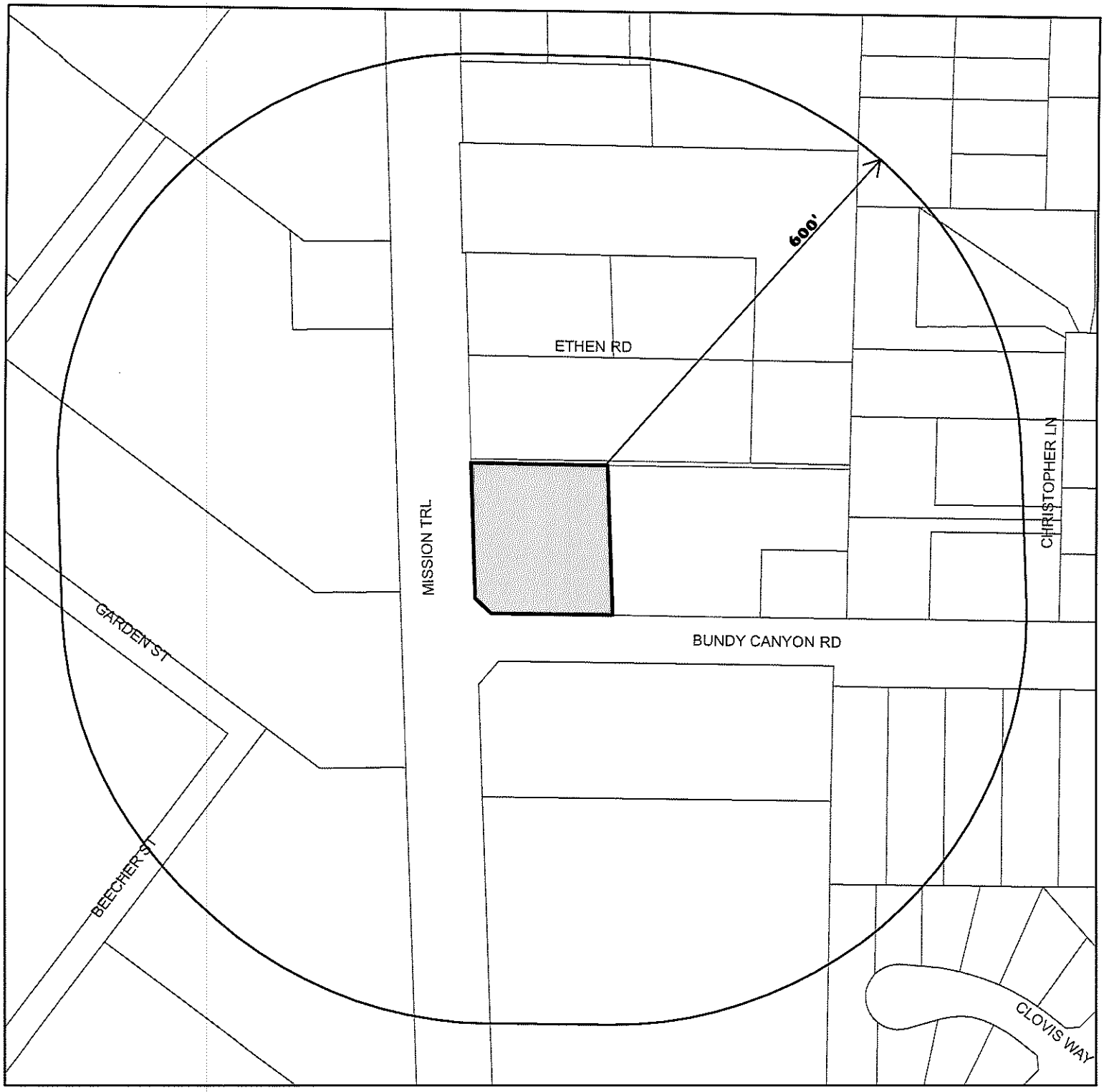
29
370-060-045
DAVID A BEADOR
2900 BRISTOL ST STE D204
COSTA MESA, CA 92626

30
366-160-015
VIC H GONZALEZ
21138 BUNDY CANYON RD
WILDOMAR, CA 92595

31
366-160-014
SKY & LANA GROUP INC
553 W NINTH AVE
ESCONDIDO, CA 92025

OWNER
EDWIN E MANSKE
P O BOX 1209
WILDOMAR, CA 92595

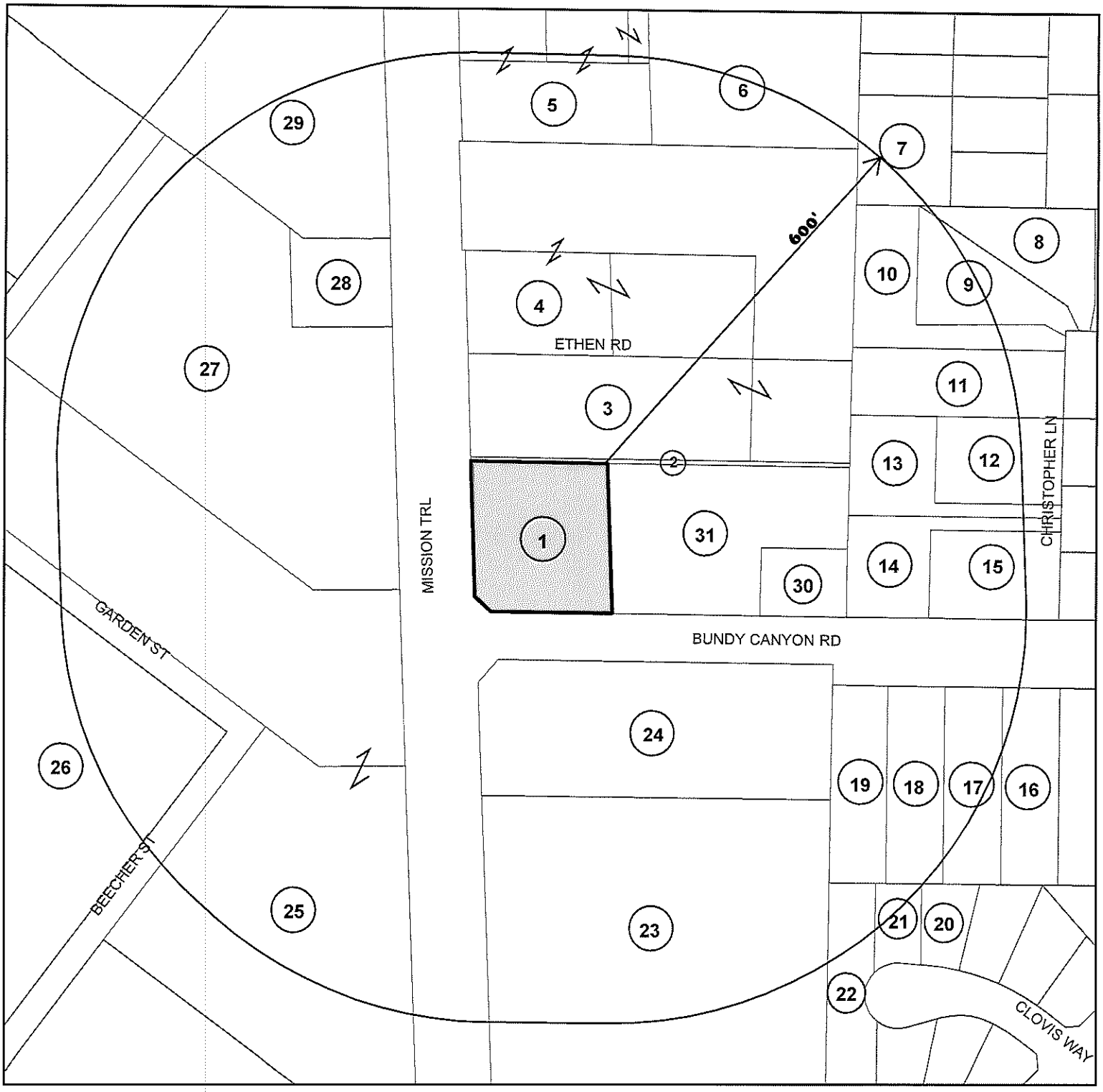
APPLICANT
TAK SATO
STIIZY MISSION TRAIL
2001 S ALAMEDA ST
LOS ANGELES, CA 90058



SCALE: 1" = 200'

EXHIBIT MAP
33980 MISSION TRAIL, STE 2
WILDOMAR, CA 92595
APN: 366-160-070
600' RADIUS
DATE: 12-16-2024

N



SCALE: 1" = 200'

RADIUS MAP
33980 MISSION TRAIL, STE 2
WILDOMAR, CA 92595
APN: 366-160-070
600' RADIUS
DATE: 12-16-2024

N

E. Hazardous Waste Disclosure Statement for New Development.

The Hazardous Waste Disclosure Statement information below must be completed, signed by the property owner and provided with the application submittal.

CITY OF WILDOMAR
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Chapter 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Edwin Manske Edwin Manske — 1-7-25
Owner/Representative (1) — Date

Janice Manske Janice Manske — 1-7-25
Owner/Representative (2) — Date

N/A **F. Completed and Signed City of Wildomar Environmental Assessment Form for New Developments on Vacant Lot regardless of Zoning District.**

The attached environmental assessment form must be completed, signed and submitted with the formal development application.

City of Wildomar
Planning Department
23873 Clinton Keith Road, #201
Wildomar, CA 92595
(951) 677-7751
www.cityofwildomar.org

ENVIRONMENTAL ASSESSMENT FORM

CITY OF WILDOMAR

The state of California requires cities to assess the environmental impact of all development projects before permits for such action are issued. The attached form will assist you in presenting the environmental effects of your project. The form includes information about the project and an assessment of the potential environmental impacts. You may be asked to answer other questions and submit additional information to determine the level of environmental review required for the project.

General Information

Project No.(s): _____

Project Location: _____

Assessor's Parcel Number(s): _____

Applicant's Name: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

List any other permits and/or approvals required for this project, including city, county, regional, state or federal:

_____

Description of Use (to be completed for industrial and commercial projects only)

Proposed use of property: _____ Daily hours of operation: _____

Estimated number of employees per shift and number of shifts: _____

Type(s) of product/goods to be produced: _____

List all machines and equipment used: _____

List all chemicals used or stored on-site (submit OSHA Material Data Safety Sheet(s), storage amount and method):

_____

List all materials and equipment to be stored outside or located on the exterior of the building: _____

_____

Description of Proposed Development

Number, Type and Area of All Existing and Proposed Buildings:

Lot Area: _____ Lot Coverage: _____ Density: _____

Landscape Area & Coverage: _____ Parking (required & proposed): _____

Is the project to be phased? ☐ Yes ☐ No

If yes, attached additional sheet(s) fully describing, by phase, the number of units, date construction is proposed to begin, and proposed date of occupancy.

_____

_____

Is the project part of a larger project? ☐ Yes ☐ No

If yes, list associated project(s): _____

Environmental Setting

Describe the project site as it exists before the project, including topography, soil stability, plants, animals, existing structures, and any cultural, historical or scenic aspects: _____

_____

_____

Describe the Surrounding Land Uses: _____

North:_____ **East:** _____

South:_____ **West:** _____

Will this project:

1.	Create a change in existing ground contours?	Yes ___	No ___
2.	Create a change in scenic views or vistas from existing residential areas, public roads or public lands?	Yes ___	No ___
3.	Create a change in pattern, scale or character in the general area of the project?	Yes ___	No ___
4.	Create significant amounts of solid waste or litter?	Yes ___	No ___
5.	Create a change in dust, ash, smoke or odors in the vicinity?	Yes ___	No ___
6.	Create a change in ground water quality or quantity, or alter existing drainage patterns?	Yes ___	No ___
7.	Create substantial change in existing noise or vibration?	Yes ___	No ___
8.	Be constructed on filled land or on slope of 10 percent of more?	Yes ___	No ___
9.	Create the need for use or disposal or potentially hazardous materials, such as toxic substances, flammable or explosives?	Yes ___	No ___
10.	Create a change in demand for municipal services (police, fire, water, sewer, etc.)?	Yes ___	No ___
11.	Create a substantial increase in fossil fuel consumption (oil, natural gas, etc.)?	Yes ___	No ___
12.	Result in the removal of trees with a trunk diameter greater than 4 inches?	Yes ___	No ___
13.	Create changes in existing zoning or general plan land use designations?	Yes ___	No ___
14.	Result in the development of 500 or more dwelling units?	Yes ___	No ___
15.	Result in the development of a major sports, entertainment or recreational facility that accommodates 2,000 or more persons?	Yes ___	No ___
16.	Result in the development of 250,000 or more square feet of office space?	Yes ___	No ___
17.	Result in the development of 500 or more hotel/motel rooms?	Yes ___	No ___
18.	Result in the development of 250 or more hospital beds?	Yes ___	No ___
19.	Result in the development of 250,000 or more square feet of retail-commercial space?	Yes ___	No ___
20.	Result in the development of 650,000 or more square feet of industrial space?	Yes ___	No ___

Note: Fully explain all "yes" answers on a separate sheet and attach it to this form. If "yes" was answered to any of the questions contained in questions 14 through 20, a completed Traffic Impact Analysis will be required upon submittal of a formal development application. Contact the City Engineer at (951) 677-7751, for information as to the scope of work.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Preparer's Signature: _____ Date: _____

Name (print or type): _____ Phone: _____

Address: _____ City:_____ Zip: _____

N/A **G. Completed and Signed City of Wildomar Preliminary Water Quality Management Plan (WQMP) Form for New Development for New Developments on a Vacant Lot regardless of Zoning District.**

To comply with the WQMP requirements, an Applicant for a new development must submit a "Project Specific" Preliminary WQMP. The Preliminary WQMP Applicability Checklist must be completed, stamped/sealed, and signed by the project's design professional. Please note that there may be additional requirements for projects draining towards the Santa Ana River Basin (which drains the northern portion of the City into Lake Elsinore) instead of draining towards the Santa Margarita River.

The format of the preliminary WQMP report shall mimic the format/template of the final report. See form on the next page to determine if a WQMP is required for the project. The Project Engineer must complete, sign and stamp the form. WQMP documents can be found on the Public Works webpage at the following address: http://www.cityofwildomar.org/public-works.asp

EXHIBIT D:

WQMP Applicability Checklist

2018 City of Wildomar WQMP – Exhibit D

Checklist for Identifying Development Project Type and Submittal Requirements within the City of Wildomar

SECTION A: PROJECT INFORMATION		
Project File No.:		
Project Name:		
Project Location:		
Project Description:		
SECTION B: PROJECT TYPE IDENTIFICATION		
Proposed Project Consists of or Includes:	Yes	No
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects. New Development Projects include projects that are on public or private land which fall under the planning and building authority of the [Insert Jurisdiction].	☐	☐
Redevelopment. The creation, addition or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) on sites with at least 10,000 square feet of existing impervious surfaces, including commercial, industrial, residential, mixed-use, and public development projects on public or private land.	☐	☐
Automotive repair shops. The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces that support automotive repair shops that are categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified).	☐	☐
Restaurants. The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) at sites and support the selling of prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812).	☐	☐
All Hillside developments. The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) and support development on any natural slope that is 25% or greater.	☐	☐
Environmentally Sensitive Areas (ESAs). Developments or Redevelopments discharging directly to an ESA that add or replace 2,500 square feet or more of impervious surfaces collectively over the entire project site. "Discharging directly to" includes flow that is conveyed 200 feet or less from the project to the ESA, or conveyed in a pipe of channel any distance as an isolated flow from the project to the ESA.	☐	☐
Parking lots. The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) and supports land area or a facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	☐	☐
Streets, roads, highways, and freeways. The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces (collectively over the entire project site) and supports paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	☐	☐
Retail Gasoline Outlets (RGOs). The creation, addition, or replacement of 5,000 square feet or more of impervious surfaces that in support Retail Gasoline Outlets that are either 5,000 square feet or more or have a project average daily traffic of 100 or more vehicles.	☐	☐
Pollutant Generating projects disturbing over 1 acre. Developments or Redevelopments that disturb over one acre of land and are expected to generate pollutants post construction.	☐	☐
If one or more boxes are checked "Yes" in Section B, project is a Priority Development Project (PDP). Check box below and proceed to Section C. ☐ PDP subject to Site Design, Source Control, Pollutant Control, and Hydromodification Management Requirements. If all boxes are checked "No" in Section B, project is not a PDP. Check box below. ☐ Non-PDP subject to SD and SC requirements. Project requires "Other Development Project" Water Quality Checklist Submittal or local equivalent documentation method.		
SECTION C: POTENTIAL GREEN STREET EXEMPTION		
☐ PDP does not qualify for (or elect to pursue) the 'Green Streets Exemption' and must submit a Project-Specific WQMP ☐ PDP qualifies for, and elects to pursue, the 'Green Streets Exemption', consult with Copermittee for submittal requirements. This exemption requires that the project be designed a manner consistent with the USEPA Green Streets Manual to the maximum extent practicable. Acceptance of this pathway is contingent on Copermittee approval. See Section 1.1.2 of the WQMP.		

* Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html.

Where a Project feature, such as a parking lot, falls into a PDP Category above and exceeds the applicable area threshold for that PDP category, the entire project footprint is subject to WQMP requirements. However, the feature, such as a parking lot or road, would need to exceed the individual area threshold for that category to trigger PDP designation.

Example 1: A new development project that includes a 3,000 sq-ft building and a 4,000 sq-ft parking lot. This would not trigger a PDP because the total impervious cover is less than 10,000 sq-ft and the impervious cover of the parking lot is less than 5,000 sq-ft.

Example 2: A new development project that includes a 2,000 sq-ft building and a 5,500 sq-ft driveway. This would trigger a PDP because the driveway area is greater than 5,000 sq-ft. The PDP applies to the entire project even though the total impervious total impervious cover is still less than 10,000 sq-ft.

N/A **H. Elsinore Valley Municipal Water District (EVMWD) Procedures for New Development proposed for Cultivation Operations on a Vacant Lot regardless of Zoning District.**

As part of the City's Cannabis CUP process for new development applications, each applicant is required to meet with the EVMWD staff to discuss their proposed project prior to a formal application submittal with the City of Wildomar. This "pre" meeting will streamline the process and ensure that each applicant is aware of the policies and requirements of EVMWD for providing water and sewer service to your project. Please refer to the attached information memorandum regarding EVMWD's development review procedures. Questions related to the EVMWD's review procedures may be directed to the Development Services representative by calling (951) 674-3416, Ext. 8427.

Board of Directors
Phil Williams, President
Harvey R. Ryan, Vice President
Andy Morris, Treasurer
George Cambero, Director
Nancy Horton, Director

Elsinore Valley Municipal Water District

Our Mission...
EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

May 25, 2016

Attn: New Developers

SUBJECT: EVMWD Development Procedures

In order to minimize potential delays to your water, sewer or recycled water projects, please be sure to contact the Elsinore Valley Municipal Water District (EVMWD) as soon as possible.

For Due Diligence, Planning, Plan Check and/or Inspection questions, please contact EVMWD Engineering Services at engservices@evmwd.net or by phone at (951) 674-3146 Ext. 6705.

For Service Availability/Service Commitment Letters, please contact EVMWD Development Services at development@evmwd.net or by phone at (951) 674-3146 Ext. 8427.

Please be aware that your project will not be able to receive water and/or sewer services until the appropriate EVMWD procedures have been followed and approved.

Respectfully,

Joanna Stewart
EVMWD Development & Construction Services

951.674.3146
Fax 951.674.9872
www.evmwd.com

31315 Chaney Street
P.O. Box 3000
Lake Elsinore, CA 92530

OWNER AUTHORIZATION VERIFICATION FOR USE OF PROPERTY AND APP SUBMITTAL

Owner Authorization Verification
Letter For Use of Property

December 16th, 2024

City of Wildomar Planning Department
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

To whom it may concern:

We, Edwin and Janice Manske, the property owners and authorized signatories of The Manske Revocable Trust, owner of the real property at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595, do authorize the STIIIZY Wildomar LLC dba STIIIZY Mission Trail to operate a commercial cannabis Type 10 Storefront Retailer with Delivery services at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595. I also acknowledge that STIIIZY Wildomar LLC dba STIIIZY Mission Trail has submitted a Local License and a CUP/Development Agreement Application to operate a commercial cannabis business at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595.

Sincerely,

Edwin E Manske 1-7-25

Edwin E Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

Janice Lee Manske 1-7-25

Janice Lee Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

EVIDENCE OF LAWFUL POSSESSION

-EXECUTED LEASE-

CALIFORNIA ASSOCIATION OF REALTORS®

COMMERCIAL LEASE AGREEMENT

(C.A.R. Form CL, Revised 12/23)

Date (For reference only): *December 27, 2024*

The Manske Revocable Trust (Owner, Authorized Broker or Agent, or Property Manager, ("Landlord")) and *STIIZY Wildomar, LLC,* ("Tenant") agree as follows:

1. **PROPERTY:** Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as *33980 Mission Trail Unit A&B, Wildomar, CA 92595* ("Premises"), which comprise approximately *25.270* % of the total square footage of rentable space in the entire property. See exhibit _____ for a further description of the Premises.
2. **TERM:** The term begins on (date) *January 1, 2025* ("Commencement Date"),
   (Check A or B):
   A. [X] **Lease:** and shall terminate on (date) *12/31/2034* at *11:59* [ ] AM [X] PM. Any holding after the term of this agreement expires, with Landlord's consent, shall create a month-to-month tenancy that either party may terminate as specified in **paragraph 2B**. Rent shall be at a rate equal to the rent for the immediately preceding month, payable in advance. All other terms and conditions of this agreement shall remain in full force and effect.
   B. [ ] **Month-to-month:** and continues as a month-to-month tenancy. Either party may terminate the tenancy by giving written notice to the other at least 30 days prior to the intended termination date, subject to any applicable laws. Such notice may be given on any date.
   C. RENEWAL OR EXTENSION TERMS: _____ OR [X] See attached addendum.
3. **BASE RENT:**
   A. Tenant agrees to pay Base Rent at the rate of (CHECK ONE ONLY):
   [ ] (1) $_____ per month, for the term of the agreement.
   [ ] (2) $_____ per month, for the first 12 months of the agreement. Commencing with the 13th month, and upon expiration of each 12 months thereafter, rent shall be adjusted according to any increase in the U.S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor for All Urban Consumers ("CPI") for *Riverside County* (the city nearest the location of the Premises), based on the following formula: Base Rent will be multiplied by the most current CPI preceding the first calendar month during which the adjustment is to take effect, and divided by the most recent CPI preceding the Commencement Date. In no event shall any adjusted Base Rent be less than the Base Rent for the month immediately preceding the adjustment. If the CPI is no longer published, then the adjustment to Base Rent shall be based on an alternate index that most closely reflects the CPI.
   [ ] (3) $_____ per month for the period commencing _____ and ending _____ and $_____ per month for the period commencing _____ and ending _____ and $_____ per month for the period commencing _____ and ending _____.
   [ ] (4) In accordance with the attached rent schedule.
   [X] (5) Other: *Per Addendum No. 1 which is hereby incorporated into this agreement* .
   B. Base Rent is payable in advance on the 1st (or [ ] _____) day of each calendar month, and is delinquent on the next day.
   C. If the Commencement Date falls on any day other than the first day of the month, Base Rent for the first calendar month shall be prorated based on a 30-day period. If Tenant has paid one full month's Base Rent in advance of Commencement Date, Base Rent for the second calendar month shall be prorated based on a 30-day period.
4. **RENT:**
   A. Definition: ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit.
   B. Payment: Rent shall be paid to (Name) *Scout Property Management* at (address) *41955 Fourth Street; Suite 102 Temecula, CA 92590*, or at any other location specified by Landlord in writing to Tenant.
   C. Timing: Base Rent shall be paid as specified in **paragraph 3**. All other Rent shall be paid within 30 days after Tenant is billed by Landlord.
5. **EARLY POSSESSION:** Tenant is entitled to possession of the Premises on _____ . If Tenant is in possession prior to the Commencement Date, during this time **(i)** Tenant is not obligated to pay Base Rent, and **(ii)** Tenant [ ] is [ ] is not obligated to pay Rent other than Base Rent. Whether or not Tenant is obligated to pay Rent prior to Commencement Date, Tenant is obligated to comply with all other terms of this agreement.
6. **SECURITY DEPOSIT:**
   A. Tenant agrees to pay Landlord $*20,000.00* as a security deposit. Tenant agrees not to hold Broker responsible for its return. (IF CHECKED:) [ ] If Base Rent increases during the term of this agreement, Tenant agrees to increase deposit by the same proportion as the increase in Base Rent.
   B. All or any portion of the security deposit may be used, as reasonably necessary, to: **(i)** cure Tenant's default in payment of Rent, late charges, non-sufficient funds ("NSF") fees, or other sums due; **(ii)** repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; **(iii)** broom clean the Premises, if necessary, upon termination of tenancy; and **(iv)** cover any other unfulfilled obligation of Tenant. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 30 days after Landlord receives possession of the Premises, Landlord shall: **(i)** furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition, and **(ii)** return any remaining portion of security deposit to Tenant. However, if the Landlord's only claim upon the security deposit is for unpaid Rent, then the remaining portion of the security deposit, after deduction of unpaid Rent, shall be returned within 14 days after the Landlord receives possession.
   C. No interest will be paid on security deposit, unless required by local ordinance.

7. PAYMENTS:

	TOTAL DUE	PAYMENT RECEIVED	BALANCE DUE	DUE DATE
A. Rent: From *01/01/2025* To *01/31/2025*	$ *5,000.00*	$	$ *5,000.00*	*12/31/2024*
B. Security Deposit	$ *20,000.00*	$	$ *20,000.00*	*12/31/2024*
C. Other: Category	$	$	$	
D. Other: Category	$	$	$	
E. Total:	$ *25,000.00*	$	$ *25,000.00*	*12/31/2024*

8. PARKING: Tenant is entitled to *open* unreserved and *zero (0)* reserved vehicle parking spaces. The right to parking [X] is [ ] is not included in the Base Rent charged pursuant to **paragraph 3**. If not included in the Base Rent, the parking rental fee shall be an additional $_____ per month. Parking space(s) are to be used for parking operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked in parking spaces or on the Premises. Mechanical work or storage of inoperable vehicles is not allowed in parking space(s) or elsewhere on the Premises. No overnight parking is permitted.

9. ADDITIONAL STORAGE: Storage is permitted as follows: *within the walls of the suite*. The right to additional storage space [X] is [ ] is not included in the Base Rent charged pursuant to **paragraph 3**. If not included in Base Rent, storage space shall be an additional $_____ per month. Tenant shall store only personal property that Tenant owns, and shall not store property that is claimed by another, or in which another has any right, title, or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, or other dangerous or hazardous material. Tenant shall pay for, and be responsible for, the clean-up of any contamination caused by Tenant's use of the storage area.

10. LATE CHARGE; INTEREST; NSF CHECKS: Tenant acknowledges that either late payment of Rent or issuance of a NSF check may cause Landlord to incur costs and expenses, the exact amount of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of Rent due from Tenant is not received by Landlord within 5 calendar days after date due, or if a check is returned NSF, Tenant shall pay to Landlord, respectively, $_____ as late charge, plus 10% interest per annum on the delinquent amount and $25.00 as a NSF fee, any of which shall be deemed additional Rent. Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late or NSF payment. Any late charge, delinquent interest, or NSF fee due shall be paid with the current installment of Rent. Landlord's acceptance of any late charge or NSF fee shall not constitute a waiver as to any default of Tenant. Landlord's right to collect a Late Charge or NSF fee shall not be deemed an extension of the date Rent is due under **paragraph 4,** or prevent Landlord from exercising any other rights and remedies under this agreement, and as provided by law.

11. CONDITION OF PREMISES: Tenant has examined the Premises and acknowledges that Premises is clean and in operative condition, with the following exceptions: *property is leased "as is"*.
Items listed as exceptions shall be dealt with in the following manner: _____.

12. ZONING AND LAND USE: Tenant accepts the Premises subject to all local, state and federal laws, regulations and ordinances ("Laws"). Landlord makes no representation or warranty that Premises are now or in the future will be suitable for Tenant's use. Tenant has made its own investigation regarding all applicable Laws.

13. TENANT OPERATING EXPENSES: Tenant agrees to pay for all utilities and services directly billed to Tenant.

14. PROPERTY OPERATING EXPENSES:

A. Tenant agrees to pay its proportionate share of Landlord's estimated monthly property operating expenses, including but not limited to, common area maintenance, consolidated utility and service bills, insurance, and real property taxes, based on the ratio of the square footage of the Premises to the total square footage of the rentable space in the entire property.

B. [ ] (If checked) **paragraph 14** does not apply.

15. USE: The Premises are for the sole use as *Cannabis Dispensary (see Addendum No. 2)*.
No other use is permitted without Landlord's prior written consent. If any use by Tenant causes an increase in the premium on Landlord's existing property insurance, Tenant shall pay for the increased cost. Tenant will comply with all Laws affecting its use of the Premises.

16. RULES/REGULATIONS: Tenant agrees to comply with all rules and regulations of Landlord (and, if applicable, Owner's Association) that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests and licensees of Tenant do not, disturb, annoy, endanger, or interfere with other tenants of the building or neighbors, or use of the Premises for any unlawful purposes, including, but not limited to, using, manufacturing, selling, storing, or transporting illicit drugs or other contraband, or violate any law or ordinance, or committing a waste or nuisance on or about the Premises.

17. MAINTENANCE:

A. Tenant **OR** [ ] (**If checked**, Landlord) shall professionally maintain the Premises including heating, air conditioning, electrical, plumbing and water systems, if any.

B. Tenant **OR** [ ] (**If checked**, Landlord) shall keep glass, windows and doors in operable and safe condition.

C. Landlord **OR** [ ] (**If checked**, Tenant) shall maintain the roof, foundation, exterior walls, common areas and *will be billable on Tenant's NNN charges*.

D. Unless Landlord is indicated above, if Tenant fails to maintain the Premises, or keep it in operable and safe condition, as specified in 17 A-C, Landlord may contract for or perform such services to maintain the Premises, or keep it in operable and safe condition, as specified in 17 A-C, and charge Tenant for Landlord's cost.

18. ALTERATIONS: Tenant shall not make any alterations in or about the Premises, including installation of trade fixtures and signs, without Landlord's prior written consent, which shall not be unreasonably withheld. Any alterations to the Premises shall be done according to Law and with required permits. Tenant shall give Landlord advance notice of the commencement date of any planned alteration, so that Landlord, at its option, may post a Notice of Non-Responsibility to prevent potential liens against Landlord's interest in the Premises. Landlord may also require Tenant to provide Landlord with lien releases from any contractor performing work on the Premises.

19. GOVERNMENT IMPOSED ALTERATIONS: Any alterations required by Law as a result of Tenant's use shall be Tenant's responsibility. Landlord shall be responsible for any other alterations required by Law.

20. **ENTRY:** Tenant shall make Premises available to Landlord or Landlord's agent for the purpose of entering to make inspections, necessary or agreed repairs, alterations, or improvements, or to supply necessary or agreed services, or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors. Landlord and Tenant agree that 24 hours notice (oral or written) shall be reasonable and sufficient notice. In an emergency, Landlord or Landlord's representative may enter Premises at any time without prior notice.
21. **SIGNS:** Tenant authorizes Landlord to place a FOR SALE sign on the Premises at any time, and a FOR LEASE sign on the Premises within the **90 (or ☐ _____) day** period preceding the termination of the agreement.
22. **SUBLETTING/ASSIGNMENT:** Tenant shall not sublet or encumber all or any part of Premises, or assign or transfer this agreement or any interest in it, without the prior written consent of Landlord, which shall not be unreasonably withheld. Unless such consent is obtained, any subletting, assignment, transfer, or encumbrance of the Premises, agreement, or tenancy, by voluntary act of Tenant, operation of law, or otherwise, shall be null and void, and, at the option of Landlord, terminate this agreement. Any proposed sublessee, assignee, or transferee shall submit to Landlord an application and credit information for Landlord's approval, and, if approved, sign a separate written agreement with Landlord and Tenant. Landlord's consent to any one sublease, assignment, or transfer, shall not be construed as consent to any subsequent sublease, assignment, or transfer, and does not release Tenant or Tenant's obligation under this agreement.
23. **POSSESSION:** If Landlord is unable to deliver possession of Premises on Commencement Date, such date shall be extended to the date on which possession is made available to Tenant. However, the expiration date shall remain the same as specified in **paragraph 2**. If Landlord is unable to deliver possession within **60 (or ☐ ___)** calendar days after the agreed Commencement Date, Tenant may terminate this agreement by giving written notice to Landlord, and shall be refunded all Rent and security deposit paid.
24. **TENANT'S OBLIGATIONS UPON VACATING PREMISES:** Upon termination of agreement, Tenant shall: **(i)** give Landlord all copies of all keys or opening devices to Premises, including any common areas; **(ii)** vacate Premises and surrender it to Landlord empty of all persons and personal property; **(iii)** vacate all parking and storage spaces; **(iv)** deliver Premises to Landlord in the same condition as referenced in paragraph 11; **(v)** clean Premises; **(vi)** give written notice to Landlord of Tenant's forwarding address; and **(vii)** _____ _____.
All improvements installed by Tenant, with or without Landlord's consent, become the property of Landlord upon termination. Landlord may nevertheless require Tenant to remove any such improvement that did not exist at the time possession was made available to Tenant.
25. **BREACH OF CONTRACT/EARLY TERMINATION:** In event Tenant, prior to expiration of this agreement, breaches any obligation in this agreement, abandons the premises, or gives notice of tenant's intent to terminate this tenancy prior to its expiration, in addition to any obligations established by **paragraph 24**, Tenant shall also be responsible for lost rent, rental commissions, advertising expenses, and painting costs necessary to ready Premises for re-rental. Landlord may also recover from Tenant: **(i)** the worth, at the time of award, of the unpaid Rent that would have been earned at the time of termination; **(ii)** the worth, at the time of award, of the amount by which the unpaid Rent that would have been earned after expiration until the time of award exceeds the amount of such rental loss the Tenant proves could have been reasonably avoided; and **(iii)** the worth, at the time of award, of the amount by which the unpaid Rent for the balance of the term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided. Landlord may elect to continue the tenancy in effect for so long as Landlord does not terminate Tenant's right to possession, by either written notice of termination of possession or by reletting the Premises to another who takes possession, and Landlord may enforce all Landlord's rights and remedies under this agreement, including the right to recover the Rent as it becomes due.
26. **DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty, Landlord shall have the right to restore the Premises by repair or rebuilding. If Landlord elects to repair or rebuild, and is able to complete such restoration within 90 days from the date of damage, subject to the terms of this paragraph, this agreement shall remain in full force and effect. If Landlord is unable to restore the Premises within this time, or if Landlord elects not to restore, then either Landlord or Tenant may terminate this agreement by giving the other written notice. Rent shall be abated as of the date of damage. The abated amount shall be the current monthly Base Rent prorated on a 30-day basis. If this agreement is not terminated, and the damage is not repaired, then Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of the Premises. If total or partial destruction or damage occurs as a result of an act of Tenant or Tenant's guest, **(i)** only Landlord shall have the right, at Landlord's sole discretion, within 30 days after such total or partial destruction or damage to treat the lease as terminated by Tenant, and (ii) Landlord shall have the right to recover damages from Tenant.
27. **HAZARDOUS MATERIALS:** Tenant shall not use, store, generate, release or dispose of any hazardous material on the Premises or the property of which the Premises are part. However, Tenant is permitted to make use of such materials that are required to be used in the normal course of Tenant's business provided that Tenant complies with all applicable Laws related to the hazardous materials. Tenant is responsible for the cost of removal and remediation, or any clean-up of any contamination caused by Tenant.
28. **CONDEMNATION:** If all or part of the Premises is condemned for public use, either party may terminate this agreement as of the date possession is given to the condemner. All condemnation proceeds, exclusive of those allocated by the condemner to Tenant's relocation costs and trade fixtures, belong to Landlord.
29. **INSURANCE:** Tenant's personal property, fixtures, equipment, inventory and vehicles are not insured by Landlord against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is to carry Tenant's own property insurance to protect Tenant from any such loss. In addition, Tenant shall carry (i) liability insurance in an amount of not less than $*2,000,000.0* and (ii) property insurance in an amount sufficient to cover the replacement cost of the property if Tenant is responsible for maintenance under **paragraph 17B**. Tenant's insurance shall name Landlord and Landlord's agent as additional insured. Tenant, upon Landlord's request, shall provide Landlord with a certificate of insurance establishing Tenant's compliance. Landlord shall maintain liability insurance insuring Landlord, but not Tenant, in an amount of at least $*1,000,000.00* , plus property insurance in an amount sufficient to cover the replacement cost of the property unless Tenant is responsible for maintenance pursuant to **paragraph 17B**. Tenant is advised to carry business interruption insurance in an amount at least sufficient to cover Tenant's complete rental obligation to Landlord. Landlord is advised to obtain a policy of rental loss insurance. Both Landlord and Tenant release each other, and waive their respective rights to subrogation against each other, for loss or damage covered by insurance.
30. **TENANCY STATEMENT (ESTOPPEL CERTIFICATE):** Tenant shall execute and return a tenancy statement (estoppel certificate), delivered to Tenant by Landlord or Landlord's agent, within 3 days after its receipt. The tenancy statement shall acknowledge that this agreement is unmodified and in full force, or in full force as modified, and state the modifications. Failure to comply with this requirement: **(i)** shall be deemed Tenant's acknowledgment that the tenancy statement is true and correct, and may be relied upon by a prospective lender or purchaser; and **(ii)** may be treated by Landlord as a material breach of this agreement. Tenant shall also prepare, execute, and deliver to Landlord any financial statement (which will be held in confidence) reasonably requested by a prospective lender or buyer.

31. **LANDLORD'S TRANSFER:** Tenant agrees that the transferee of Landlord's interest shall be substituted as Landlord under this agreement. Landlord will be released of any further obligation to Tenant regarding the security deposit, only if the security deposit is returned to Tenant upon such transfer, or if the security deposit is actually transferred to the transferee. For all other obligations under this agreement, Landlord is released of any further liability to Tenant, upon Landlord's transfer.
32. **SUBORDINATION:** This agreement shall be subordinate to all existing liens and, at Landlord's option, the lien of any first deed of trust or first mortgage subsequently placed upon the real property of which the Premises are a part, and to any advances made on the security of the Premises, and to all renewals, modifications, consolidations, replacements, and extensions. However, as to the lien of any deed of trust or mortgage entered into after execution of this agreement, Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default and so long as Tenant pays the Rent and observes and performs all of the provisions of this agreement, unless this agreement is otherwise terminated pursuant to its terms. If any mortgagee, trustee, or ground lessor elects to have this agreement placed in a security position prior to the lien of a mortgage, deed of trust, or ground lease, and gives written notice to Tenant, this agreement shall be deemed prior to that mortgage, deed of trust, or ground lease, or the date of recording.
33. **TENANT REPRESENTATIONS; CREDIT:** Tenant warrants that all statements in Tenant's financial documents and rental application are accurate. Tenant authorizes Landlord and Broker(s) to obtain Tenant's credit report at time of application and periodically during tenancy in connection with approval, modification, or enforcement of this agreement. Landlord may cancel this agreement: **(i)** before occupancy begins, upon disapproval of credit report(s); or **(ii)** at any time, upon discovering that information in Tenant's application is false. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency, if Tenant fails to pay Rent or comply with any other obligation under this agreement.
34. **CONSTRUCTION-RELATED ACCESSIBILITY STANDARDS:**
    - **A.** Landlord states that the Premises ☐ have, or ☒ have not been inspected by a Certified Access Specialist (CASp).
    - **B.** **If** the Premises have been inspected by a CASp,
      - (1) Landlord states that the Premises ☐ have, or ☐ have not been determined to meet all applicable construction-related accessibility standards pursuant to Civil Code Section 55.53. Landlord shall provide Tenant a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) as specified below.
      - (2) ☐ **(i)** Tenant has received a copy of the report at least 48 hours before executing this lease. Tenant has no right to rescind the lease based upon information contained in the report.
      - OR ☐ **(ii)** Tenant has received a copy of the report prior to, but no more than, 48 hours before, executing this lease. Based upon information contained in the report, Tenant has 72 hours after execution of this lease to rescind it.
      - OR ☐ **(iii)** Tenant has not received a copy of the report prepared by the CASp prior to execution of this lease. Landlord shall provide a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) within 7 days after execution of this lease. Tenant shall have up to 3 days thereafter to rescind the lease based upon information in the report.
    - **C.** If the Premises have not been inspected by a CASp or a certificate was not issued by the CASp who conducted the inspection, "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."
    - **D.** Notwithstanding anything to the contrary in **paragraph 17, 18, 19** or elsewhere in the lease, any repairs or modifications necessary to correct violations of construction related accessibility standards to the Premises are the responsibility of the ☒ Tenant, ☐ Landlord, ☐ Other _____ .
35. **MEDIATION:** Tenant and Landlord agree to mediate any dispute or claim arising between them out of this agreement, or any resulting transaction, before resorting to arbitration or court action, subject to **paragraph 36** below. **Paragraphs 36B** and **C** apply whether or not the arbitration provision is initialed. Mediation fees, if any, shall be divided equally among the parties involved. If for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.

36. ARBITRATION OF DISPUTES:

A. Tenant and Landlord agree that any dispute or claim in Law or equity arising between them out of this agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 36B and C below. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of real estate transactional law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05.

B. EXCLUSIONS FROM MEDIATION AND ARBITRATION: The following matters are excluded from Mediation and Arbitration hereunder: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; (iv) any matter that is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) and action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a violation of the mediation and arbitration provisions.

C. BROKERS: Tenant and Landlord agree to mediate and arbitrate disputes or claims involving either or both Brokers, provided either or both Brokers shall have agreed to such mediation or arbitration, prior to, or within a reasonable time after the dispute or claim is presented to Brokers. Any election by either or both Brokers to participate in mediation or arbitration shall not result in Brokers being deemed parties to the agreement.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Landlord's Initials DS EEM / _____ Tenant's Initials Initial TS / _____

37. JOINT AND INDIVIDUAL OBLIGATIONS: If there is more than one Tenant, each on shall be individually and completely responsible for the performance of all obligations of Tenant under this agreement, jointly with every other Tenant, and individually, whether or not in possession.

38. NOTICE: Notices may be served by mail, email, or courier at the contact information provided in the signature section for Landlord or Tenant, or at any other location subsequently designated and is deemed effective upon personal receipt by either party or their agent.

39. WAIVER: The waiver of any breach shall not be construed as a continuing waiver of the same breach or a waiver of any subsequent breach.

40. INDEMNIFICATION: Tenant shall indemnify, defend and hold Landlord harmless from all claims, disputes, litigation, judgments and attorney fees arising out of Tenant's use of the Premises.

41. OTHER TERMS AND CONDITIONS/SUPPLEMENTS: ***Tenant takes Property "as is" and all Tenant Improvements shall be at Tenants' sole expense. Upon commencement of Tenant Improvements, Landlord shall post a Notice of Non Responsibility to which tenant shall comply.***

The following ATTACHED supplements/exhibits are incorporated into this agreement: EXHIBIT: Rules and Regulations for Shopping Center and Office and Industrial Space, Addendum No. 1, and Addendum No. 2.

The following ATTACHED supplements/exhibits are incorporated in this agreement: ☐ Option Agreement (C.A.R. Form OA) _____

42. ATTORNEY FEES: In any action or proceeding arising out of this agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs from the non-prevailing Landlord or Tenant, except as provided in paragraph 35A.

43. ENTIRE CONTRACT: Time is of the essence. All prior agreements between Landlord and Tenant are incorporated in this agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this agreement constitutes the complete and exclusive statement of its terms, and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this agreement. Any provision of this agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this agreement. This agreement shall be binding upon, and inure to the benefit of, the heirs, assignees and successors to the parties.

44. BROKERAGE: Landlord and Tenant shall each pay to Broker(s) the fee agreed to, if any, in a separate written agreement. Neither Tenant nor Landlord has utilized the services of, or for any other reason owes compensation to, a licensed real estate broker (individual or corporate), agent, finder, or other entity, other than as named in this agreement, in connection with any act relating to the Premises, including, but not limited to, inquiries, introductions, consultations, and negotiations leading to this agreement. Tenant and Landlord each agree to indemnify, defend and hold harmless the other, and the Brokers specified herein, and their agents, from and against any costs, expenses, or liability for compensation claimed inconsistent with the warranty and representation in this **paragraph 43**.

45. AGENCY CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
Listing Agent: ***Scout Property Management*** (Print Firm Name) is the agent of (check one):
[X] the Landlord exclusively; or [ ] both the Tenant and Landlord.
Selling Agent: ***United Real Estate Group*** (Print Firm Name) (if not same as Listing Agent) is the agent of (check one):
[X] the Tenant exclusively; or [ ] the Landlord exclusively; or [ ] both the Tenant and Landlord.
Real Estate Brokers are not parties to the agreement between Tenant and Landlord.

Landlord and Tenant acknowledge and agree that Brokers: (i) do not guarantee the condition of the Premises; (ii) cannot verify representations made by other; (iii) will not verify zoning and land use restrictions; (iv) cannot provide legal or tax advice; (v) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this agreement, Brokers: (vi) do not decide what rental rate a Tenant should pay or Landlord should accept; and (vii) do not decide upon the length or other terms of tenancy. Landlord and Tenant agree that they will seek legal, tax, insurance, and other desired assistance from appropriate professionals.

46. LEGALLY AUTHORIZED SIGNER: Wherever the signature or initials of the Legally Authorized Signer identified in **paragraphs 47 or 48** appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer **(i)** represents that the entity for which that person is acting already exists and is in good standing to do business in California and **(ii)** shall Deliver to the other Party, upon request, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

47. Tenant agrees to rent the Premises on the above terms and conditions.

A. [X] **ENTITY TENANT:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)
(1) One or more Tenant is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
(2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See **paragraph 46** for additional items.
(3) The name(s) of the Legally Authorized Signer(s) is: ***Tak Soto***, _____ .
(4) If a trust, identify Tenant as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).
(5) If the entity is a trust or under probate, the following is the full name of the trust or probate case, including case #: _____ _____.

B. TENANT SIGNATURE(S):
(Signature) By, Tak Soto Date: 1/6/2025
Printed name of Tenant: ***STIIIZY Wildomar, LLC***
[X] Printed Name of Legally Authorized Signer: ***Tak Soto*** Title, if applicable, _____
Address _____ City _____ State ____ Zip _____
Telephone _____ Text ***(310)488-5707*** E-mail ***tak.soto@stiiizy.com***
(Signature) By, _____ Date: _____
Printed name of Tenant: _____
[ ] Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____
Address _____ City _____ State ____ Zip _____
Telephone _____ Text _____ E-mail _____
[ ] IF MORE THAN TWO SIGNERS, USE Additional Signature Addendum (C.A.R. Form ASA).

[ ] **GUARANTEE:** In consideration of the execution of this Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: **(i)** guarantee unconditionally Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; **(ii)** consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and **(iii)** waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____
Guarantor _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ E-mail _____

48. Landlord agrees to rent the Premises on the above terms and conditions:

A. [X] **ENTITY LANDLORD:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)

(1) One or more Landlord is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.

(2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See **paragraph 46** for additional items.

(3) The name(s) of the Legally Authorized Signer(s) is: ***Edwin E. Manske***, _____ .

(4) If a trust, identify the Landlord as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).

(5) If the entity is a trust or under probate, the following is the full name of the trust or probate case, including case #: _____ _____.

B. LANDLORD SIGNATURE(S):

(Signature) By, Edwin E. Manske Date: 1/7/2025

Printed name of Landlord: ***The Manske Revocable Trust***

[X] Printed Name of Legally Authorized Signer: ***Edwin E. Manske*** Title, if applicable, _____

Address _____ City _____ State ____ Zip _____

Telephone _____ Text _____ E-mail _____

(Signature) By, _____ Date: _____

Printed name of Landlord: _____

[ ] Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____

Address _____ City _____ State ____ Zip _____

Telephone _____ Text _____ E-mail _____

[ ] IF MORE THAN TWO SIGNERS, USE Additional Signature Addendum (C.A.R. Form ASA).

Agency relationships are confirmed as above. Real estate brokers who are not also Landlords in this agreement are not a party to the agreement between Landlord and Tenant.

Real Estate Broker (Tenant Brokerage Firm) ***United Real Estate Group*** Lic. # ***01025270***

By (Agent) Jeff Nauta Lic. # ***01252859*** Date 1/6/2025

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Landlord Brokerage Firm) ***Scout Property Management*** Lic. # ***01816722***

By (Agent) _____ Lic. # ***01264425*** Date 1/6/2025

Address ***41955 Fourth Street; Suite 102*** City ***Temecula*** State ***CA*** Zip ***92590***

Telephone ***(951)200-7695*** Fax _____ E-mail ***grattan@myscoutpm.com***

Landlord's Initials EEM / _____ Tenant's Initials TS / _____

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CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other *Commercial Lease Agreement*, dated *December 27, 2024*, on property known as *33980 Mission Trail Unit AB Wildomar, CA 92595* ("Property/Premises"), in which *STIIIZY Wildomar, LLC* is referred to as ("Buyer/Tenant") and *The Manske Revocable Trust* is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

1: NNN LEASE: This is a NNN Lease with the Tenant responsible for their proportion of all center expenses including (but not limited to) maintenance, taxes, insurance, parking lot, landscape, rubbish pick up, etc. The NNN expense is currently calculated at $0.28/SF/MO at commencement of the lease ($707.56/MO). Current NNN expenses are calculated for the 2024 year, and shall be calculated each subsequent year to ensure proper billing. Tenants will receive an accounting of the expenses yearly; if there is an overage in payments Tenants will receive a credit, if there is a shortage Tenants will be invoiced for the balance due. In the event that there is a shortage Tenants will pay the NNN balance due within 90 days of billing. NNN expenses shall be billed as additional rent.

2: OPTION PERIOD: The initial 8 months of lease agreement and tenancy shall be an Option to Lease based upon the terms of the Commercial Lease Agreement dated 12/27/2024. Tenant shall pay a fee of $5,000.00 per month ("Option Fee") for the eight (8) months Option to Lease. The Option Fees incurred during this 8 month period shall be non-refundable. Tenant shall have eight (8) months to exercise the Option to Lease. NNN Charges will not be incurred by Tenant during the Option Period. This Option Period is referred to as the "Entitlement Period."

3: ENTITLEMENT PERIOD: During the Entitlement Period, at Tenant's sole cost and expense, Tenant shall be permitted to apply for and obtain permits, determinations, and approvals from governmental entities in furtherance of Tenant's intended use of the Property, which may include cannabis dispensary (collectively, the "Entitlements"). During the Entitlement Period, Tenant shall have the right to terminate the Lease with no further obligation, in Tenant's sole and absolute discretion, if Tenant has not obtained, or determines in Tenant's sole and absolute discretion that Tenant likely cannot obtain the necessary Entitlements.

4: On the date of opening, or by the ninth (9th) month (whichever comes first), the next First (1st) of the month the Base Rent shall increase to $10,000.00/month ($10,707.56 total monthly including NNN charges). The Base Rent shall increase 3% on an annual basis, commencing in the second year after opening.

5: Suites A and B are approximately 2,527 square feet.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Signed by:

Buyer/Tenant Tak Sato Date 1/6/2025

STIIIZY Wildomar, LLC

Buyer/Tenant _____ Date _____

DocuSigned by:

Seller/Landlord Edwin E. Manske Date 1/7/2025

The Manske Revocable Trust

Seller/Landlord _____ Date _____

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EQUAL HOUSING OPPORTUNITY

ADM REVISED 12/21 (PAGE 1 OF 1)

CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 2

(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other *Commercial Lease Agreement*, dated *December 27, 2024*, on property known as *33980 Mission Trail Unit AB Wildomar, CA 92595* ("Property/Premises"), in which *STIIIZY Wildomar, LLC* is referred to as ("Buyer/Tenant") and *The Manske Revocable Trust* is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

1: OPTION TO RENEW: This is a Ten (10) year lease where Tenant shall be provided with Two (2) options to renew for Five (5) years commencing immediately upon expiration of the original term. Tenant may exercise this right to extend by delivering written notice to Landlord no less than 180 days before the end of the current term.

2: LATE FEES: Late fee is 5% of the monthly amount due and posts on the 6th day of the month. Late fee in year one is based upon 5% of year one lease. Subsequent years' late fees shall increase in conjunction with scheduled yearly rent increases.

3: AGREED USE: Upon obtaining all necessary City and State licenses and approvals, Tenants may use the Premises for any cannabis business or cannabis-related business, including, without limitation, distribution and sale of cannabis and cannabis products, whether at retail or wholesale prices and whether for medicinal or recreational use, cannabis or cannabis product manufacturing, processing, testing, or any other legal use related to cannabis so long as such use is operated under such license and all governmental authorizations per all applicable State and Local laws. Cultivation of cannabis is not permitted under any circumstances.

4: TENANT BROKER COMMISSION: The Landlord agrees to pay the Tenant's Broker a total commission of $25,000, to be disbursed as follows:

a: Initial Payment: The first payment of $15,000 shall be made to the Tenant's Broker upon the Tenant opening for business and meeting the following conditions:

- Tenant is paying the Base Rent of $10,000.00 per month and NNN charges of $707.56 per month.

b: Second Payment: The second payment of $10,000 shall be made to the Tenant's Broker one year after the Tenant has opened for business, provided the following conditions are met:

- Tenant has not defaulted on the lease; and

- Tenant is current on all Rent and NNN obligations, with no arrears or past-due amounts.

The Landlord's obligation to make these payments is contingent on the Tenant's compliance with the specified conditions.

Signed by:
Jeff Nauta — Jeff Nauta — 1/6/2025
424937D008E4463...

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Signed by:

Buyer/Tenant: Tak Sato — Date: 1/6/2025
STIIIZY Wildomar, LLC
70BE4D2D0394E0...

Buyer/Tenant: _____ Date: _____

DocuSigned by:

Seller/Landlord: Edwin E. Manske — Date: 1/7/2025
The Manske Revocable Trust
F0C2945B5C0F45...

Seller/Landlord: _____ Date: _____

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EQUAL HOUSING OPPORTUNITY

EXHIBIT
Rules and Regulations for Shopping Center and Office and Industrial Space

The following terms and conditions are hereby incorporated in and made a part of the Commercial Lease Agreement,

OR ☐ Other _____

dated December 27, 2024, on the property known as 33980 Mission Trail; Unit A&B, Wildomar, CA 92595

_____("Property/Premises")

in which STIIIZY Wildomar, LLC is referred to as ("Tenant" or "Lessee")

and The Manske Revocable Trust is referred to as ("Owner" or "Lessor").

GENERAL RULES

1. Lessee, its employees and/or its agents shall not obstruct, impair or destroy any common areas, including (but not limited to) driveways, walkways, and stairways.

2. Lessor reserves the right to refuse access to any persons Lessor, in good faith, judges to be a threat to the safety, reputation, or property of the Premises and its occupants.

3. Lessee shall not make or permit any noise or odors that annoy or interfere with other lessees or persons having business within the Shopping Center, Office or Industrial Space.

4. Lessee shall not keep animals or birds within the Shopping Center, Office or Industrial Space (unless Lessee's sole use is designated as a "Pet Shop") and shall not bring bicycles, motorcycles or other vehicles into areas not designated as authorized for same.

5. Less shall not make, suffer or permit litter except in appropriate receptacles for that purpose and agree to break up all boxes and place in the rubbish container. Lessee has one key for rubbish enclosure and for the roof ladder.

6. Lessee shall not alter any lock or install new or additional locks or bots without written consent of Lessor.

7. Lessee, its employees and/or its agents shall not deface the walls, partitions, or other surfaces of the Premises.

8. Lessee shall not employ any service or contractor for services or work to be performed in the Premises, except as approved by Lessor.

9. Lessee shall return all keys at the termination of its tenancy and shall be responsible for the cost of replacing any keys that are lost.

10. No Lessee, employee, or agent of Lessee shall go up on the roof of the building without written permission of the Lessor.

11. Lessee shall comply and enforce all ordinances regulating smoking in public places.

12. Lessee shall not use any additional method of heating or air conditioning without consent of Lessor.

13. Lessee shall not install, maintain or operate any vending machines upon the Premises without Lessor's written consent. ATM Machines are excluded from this clause. Tenants may install ATM machines. DS EEM Initial TS

14. The Premises shall not be used for lodging or manufacturing, cooking or food preparation without Lessor's written consent.

15. Lessee shall comply with all safety, fire protection, and evacuation regulations established by Lessor or any applicable governmental agency.

16. Lessor reserves the right to waive any one of these rules and regulations, and/or as to any particular Lessee, and any such waiver shall not constitute a waiver of any other rule or regulation or any subsequent application thereof to such Lessee.

Tenant's Initials (Initial TS)(_____) **Landlord's Initials** (DS EEM)(_____)

17. Lessee assumes all risks from theft or vandalism and agrees to keep its Premises locked and secured as may be required.

18. Lessor reserves the right to make such other reasonable rules and regulations as it may from time-to-time deem necessary for the appropriate operation and safety of the Shopping Center, Office or Industrial Space and its occupants. Lessee agrees to abide by these and such rules and regulations.

PARKING RULES

1. Lessee shall not permit or allow any vehicles that belong to or are controlled by Lessee or Lessee's employees, shippers or customers, to be loaded, unloaded, or parked in areas other than those designated by Lessor for such activities.

2. Users of the parking area will obey all posted signs and park only in the areas designated for vehicle parking.

3. The maintenance, washing, waxing, or cleaning of vehicles in the parking area or common areas is strictly prohibited.

4. Lessee shall be responsible for seeing that all of its employees, agents, and customers, comply with the applicable parking rules and regulations, laws, and agreements.

5. Lessor reserves the right to modify these rules and/or adopt such other reasonable and non-discriminatory rules and regulations as it may deem necessary for the proper operation of the parking area.

6. Such parking use as is herein provided is intended merely as a license only, and no bailment is intended or shall be created hereby.

Signed by:
Tak Sato 1/6/2025
Signature of Tenant Date

Tak Sato
Printed Name of Tenant

Signature of Tenant Date

Printed Name of Tenant

DocuSigned by:
Edwin E. Manske 1/7/2025
Signature of Rental Property Owner Date

Edwin E. Manske
Printed Name of Rental Property Owner

Signature of Rental Property Owner Date

Printed Name of Rental Property Owner

ORGANIZATIONAL STATUS

202464711423

B3214-5268 11/22/2024 1:40 PM Received by California Secretary of State

STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: 202464711423

Date Filed: 11/22/2024

Limited Liability Company Name	
Limited Liability Company Name	STIIIZY Wildomar LLC
Initial Street Address of Principal Office of LLC	
Principal Address	728 E. COMMERCIAL STREET LOS ANGELES, CA 90012
Initial Mailing Address of LLC	
Mailing Address	2001 S. ALAMEDA STREET. LOS ANGELES, CA 90058
Attention	Legal
Agent for Service of Process	
California Registered Corporate Agent (1505)	LEGALINC REGISTERED AGENTS, INC. Registered Corporate 1505 Agent
Purpose Statement	
The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.	
Management Structure	
The LLC will be managed by	One Manager

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Jennifer Pratt	*11/22/2024*
Organizer Signature	Date

APPLICANT INFORMATION VERIFICATION LETTER

STIIIZY Applicant Information Verification Letter

November 25th, 2024

City of Wildomar Planning Department
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

To whom it may concern:

I, Tak Sato, the President and authorized signatory of STIIIZY Wildomar LLC dba STIIIZY Mission Trail, do authorize the City of Wildomar to verify information contained in STIIIZY Wildomar LLC dba STIIIZY Mission Trail's application to operate a cannabis store at 33980 Mission trail, Ste # A and B, Wildomar, CA 92595.

Sincerely,

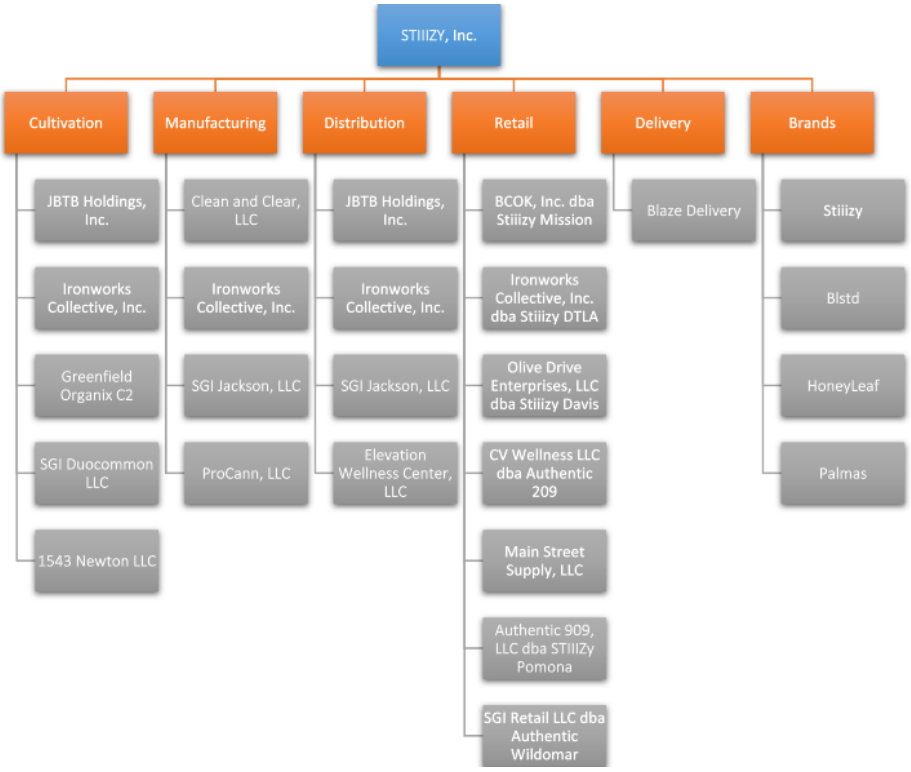
Tak Sato
2001 S. Alameda Street
Los Angeles, CA 90058
310-488-5707
tak.sato@stiiizy.com

STATEMENT OF QUALIFICATIONS

STIIIZY

STATEMENT OF QUALIFICATIONS

The applicant, STIIIZY Wildomar LLC d/b/a STIIIZY Wildomar Mission Trail, is a subsidiary of STIIIZY Inc, one of the only truly fully vertically integrated cannabis companies based in California. STIIIZY is the parent entity and owner of various other cannabis retail, manufacturing, cultivation, distribution, real estate and IP assets. See example below for a partial illustration of STIIIZY Inc organizational structure and a table outlining all operational retail stores:



Business Name DBA Name	Location	State License #	Original Issue Date	Operational Since	Type
BCOK Inc. STIIIZY Mission	3326 Mission St San Francisco, CA 94110	C10-0000053-LIC	5/17/18	6/8/2018 9/28/2019	Retail
Ironworks Collective, Inc. STIIIZY DTLA	718 Commercial St Los Angeles, CA 90012	C10-0000346-LIC	7/2/19	8/24/2019	Retail
Olive Drive Enterprises, LLC STIIIZY Davis	965 Olive Drive, Suite G1 Davis, CA 95616	C10-0000112-LIC	12/5/18	10/26/2019	Retail
CV Wellness, LLC Authentic 209	426 McHenry Ave Modesto, CA 95350	C10-0000448-LIC	12/30/18	12/19/24	Retail

Main Street Supply LLC STIIIZY Alameda	1528 Webster Street Alameda, CA 94501	C10-0000623-LIC	9/24/19	2/7/20 7/24/2021 (STIIIZY)	Retail
Strategic Green Partners LLC STIIIZY Palm Desert	72180 Highway 111 Palm Desert, CA 92260	C10-0000275-LIC	12/19/18	2/28/2020 (Authentic) 11/19/2022 (STIIIZY)	Retail
United 415, Inc. STIIIZY Union Square	180 O'Farrell St San Francisco, CA 94102	C10-0000713-LIC	5/12/20	10/9/2020	Retail
Screaming Eagle STIIIZY Jurupa Valley	5434 Mission Blvd Jurupa Valley, CA 92509	C10-0000661-LIC	12/6/19	11/20/2020	Retail
Colay Health Center STIIIZY MoValley	14070 Perris Blvd Moreno Valley, CA 92553	C10-0000720-LIC	6/3/20	1/9/21	Retail
KMBM, Inc. Authentic 415	165 Mississippi St. San Francisco, CA 94107	C10-0000768-LIC	12/23/20	1/23/21	Retail
TERP Inc. STIIIZY Vista	415 La Tortuga Dr. Vista, CA 92081	C10-0000780-LIC	2/2/21	Med: 5/22/2021 Rec: 8/13/2021	Retail
SGI Retail LLC STIIIZY Wildomar	36330 Hidden Springs Rd, Ste B&C Wildomar, CA 92595	C10-0000810-LIC	5/10/21	6/19/2021	Retail
Authentic 909 LLC STIIIZY Pomona	1605 W Holt Ave. Pomona, CA 91768	C10-0000820-LIC	6/2/21	6/26/2021	Retail
Positive Vibe STIIIZY Parkmerced	61 Cambon Dr. San Francisco, CA 94132	C10-0000825-LIC	6/10/21	7/17/2021 7/1/2023 (STIIIZY)	Retail
SGI Suisun LLC STIIIZY Suisun	521 Railroad Ave. Suisun City, CA 94585	C10-0000848-LIC	7/26/21	8/7/2021	Retail
SGI Marina LLC STIIIZY Marina	3170 Del Monte Blvd. Marina, CA 93933	C10-0000864-LIC	8/13/21	8/28/2021	Retail
SGI Benicia LLC STIIIZY Benicia	160 E N St. Benicia, CA 94510	C10-0000879-LIC	9/7/21	9/25/2021	Retail

STIIIZY

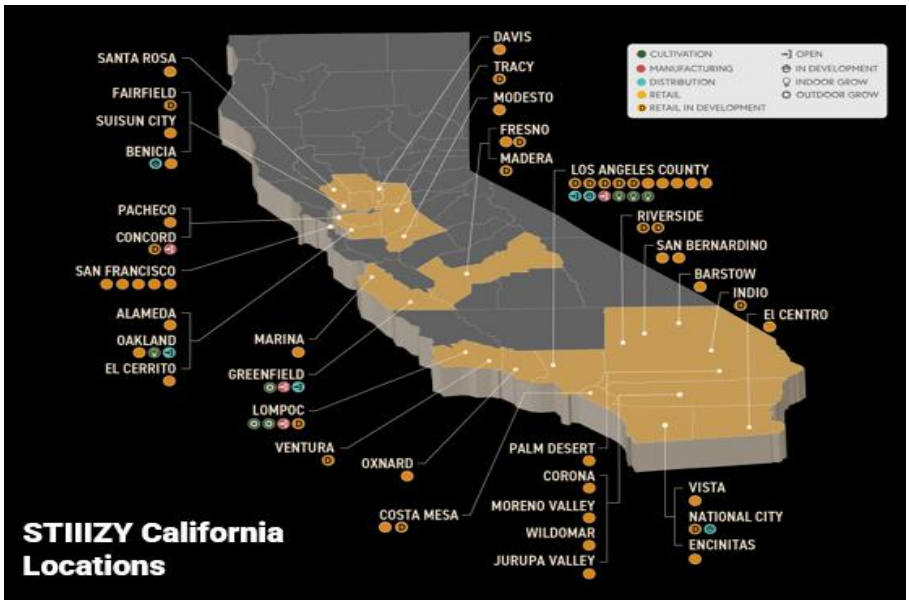
SGI Pacheco LLC STIIIZY Pacheco	5753 Pacheco Blvd. Pacheco, CA 94553	C10-0000889-LIC	9/15/21	10/16/21	Retail
SGI Santa Rosa LLC STIIIZY Santa Rosa	3175 Range Ave. Santa Rosa, CA 95403	C10-0000991-LIC	3/21/22	4/30/22	Retail
VPCG LLC STIIIZY Western	1570 S Western Ave, Ste 102 & 104 Los Angeles, CA 90006	C10-0001015-LIC	5/18/22	6/18/2022	Retail
Planet Neptune LLC STIIIZY PCH Wilmington	1026 W Pacific Coast Hwy Wilmington, CA 90744	C10-0001030-LIC	5/9/22	7/23/2022	Retail
Genetics Dispensary LLC STIIIZY Pacoima	11071 N San Fernando Rd Pacoima, CA 91331	C10-0001034-LIC	5/18/22	9/10/2022	Retail
Shryne Barstow LLC STIIIZY Barstow	2560 High Point Pkwy, Ste A-2 and A-3 Barstow, CA 92311	C10-0001106-LIC	6/21/22	10/20/2022	Retail
SGI Brannan LLC STIIIZY SoMa	518 Brannan St. San Francisco, CA 94107	C10-0001058-LIC	6/7/22	1/28/2023	Retail
Shryne Harbor LLC STIIIZY Costa Mesa	2710 Harbor Blvd Costa Mesa, CA 92626	C10-0001220-LIC	2/1/23	5/13/2023	Retail
Authentic El Cerrito LLC STIIIZY El Cerrito	10770 San Pablo Ave El Cerrito, CA 94530	C10-0001085-LIC	6/16/22	6/3/2023	Retail
SGI Oxnard LLC STIIIZY Oxnard	2343 N Oxnard Blvd Oxnard, CA 93036	C10-0001084-LIC	6/16/22	7/15/2023	Retail
Authentic 510 LLC STIIIZY Oakland	2040 Telegraph Ave Oakland, CA 94612	C10-0001238-LIC	3/15/23	9/30/2023	Retail
Authentic El Centro LLC STIIIZY El Centro	3009 S Dogwood Rd El Centro, CA 92243	C10-0001107-LIC	6/21/22	10/28/24	Retail
Shryne Corona LLC STIIIZY Corona	1365 E 6th St Corona, CA 92879	C10-0001269-LIC	4/26/23	11/18/2023	Retail

Authentic Fresno Willow STIIIZY Fresno	6929 N Willow Ave, Ste 103-104 Fresno, CA 93710	C10-0001305-LIC	5/30/2023	5/11/2024	Retail
STIIIZY North Hollywood	6218-6228 Lankershim Blvd North Hollywood, CA 91606	C10-0001330-LIC	6/22/2023	3/9/2024	Retail
SGI Encinitas AP LLC STIIIZY Encinitas	1030 N. Coast Highway 101 Encinitas, CA. 92024	C10-0001435-LIC	3/12/2024	5/11/24	Retail
Shryne Paularino LLC STIIIZY South Coast	675 Paularino Ave. Suite C-E Costa Mesa, CA. 92626	C10-0001368-LIC	7/10/2023	10/5/24	Retail
Nibble Easy LLC STIIIZY San Bernardino	1181 S E St. San Bernardino, CA 92408	C12-0000189	7/17/19	7/17/19	Storefront Retail Distributor Manufacturing
Nibble 390H LLC STIIIZY San Bernardino	390 N H St. San Bernardino, CA 92410	C12-0000340	3/9/21	3/9/21	Storefront Retail Distributor Manufacturing
Focus Group Enterprise LLC STIIIZY Ferndale	642 E9 Mile Rd. Ste 1B Ferndale, MI 48220	PC-000642 AU-R-00587	1/7/22	8/27/22	Retail
Focus Group Enterprise LLC STIIIZY Kalamazoo	5305 Portage Rd, Portage, MI 48220	PC-000750 AU-R-000608	9/6/22	11/5/22	Retail
Focus Group Enterprises LLC STIIIZY Battle Creek	859 Capital Ave SW, Battle Creek, MI 49015	PC-000824 AU-R-000809	11/19/22	11/19/22	Retail
Shryne Indio LLC STIIIZY Indo	82900 Ave 42, Ste G103-106 Indio, CA 92203	C10-0001495-LIC	10/9/24	11/20/24	Retail
Shryne Artesia LLC STIIIZY Artesia	11729 South St. Ste E. Artesia, CA 90701	C10-0001507-LIC	11/1/24	11/21/24	Retail

Shryne Ventura LLC STIIIZY Ventura	1860 S Victoria Ave, Ventura, CA 93003	C10-0001515-LIC	11/15/24	12/3/24	Retail

Copies of the above licenses can be provided upon request and are also available at the DCC Website.[1]

The success of STIIIZY's 42 retail stores across California and Michigan reflect STIIIZY's rise as the preeminent cannabis dispensary operator in the State. In these highly competitive and highly regulated jurisdictions, STIIIZY retail stores are on pace in 2024 to have annual revenues in excess of $18M per store, which is more than 5 times the annual revenue of the average dispensary in California according to data from the California Department of Tax and Fee Administration.



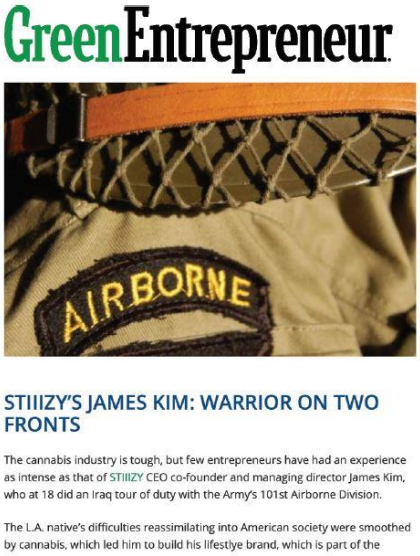
[1] https://search.cannabis.ca.gov/

LEADERSHIP

The STIIIZY Mission Trail extraordinary track record of success can be attributed to its leadership. The leaders of STIIIZY Mission Trail, James Kim and Tak Sato together who together have 20 years of experience in different aspects of the cannabis business which are essential to the success of the business. Together they have also built an invaluable team around them from within the cannabis industry and from other industries such as finance, legal, compliance, and beverages to build the number one cannabis retail company in California.

James Kim, Co-Founder and Managing Director

An army veteran, James discovered the benefits of cannabis 10 years ago after serving a 13-month tour in Iraq with the 101st Airborne Division. Having witnessed other fellow veterans becoming addicted to alcohol and opioids while battling PTSD from their deployment, James was determined to overcome his PTSD without becoming addicted to drugs or alcohol and to introduce others suffering from physical or mental trauma to the healing effects of cannabis. James devoted 6 months of his life to researching the benefits of cannabis after his tour ended and cannabis helped him safely overcome his PTSD. James went on to found Stiiizy – a cannabis vape pen, flower and pre-rolls, – cannabis-infused gummies, and other cannabis brands in 2016. Since then, these brands have developed an avid following in California and are sold in 80% of retail dispensaries across the state. At STIIIZY, James continues to build brand recognition and a loyal customer base with loyal fans lining up at our dispensary grand openings. No other cannabis retail store has its own product line which comes close to driving product loyalists to their retail stores quite like ours. James has also managed numerous dispensaries including Ironworks Collective, 1212 Broadway Medical Center Inc., and 10 Spot Collective in Santa Ana and learned every aspect of the cannabis retail business. James's unique knowledge of retail operations and product development puts him in a prime situation to understand how to maximize sales through curating products geared towards each store and its community. At STIIIZY Misson Trail, James will oversee and be responsible for implementing every aspect of the business from curating in-house products and third-party products, supervising the implementation of Standard Operating Procedures, staffing levels, etc. James is frequently featured on Forbes, Hollywood Reporter, and Green Market Report as an expert in cannabis retail branding.



Tak Sato, President

Tak Sato brings a wealth of experience in cannabis law and cannabis compliance to STIIIZY Mission Trail. As a graduate of Columbia Law School, Tak has over 11 years of experience advising companies on corporate governance and federal, state, and local in compliance. At Latham & Watkins and Morrison & Foerster, Tak advised businesses and government agencies on cannabis regulations and compliance. He is a seasoned veteran in incorporating appropriate corporate governance and controls into a cannabis business. Tak is considered a leading expert in cannabis industry best practices from a government and business perspective. Previously, Tak represented MedMen in obtaining the first ever antitrust HSR approval from the Department of Justice in a cannabis merger transaction. Tak has negotiated and executed over 20 development agreements with cities on behalf of STIIIZY and works closely with the operations team to ensure that all commitments made to cities at time of the issuance of the license are fulfilled.

RESUMES

Resumes for leadership are found on the following pages.

STIIIZY

EST. 2017

JAMES KIM
JAMES@STIIIZY.COM

Overview
James Kim is the co-creator of STIIIZY, one of the most popular brands today in the country's state-regulated cannabis industry, and sold in multiple states. STIIIZY is consistently ranked among the top 10 best-selling cannabis brands in California, the world's largest legal cannabis market. Today STIIIZY is a vertically integrated cannabis holding company with an asset and license portfolio that spans the Golden State and employs hundreds of people.

STIIIZY, Inc., Los Angeles, CA — *CEO*
JULY 2019 - PRESENT

- Oversee STIIIZY's efforts to bring California cannabis brands to life for consumers as part of the executive leadership team.
- Lead the innovation and development of STIIIZY's advanced cannabis delivery systems across multiple brands.
- Guide the overall vision around architecture, art and design for STIIIZY's retail properties, including the flagship experiential retail STIIIZY store in Downtown Los Angeles.

STIIIZY — *Co-founder*
JULY 2017 - PRESENT

- Spearhead brand and marketing integration efforts for the award-winning STIIIZY brand.
- Facilitate STIIIZY's lifestyle and apparel partnerships.
- Oversee technology and innovation for the product development team.

Kilo E-Liquids — *CEO*
OCTOBER 2008 - PRESENT

- Co-founded internationally recognized, award-winning vaporizer brand.
- Led technology and innovation development efforts for Kilo's e-liquid delivery system devices.
- Developed the brand's vision, lifestyle and cultural marketing efforts.

US Army – *Specialist*
AUGUST 2006 - JANUARY 2010
Served in the 101st Airborne Division, including one tour in Iraq.

STIIIZY

Tak Sato

3562 Kelton Avenue, Los Angeles, CA 90034 Tel: 310-488-5707 Email: taksato25@gmail.com

EXPERIENCE

STIIIZY Inc., Los Angeles, CA — September 2019- Present
President
Lead STIIIZY's retail expansion efforts throughout California and nationally. Obtained 20 cannabis retail licenses and a distribution license and obtained all entitlements in order to efficiently begin operations. Oversee real estate, compliance, entitlement and research divisions within the Development Department.

MedMen, Culver City, CA — March 2018 – August 2019
Vice President of Acquisitions and Licensing
Advise all business units on business, legal and compliance issues in connection with mergers, acquisitions, joint ventures, commercial transactions and litigation. Signed and closed 15 cannabis related transactions worth over $300 million. Head of Licensing Department which obtains cannabis licenses through a competitive process.

Snell & Wilmer L.L.P., Los Angeles, CA — March 2015 – March 2018
Corporate Associate
Represent clients in mergers and acquisitions, joint ventures and various commercial transactions. Representative matters include representing:

- La Tavola, a high-end linen rental company, in its sale to the Frontenac Company.
- Quidel Corporation, a publicly traded manufacturer of diagnostic healthcare products, in its acquisition of InflammaDry and AdenoPlus businesses from RPS Diagnostics.
- Quidel Corporation in its acquisition of Immutopics, Inc., a bone health diagnostics company.
- HealthiestYou, a mobile patient engagement company, in its sale to Teladoc, Inc.

Morrison & Foerster LLP, Tokyo, Japan — May 2012 – September 2014
Corporate Associate
Represent clients in mergers and acquisitions, joint ventures and various commercial transactions. Representative matters include representing:

- The Carlyle Group in its acquisition of Walbro Engine Management, a manufacturer of small engine carburetors.
- Ajinomoto, a publicly traded Japanese food and chemical company, in its acquisition of Althea Technologies, a clinical drug process development and manufacturing services company.
- NTT Communications, a publicly traded information and communications technology company, in its acquisition of Solutionary Inc., a cloud network security services company.

Latham & Watkins LLP, Los Angeles, CA — May 2006 – April 2012
Corporate Associate (August 2006 – March 2010)
Represent clients in mergers and acquisition transactions, security offerings and various SEC filings. Representative matters include representing:

- Keystone Automotive Industries, a publicly traded distributor of specialty automotive equipment, in its sale to LKQ Corp.
- FTD Group, a publicly traded floral delivery service company, in its sale to United Online, Inc.
- Yucaipa Companies in its PIPE transaction with the Great Atlantic & Pacific Tea Company.

EDUCATION

Columbia University Law School, New York, NY — J.D. 2006
Honors: Harlan Fiske Stone Scholar
Activities: Journal of Transnational Law

U.C. Berkeley — B.A. 2002
Honors: High Honors, Dean's List

STIIIZY

FINANCIAL RESOURCES

See below from our FDIC insured bank East West Bank attesting to the $42,495,993 cash on hand we currently have with East West Bank. This will be more than sufficient to fund the start-up costs and to sustain operations in the city of Wildomar. As a subsidiary of a very profitable vertically integrated cannabis company, STIIIZY Mission Trail will not have to rely on debt or other third-party financing. The plan is to rely on gross profits to sustain operations and net profits for ongoing maintenance. Lastly, STIIIZY Inc. is prepared to provide funding assistance if the business requires extra capital, ensuring a strong foundation for success as it begins operation.

EAST WEST BANK

October 29, 2024

To whom it may concern:

Please find this letter to confirm the current balance for our client, Stiiizy Inc and its related accounts with East West Bank.

Current Balance: $42,495,933

If you have any questions or require further information, I may be reached by phone at: 408-568-1687 or by email Kathy.Huynh@eastwestbank.com

Warm Regards,

Kathy Huynh
VP, Portfolio Manager
East West Bank

PROJECT DESCRIPTION

TYPES OF PRODUCTS AND SERVICES

Products to be Offered

Customers at STIIIZY Mission Trail will be able to choose from over 800 SKUs and 12 different types of products, including flowers, oils, vapes, pre-rolls, topicals, and edibles. We are currently engaged with over 70 licensed California vendors to provide this type of variety to our customers. Additionally, our 15 in-house brands, including STIIIZY, Honeyleaf, and Authentic are the most popular brands in California. According to *Green State*, a cannabis focused publication under the *San Francisco Chronicle*, STIIIZY was named the best-selling brand for both vape and flower products in California in a May 2024 article.[2] Our products are currently carried at 90% of cannabis retail stores in California and many of our customers cite our vast selection of these in-house brands as one of the main reasons they continue to return to our stores.

Flower	STIIIZY Mission Trails will carry a wide variety of cannabis strains from across California. STIIIZY Mission Trails's curated cannabis inventory will feature high-quality, laboratory-tested cannabis at all price points. THC content on cannabis will range from 10% to 35%. Cannabis flower varieties will include indica, sativa, and hybrid. Brands we will carry include our own popular STIIIZY brand as well as Alien Labs, Glass House Farms, Cannabis Artisanal Medicine (CAM) and many other reputable brands.
Pre-Rolls	A pre-roll is a pre-rolled cannabis joint. STIIIZY Mission Trails will carry pre-roll joints from a variety of licensed cultivators. THC content will range from 10% to 35%. Cannabis varieties will include indica, sativa, and hybrid. Brands include STIIIZY, Jeeters, Lowells, and Connected Cannabis.
Concentrates	STIIIZY STIIIZY Mission Trails plans to carry live resin, budder, sauce and crumble. Brands include STIIIZY, Raw Garden, and Blue River.
Vapes	Vaporizers—also known as vape pens—are devices used to heat cannabis for inhalation. Vaping devices heat dry cannabis flower or oil concentrate to a temperature below combustion, usually in the range of 180–200°C (356–392°F). The heat releases active compounds from the cannabis and turns them into a vapor that can be inhaled. THC content of vapes will range from 35% to 90%. Brands include STIIIZY, Raw Garden, Alien Labs and Blue River.
Oil Cartridges or Pods	An oil cartridges or pod is a pre-filled container of cannabis oil or concentrate designed for use with a vaporizer. Cartridges and pods come in multiple formats, from threaded cartridges that twist onto a battery to pods that magnetically snap into place. THC content of oil cartridges ranges from 35% to 90%. Brands include STIIIZY, Raw Garden, Sherbinskis and Connected Cannabis.
Edibles	Edibles are food infused with cannabinoids. Cannabis edibles come in many forms, including brownies, cookies, gummies, and mints. Any recipe that calls for butter or oil can be readily infused with cannabis. The body processes edible cannabis differently than inhaled cannabinoids. When cannabis is ingested, cannabinoids enter the bloodstream through the stomach and liver, which increases potency and delays the onset of effects. Cannabis edibles typically contain 5–10 milligrams of THC per serving, with a maximum of 100 milligrams of THC per edible cannabis good. Brands include STIIIZY, KIVA, and WYLD.
Beverages	Cannabis-infused beverages are ingested like edibles. Cannabis-infused beverages include seltzers, sodas, non-alcoholic "hoppy water," and other drinks. Cannabis-infused beverages contain 5–10 milligrams of THC. Brands include Lagunitas and Recess (Note that we will not sell cannabis infused alcoholic beverages).
Topicals	Topicals are cannabis-infused lotions, balms, and oils that are absorbed through the skin for localized relief of pain, soreness, and inflammation. Because they are non-intoxicating, topicals are often chosen by patients who want the therapeutic benefits of cannabis without the cerebral

	euphoria associated with other delivery methods. Brands include Papa & Barkley, Mary's Medicinal, and Apothecanna.
Tinctures	Tinctures contain a range of cannabinoids and are administered orally, sublingually, or in tandem with a beverage. Tinctures are often packaged in small glass bottles with droppers as caps for convenient dosing. They offer patients a method of consumption that does not require combustion or inhalation. Tinctures typically contain 100 milligrams of THC. Brands include Papa & Barkley, and Care By Design.
Capsules	Capsules are cannabis in pill form, typically used as a vehicle to administer medication through ingestion. Capsules can contain any form of cannabis and specific ratios of cannabinoids. Capsules often function as safer alternatives to vaping or smoking cannabis. Capsules typically range from 5 to 10 milligrams of THC. Brands include Papa & Barkley, Mary's Medicinal, Breez and ABX.

See below for the initial list of some of the 800+ SKUs we plan to carry at STIIIZY Mission Trails.

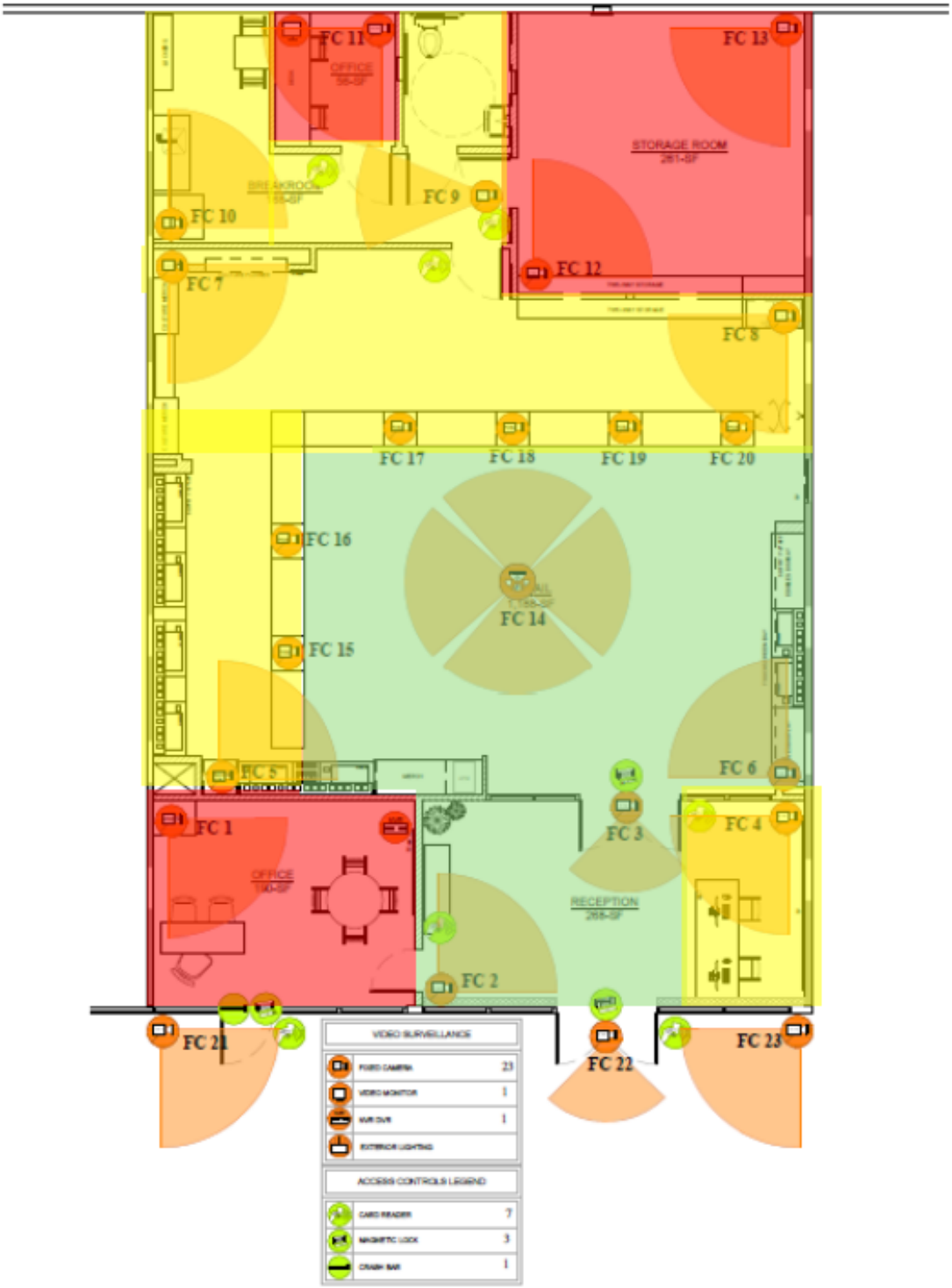
STIIIZY

WONDERBRETT - BANANA OG - 3.5G	Flowers
WONDERBRETT - ORANGE SUNSET - 3.5G	Flowers
STIIIZY - PURPLE PUNCH - 1G POD	Vape
STIIIZY - PURPLE PUNCH - 1G POD 1/17 (18660)	Vape
STIIIZY - ADVANCED BIIIG BATTERY	Battery
STIIIZY - BIRTHDAY CAKE - .5G POD 1/17 (11157)	Vape
PAPA & BARKLEY - THC RICH 1:3 BALM - 15ML	Tincture
PARADISO - CHERRY OG - 3.5G	Flowers
PLUS PRODUCTS - 2:1 THC:CBD FOUR BLUEBERRY - 100MG	Edible
LIIIT - PURPLE PUNCH - 3.5G	Flowers
LIIIT - PURPLE PUNCH - 3.5G 1/17 (19675)	Flowers
FUZZIES - SUPER SILVER HAZE - KING SIZED PREROLL 1/17 (21485)	Pre-Roll
FUZZIES - WEDDING CAKE - 3 PK PREROLL 1/17 (21484)	Pre-Roll
FUZZIES - WEDDING CAKE - KING SIZED PREROLL 1/17 (21483)	Pre-Roll
CALIVA - BLACK JACK - 3.5G	Flowers
CALIVA - TOASTIES - 5PK PREROLL	Pre-Roll
CALIVAS - DOGWALKER - 4PK PREROLL 1/11 (15795)	Flowers
11:11 - WEDDING CAKE - 3.5G 1/11 (15791)	Flowers
2EZ - HYBRID - 1G PREROLL	Flowers
2EZ - INDICA - 1G PREROLL	Flowers
2EZ - SATIVA - 1G PREROLL 1/17 (19673)	Flowers
ABX - 10 CT. SOFT GELS - 100MG	Edible
ABX - SLEEPY TIME DROPS	Edible
ABX/LAGUNITAS - HI FI HOPS - 10MG THC	Drink
ALIEN LAB - AREA 41 - 3.5G	Flowers
ALIEN LABS - BADDER FUELATO SAUCE - 1G 1/11 (15829)	Concentrate
ALIEN LABS - BADDER ZOOKIES SAUCE - 1G 1/11 (15828)	Concentrate
ALIEN LABS - PLANET DOSI - 3.5G 1/11 (15792)	Flowers
ALIEN LABS - SHERBACIO - 3.5G	Flowers
AUTHENTIC - CHAMPAGNE - 3.5G	Flowers
AUTHENTIC - COOKIES AND CHEM - 3.5G	Flowers
AUTHENTIC - DRAGONS BREATH - 3.5G 1/17 (21477)	Flowers
AUTHENTIC - PUNCH LINE - 3.5G	Flowers
AUTHENTIC - PURPLE DEMON - 3.5G	Flowers
AUTHENTIC - PURPLE PUNCH - 3.5G	Flowers
AUTHENTIC - SOUR SANDIA - 3.5G	Flowers
AUTHENTIC - SUNDAE TRUFFLE - 3.5G	Flowers
AUTHENTIC - WIFI X COOKIES - 3.5G	Flowers
BEEZLE - MEAT BREATH - 1G	Concentrate
BEEZLE - OGKB - 1G	Concentrate
BEEZLE - ORANGE FRUITY PEBBLES - 1G	Concentrate
BIC LIGHTER	Accessories
BIIIT - ASSORTED SOUR GUMMIES - 100MG 1/17 (19672)	Edible
BIIIT - BLACK CHERRY SOUR GUMMIES - 100MG	Edible
BIIIT - BLUE RASPBERRY SOUR GUMMIES - 100MG	Edible
BIIIT - GREEN APPLE SOUR GUMMIES - 100MG	Edible
BIIIT - STRAWBERRY SOUR GUMMIES - 100MG	Edible
BIIIT - WATERMELON SOUR GUMMIES - 100MG	Edible
BLASTED - ANIMAL COOKIES - 3.5G 1/24 (11687)	Flowers
BLASTED - CAKE BATTER - 3.5G 1/24 (11685)	Flowers
BLASTED - CAKE MONSTER - 3.5G 1/24 (11688)	Flowers
BLASTED - GAS HOUSE - 3.5G 1/11/20 (016131)	Flowers
BLASTED - KING LOUIS - 3.5G 1/24 (11689)	Flowers
BLASTED - MENTAL OG - 3.5G 1/24 (11686)	Flowers
BLASTED - SKYWALKER - 3.5G 1/11/20 (016133)	Flowers
BLASTED - TRIPLE OG - 3.5G 1/24 (11690)	Flowers
BLOOM - BATTERY	Battery
BLOOM - CHAMPAGNE KUSH - .5G	Vape
BLOOM - GSC - 1G	Vape
BLOOM - MAUIE WOWIE - 1G	Vape
BLOOM - PINEAPPLE EXPRESS - .5G	Vape
BLOOM - PINEAPPLE EXPRESS - 1G	Vape
BLOOM - SKYWALKER - 1G	Vape
CALIVA - ALIEN OG - 3.5G 1/17 (21475)	Flowers

STIIIZY

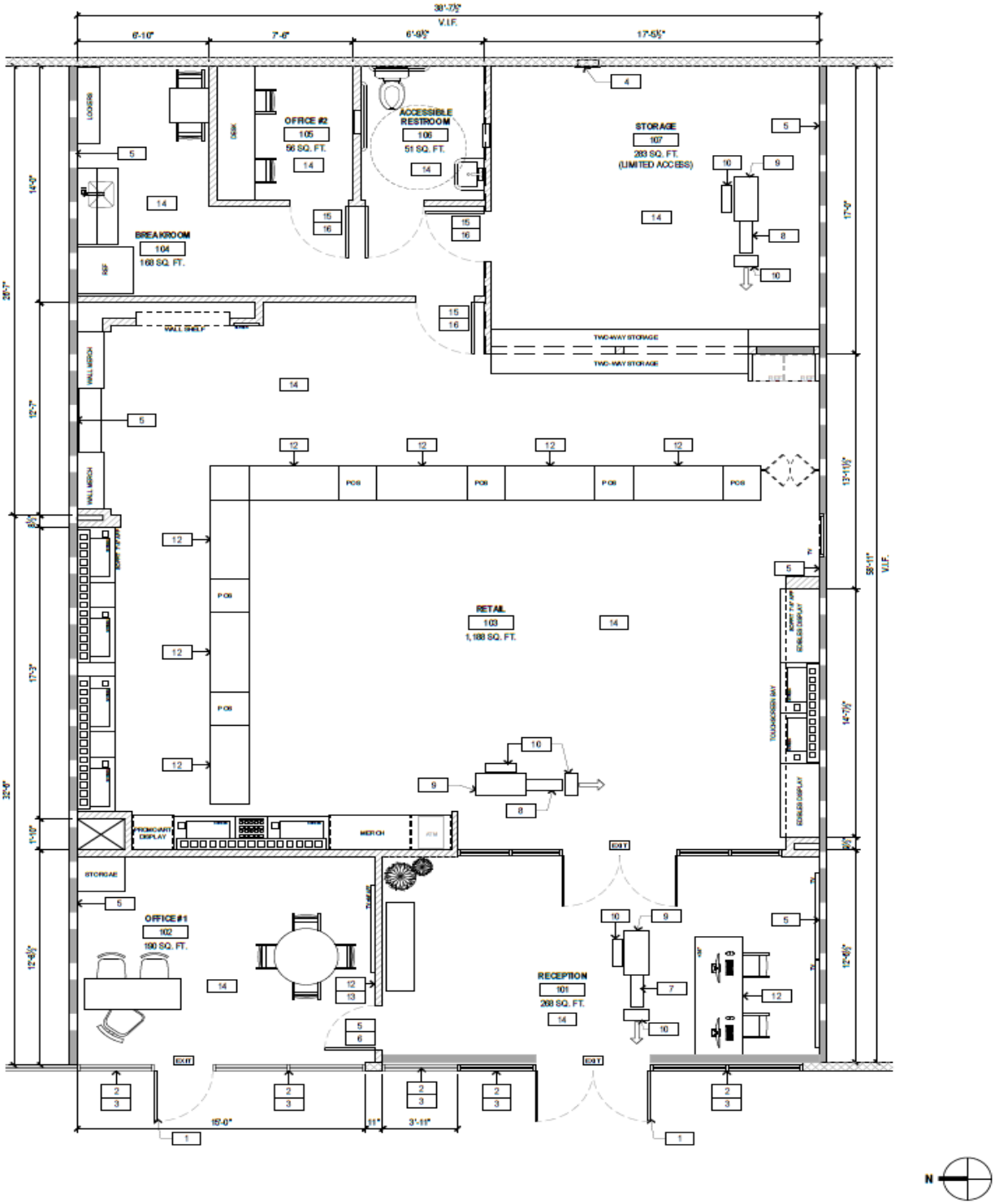
FLOOR PLAN

The following is the floor plan intended for STIIIZY Mission Trail. The Green Overlay demonstrates where customers are allowed, the Yellow Overlay shows where Employees and Staff are allowed, and the Red Overlay shows restricted access to only Management.



STIIIZY

The full-scale floor plan without shading and cameras below.



DELIVERY PROCEDURES

Delivery Service

STIIIZY Mission Trail will provide a safe and discreet cannabis delivery service to its verified customers as a complement to its storefront operations. The convenience of STIIIZY Mission Trail's delivery service will enable those customers who are unable to travel to STIIIZY Mission Trail's retail premises to still obtain the high-quality cannabis products they desire. **STIIIZY Mission Trail will not deliver cannabis or cannabis products to any location outside of California or to any location within California where the delivery of cannabis or cannabis products has been prohibited by the city or county**

Receiving Delivery Orders

Depending on customer preference, STIIIZY Mission Trail's customers will have the option to place delivery orders either by telephone or through STIIIZY Mission Trail's website. Regardless of the order method used, customers will be informed during the order process that their age and identity will be verified at the time of delivery and that order fulfillment is contingent upon their identity and age being confirmed.

Once a new delivery order is received, a Sales Associate will first confirm that the order complies with daily sales limits and can be legally processed. The Sales Associate will then check that all the desired inventory is in stock and that the order can be fulfilled in accordance with the customer's expectations. If any of the products requested in a delivery order are unavailable, the Sales Associate will use professional judgment to offer a suitable alternative to the customer. If all of the requested products are available, then the Sales Associate will process the order as requested by first documenting the customer's identifying information and checking the delivery address online to ensure that it is: (i) a physical address in California; (ii) not on publicly owned land or on land or in a building leased by a public agency; and (iii) not a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center in accordance with 16 CCR § 5416.

Delivery Order Processing

As part of order fulfillment, a Sales Associate will prepare a Delivery Request Receipt that contains the following information:

(i) STIIIZY Mission Trail's name and address;

(ii) The first name and employee number of the employee who will deliver the order;
(iii) The first name and employee number of the employee who will have prepared the order for delivery;
(iv) The first name and STIIIZY Mission Trail-assigned customer number for the customer who placed the delivery order;
(v) The date and time of the delivery order;
(vi) The delivery address provided by the ordering customer;
(vii) A detailed description of all the requested cannabis goods, including their weight, volume, or another accurate measure of the amount; and
(viii) The total amount paid for the delivery, including any taxes, fees, the cost of the cannabis goods, and any other charges related to the delivery.

The same Delivery Request Receipt will later be updated by the Delivery Employee to include the date and time the order was delivered, as well as the ordering customer's signature confirming their receipt of the order. The Sales Associate will also record this information in the customer's profile in the point-of-sale system, so that cannabis goods sold by STIIIZY Mission Trail can be tracked in the event of a product recall.

All ordered cannabis goods will be gathered from inventory storage by the Inventory Manager and he or she will visually inspect each product to ensure that it is not expired, that the packaging is intact and unopened, and that the product labeling is intact and legible. The Inventory Manager will then provide the items to the Sales Associate. The Sales Associate will either scan or manually document each item into the POS system. The following information will also be entered directly into Track-and Trace in accordance with 16 CCR § 5049(b):

(i) Name and type of cannabis goods;
(ii) Unique Identifiers (UID) of cannabis goods;
(iii) Amount of cannabis goods, by weight or count;
(iv) Date and time of sale; and
(v) Any other information required by licensing authorities.

To conclude order documentation, the Sales Associate will then add the ordered products to the delivery driver's Delivery Inventory Ledger, which will include for each good the: (i) type; (ii) brand; (iii) retail value; (iv) UID; and (v) weight or volume. All delivery orders will then be placed into opaque exit packages and will be provided to the Delivery Employee with copies of the corresponding Delivery Request Receipts and the Delivery Inventory Ledger in accordance with 16 CCR § 5418(e) & (g).

Delivery Vehicle Loading

When delivery vehicles are loaded for delivery, it will take place in STIIIZY Mission Trail's loading area. As pursuant to 16 CCR § 5044(d)(1), the delivery area will be under 24-hour video surveillance. Cannabis goods will be loaded into the enclosed delivery vehicle by delivery employees, who will ensure that all cannabis goods are locked in a fully-enclosed box, container, or cage that is secured on the inside of the vehicle (but is not comprised of any part of the body of the vehicle) that is not visible to the public in accordance with 16 CCR § 5417(b). STIIIZY Mission Trail's Pre-Dispatch Checklist will be used by delivery employees to ensure that all of the following items are in their possession and functioning properly prior to departure:

- Delivery Inventory Ledger
- Delivery Request Receipt
- Delivery Stop Log
- Copy of Business license
- Driver's license
- Employee identification badge
- Age verification device
- Mobile telephone
- GPS device
- Sufficient fuel
- Alarm system
- Inventory containers and locks
- Vehicle operator's manual
- Spare tire and jack

Completing a Delivery

When a Delivery Employee arrives at a customer's delivery address, he or she will first attempt to contact the ordering customer by knocking on his or her door or ringing the doorbell. If the ordering customer does not respond after a reasonable time, the Delivery Employee will return to the delivery vehicle and will attempt to call the customer using the telephone number the customer provided with the order. If there is still no response within 10 minutes of the Delivery Employee's first attempt to contact the customer ordering, he or she will return to the dispensary with the customer's entire order. If there is a response, the Delivery Employee will ensure that he or she is communicating with the customer who placed the order by checking the customer's appropriate identification and will scan the identification with an age verification device to confirm that the identification is valid and that the customer is of legal age to purchase cannabis in compliance with 16 CCR § 5415(f). After the customer's identity

and age have been verified, the Delivery Employee will process payment and will physically transfer the cannabis goods to the customer. The customer will then sign the Delivery Request Receipt provided by the Delivery Employee and will be provided with a copy of the receipt as required in 16 CCR § 5420(b). The Delivery Employee will also retain a copy of the signed Delivery Request Receipt to provide to management, who will maintain the receipt in accordance with STIIIZY Mission Trail's record retention policy and applicable rules and regulations as stated in 16 CCR § 5420(b).

Product Security During Transportation

Product security during transportation is a priority to STIIIZY Mission Trail, as it reduces the likelihood of product diversion and underage access. As such, STIIIZY Mission Trail will enforce the following policies, among others, to ensure that products remain secure throughout the delivery process in compliance with 16 CCR § 5418 (a-d):

- Delivery Employees will not carry cannabis goods worth more than $5,000 at any time.
- Only authorized employees will be allowed in the delivery vehicle during a cannabis goods delivery.
- While carrying cannabis goods for delivery, Delivery Employees will only travel in an enclosed delivery vehicle and will ensure the cannabis goods are not visible to the public.
- Delivery vehicles will not have any marking on the exterior of the vehicle that may indicate the presence of cannabis inside the vehicle.
- Delivery Employees will not leave cannabis goods unattended in the delivery vehicle unless the vehicle is locked and the alarm system is active.
- A dedicated GPS device will be affixed to the inside of each delivery vehicle, enabling STIIIZY Mission Trail to identify each vehicle's location during delivery.

NEIGHBORHOOD COMPATIBILITY PLAN

OUTREACH AND FEEDBACK

To mitigate nuisances on an ongoing basis, Stiiizy Mission Trail has provided multiple channels for giving feedback. Stiiizy Mission Trail has appointed Daysi Garcia to be the Community Liaison and posts her contact information, including her telephone number, on the front door of the facility. Stiiizy Mission Trails provides its customers information on the social media platforms and the website for receiving community feedback and encourage customers to submit concerns to us through these platforms as well as directly contacting Daysi. Our aim is to make neighbors feel comfortable enough to approach STIIIZY with any feedback or concern. Stiiizy Mission Trail will expeditiously attend to complaints as detailed in its complaint procedure below. Stiiizy Mission Trail's intention is to mitigate, address, and resolve complaints without the need of city intervention.

Stiiizy Mission Trail will also mitigate nuisances through its relationship with the police and the fire department.

As we have at our other locations, Stiiizy Mission Trail will proactively cooperate with the Wildomar Police if they are investigating a crime which occurred near our facility which we may have video recordings or other pertinent information about. Stiiizy Mission Trail will provide all video footage as requested by the Wildomar Police regardless of whether the incident directly involves Stiiizy Mission Trail or its customers or employees.

GOOD NEIGHBOR POLICY

The Stiiizy Mission Trail Good Neighbor Policy is posted at our store and available to our customers.

Residents living and working in the neighborhood have the right to enjoy a reasonable level of peace and quiet and our Good Neighbor Policy and complaint response procedures outlined above evidence our commitment to this belief.

STIIIZY's Good Neighbor Policy will dictate how customers should act on and around the premises. Displaying a courteous and respectful attitude always makes for better neighbor relations and a more positive experience for all community members. Disorderly conduct, public consumption of cannabis, rowdiness, loud music, or loitering is not consistent with STIIIZY's values. Those customers found in violation will not be permitted to return to the dispensary. STIIIZY's security and management will make sure customers adhere to the Good Neighbor Policy. STIIIZY will respond to complaints from neighbors when behavior occurs around the premises that is inconsistent with Good Neighbor Policy.

Please see the Good Neighbor Policy at the end of this section.

NUISANCE MANAGEMENT

Stiiizy Mission Trail has implemented proactive measures to manage the most common nuisances of noise, light, odor, and loitering.

NOISE

Stiiizy Mission Trail proactively manages noise at its premises. We understand that some dispensary operators are notorious for making noise. Sources of noise include loud music, broadcasted announcements, and unruly crowds gathered outside. Stiiizy Mission Trail has proactively addressed its operations to limit noise-generating activities.

Stiiizy Mission Trail ensures that sound is not detectable outside its premises. In accordance with WMC § 9.48.040, Stiiizy Mission Trail operations will not exceed 65 decibels when measured outside. Stiiizy Mission Trail has adopted

the following techniques to reduce sound. First, we will not utilize exterior speakers to broadcast music or to make announcements. Second, windows and doors are not left open during operating hours. Third, Stiiizy Mission Trail is built out with physical soundproofing as a courtesy to retail neighbors. Finally, security patrols the perimeter to verify noise is not detectable outside the premises.

LIGHT

Stiiizy Mission Trail incorporates light into all aspects of its operation to provide literal transparency to its business, allowing customers and staff to see clearly exactly what goes on in and around the sales area. A well-lit space is also vital for customer security. At the same time, light can bother neighbors, especially at night. Stiiizy Mission Trail has taken great care to utilize lighting that facilitates safety without imposing such a burden.

Stiiizy Mission Trail will ensure its lighting is not excessive, obtrusive, or misdirected. Stiiizy Mission Trail will proactively manage light in the following ways. First, we will not illuminate its interior premises when it is closed for business. Lighting necessary for security operations is the only exception. Second, Stiiizy Mission Trail will utilize shielded lighting on the exterior of its premises. Shielded lighting ensures that light only travels downward on the premises, not upward and outward towards neighbors. In addition, the outdoor lighting's intensity is only what is reasonably necessary for security purposes.

These light-control measures and the fact that we do not have any residential neighbors will ensure that light from Stiiizy Mission Trail's premises does not intrude onto its neighbors' properties.

ODOR

Cannabis odor can disrupt quality of life, lower property values, and may even exacerbate respiratory problems. Several factors contribute to cannabis odor, including but not limited to unqualified owners operating cannabis businesses, failure to install and maintain odor mitigation equipment, packaging cannabis goods on-site, and allowing on-site consumption. In order to preserve quality of life, Stiiizy Mission Trail proactively manages odors in several ways.

We will utilize one of the most comprehensive odor control programs in the industry. For example, Stiiizy Mission Trail has installed carbon filters on its premises to purify the air and employees regularly monitor the lifespan of and replace carbon filters as necessary to ensure the system is working properly. Stiiizy Mission Trail utilizes a negative air pressure system so that air is only disbursed out of the building after it has been cleaned by our carbon filtration system. Moreover, we will retain an environmental engineer to maintain its carbon filter system. In addition, Stiiizy Mission Trail only accepts and sells pre-packaged cannabis goods. It neither package cannabis goods on-site nor allows any consumption of cannabis goods on-site. The lack of raw packaging and consumption will substantially reduce odor-causing activities. Security monitors exterior odors while on patrol and employees document any instances of odor or odor complaints with the Odor Documentation Forms. Any neighbor complaints or instances of odor detected by security or employees will be immediately documented and remediated within 24 hours. If the odor cannot be remediated internally, engineers will be engaged within 24 hours to remediate the issue.

In short, STIIIZY Mission Trail's state of the art odor control system, its proactive protocols which requires employees to be vigilant about detecting odor, and our commitment to remediate any odor will ensure that odor does not negatively affect the neighborhood. To date, STIIIZY has not received a single complaint regarding odor associated with its stores.

LOITERING

As mentioned in our security description, Stiiizy Mission Trail has at least 2 security guards at the premises during operating hours and at least 1 security guard at the premises during non-operational hours. This extra security guard conducts perimeter walks around the exterior of the store and the public areas within its immediate vicinity to prevent loitering, illegal consumption of cannabis and other illegal activities around the store. Customers who have completed their purchase are also encouraged to leave the premises and not loiter in the parking area. Stiiizy Mission Trail displays prominent, visible signage to deter visitors from loitering or consuming intoxicating substances, such as alcohol and cannabis, on or near its premises. Specifically, Stiiizy Mission Trail has posted "No Loitering, Public Drinking, or Public Smoking/Consumption of Cannabis" signs both within and outside of the premises.

RESPONDING TO COMPLAINTS

Stiiizy Mission Trail takes complaints seriously. While we plan to take every measure to prevent any sources of complaints, if there are ever any complaints against Stiiizy Mission Trail, we will promptly and proactively resolve the matter. Stiiizy Mission Trail has adopted a comprehensive complaint resolution procedure. Stiiizy Mission Trail's complaint-resolution procedure will be as follows: (i) receive and record the complaint; (ii) investigate the complaint; (iii) record the result of the investigation and any resulting actions; (iv) follow up with and respond to the individual who made the complaint; and (v) use the information to improve existing procedures. STIIIZY has incorporated this model across all its locations with great success.

RECEIVING THE COMPLAINT

Stiiizy Mission Trail will provide multiple channels for receiving complaints, including a telephone number, our Community Liaison's contact information, an email address, physical mail, personal visits, and social media platforms. Such contact information will be posted on the front door of the facility so that people can easily contact us with any issues as well as posted on our Stiiizy Mission Trail website. Stiiizy Mission Trail will train employees in active listening. Employees will respond to complaints in a professional and compassionate demeanor. They will communicate to the person registering the complaint that Stiiizy Mission Trail takes all complaints seriously. As soon as Stiiizy Mission Trail receives a complaint, it will promptly enter the complaint into the complaint log which is maintained for at least 7 years and also emailed to the General Manager and Co-managers. An investigation will commence immediately.

INVESTIGATING THE COMPLAINT

The General Manager will be responsible for investigating all complaints. If the General Manager is unavailable, a Co-Manager will be equipped to obtain the appropriate information. Stiiizy Mission Trail will investigate complaints in a systematic fashion utilizing its Complaint Investigation Forms. Specific complaint investigation forms include noise, light, odor, and loitering. These forms require the General Manager or Co-Manager to request and record the following information during the complaint intake:

Noise	Light	Odor	Loitering
The details include: Date, type, and intensity of the noise; where the complainant was located when they heard the noise; where on the premises the	The details include: Time the light was observed; Which fixture produced the nuisance light;	The details include: Time, defining characteristics, intensity, and frequency of the perceived odor event. Also record the	The details include: Date and location of the loitering incident; details on whether any illegal activity was taking place; the interactions between

complainant believed the noise was coming from.	Where the complainant was located when the light was observed.	direction of the wind, if relevant, at the time of the complaint.	the security guard and the loiterer.

After receiving the basic information, the General Manager will investigate at the premises as soon as possible. The most important tools for investigating nuisance complaints involving light, odor, noise, or loitering are the General Manager's eyes, nose, and ears and listening very closely to the complainant. The General Manager will record their own perception of the intensity and character of the light, odor, noise, or loitering. The General Manager will also interview relevant employees about their perceptions. If necessary, the General Manager will review security footage relating to the incident to gather more information. While each complaint will require different investigation methods, the below methods are generally required to be followed during the investigation phase:

Noise	Light	Odor	Loitering
The General Manager will verify that noise levels are below 65 decibels; noise from the premises cannot be heard outside; doors and windows remain closed; and crowds are not loitering outside the dispensary premises.	The General Manager will investigate light sources to ensure bulbs are the proper wattage; verify light shields are facing downward and working properly; and follow up with property management if the complaint relates to lights maintained by the property owner.	The General Manager will investigate whether carbon filters are working properly and need to be changed; verify all windows and doors are appropriately sealed and maintenance logs are up to date; inspect the HVAC system to ensure it is expelling air correctly; and, if necessary, call an environmental engineer for support.	The General Manager will discuss with the security guard or the employee who witnessed the loitering, review exterior camera footage to analyze the loitering and implement strategies to prevent similar incidents in the future.

Once the cause of the complaint is identified, Stiiizy Mission Trail will take immediate action to rectify the situation and halt the condition relating to the complaint.

RECORDING THE RESULTS

The General Manager will document the conclusion of their investigation and recommendations of corrective actions. In addition, Stiiizy Mission Trail will record any corrective action taken in response to the complaint in its complaint log. Stiiizy Mission Trail will maintain a file of all complaints and outcomes in the course of its recordkeeping. The documentation will be clear enough that anybody reviewing the records can determine that a clear, well-reasoned, and diligent effort to resolve the complaint was undertaken. Records relating to complaints will be maintained for at least seven years.

FOLLOWING UP WITH COMPLAINANT

The General Manager will notify the complainant of the outcome of the investigation. If the complaint cannot be corroborated, the General Manager will notify the complainant the complaint was investigated and that no definite source was found. The General Manager will encourage the complainant to notify Stiiizy Mission Trail in the future if they observe unacceptable light, noise, odor, or loitering. The General Manger will also emphasize that notification should be made as soon as possible to enable Stiiizy Mission Trail to investigate and resolve the problem. At no point will any employee of Stiiizy Mission Trail downplay or trivialize the complaint even if the source of the complaint cannot be verified.

TAKING CORRECTIVE ACTION

If a complaint is substantiated, Stiiizy Mission Trail will implement a corrective action plan to ensure the conduct does not occur again. Corrective action may include, but is not limited to, revising policies and procedures, fixing lighting, HVAC or other equipment, training and retraining staff, and utilizing third-party experts.

PREMISES MANAGEMENT

Stiiizy Mission Trail's policies and procedures will provide for the restoration of any area defaced by graffiti either by painting over the area with a color matching the original design scheme or by removing the graffiti within 24 hours of an occurrence. Security guards and employees routinely check for graffiti and report any instances discovered to management, who will arrange for prompt repainting or removal. If Stiiizy Mission Trail is ever unable to restore a defaced exterior area through repainting or cleaning, management will promptly contact the City of Wildomar to arrange for graffiti removal and any necessary exterior repairs or restoration.

STIIIZY has invested considerable efforts in maintaining good relations with its neighbors, community, and local law enforcement and is committed to retaining its excellent reputation. For this reason, and to ensure maximum premises control and operational efficiency, routines have been established to ensure consistent and ongoing patrol of the premises, to monitor patrons' use of the facility, and to deter any unauthorized visitors from presenting a nuisance to Stiiizy Mission Trail's neighbors.

All Stiiizy Mission Trail staff are responsible for the internal and external appearance of its business, both in terms of physical presentation and brand image. As noted in the opening and closing procedures, staff ensure that litter around the premises is picked up at the beginning and end of each day. Stiiizy Mission Trail employees also sweep the area immediately in front of the storefront. Stiiizy Mission Trail utilizes property management to ensure the interior and exterior is cleaned daily. Stiiizy Mission Trail takes pride in its professional reputation and in retaining the enduring goodwill of neighboring tenants and property owners.

STIIIZY

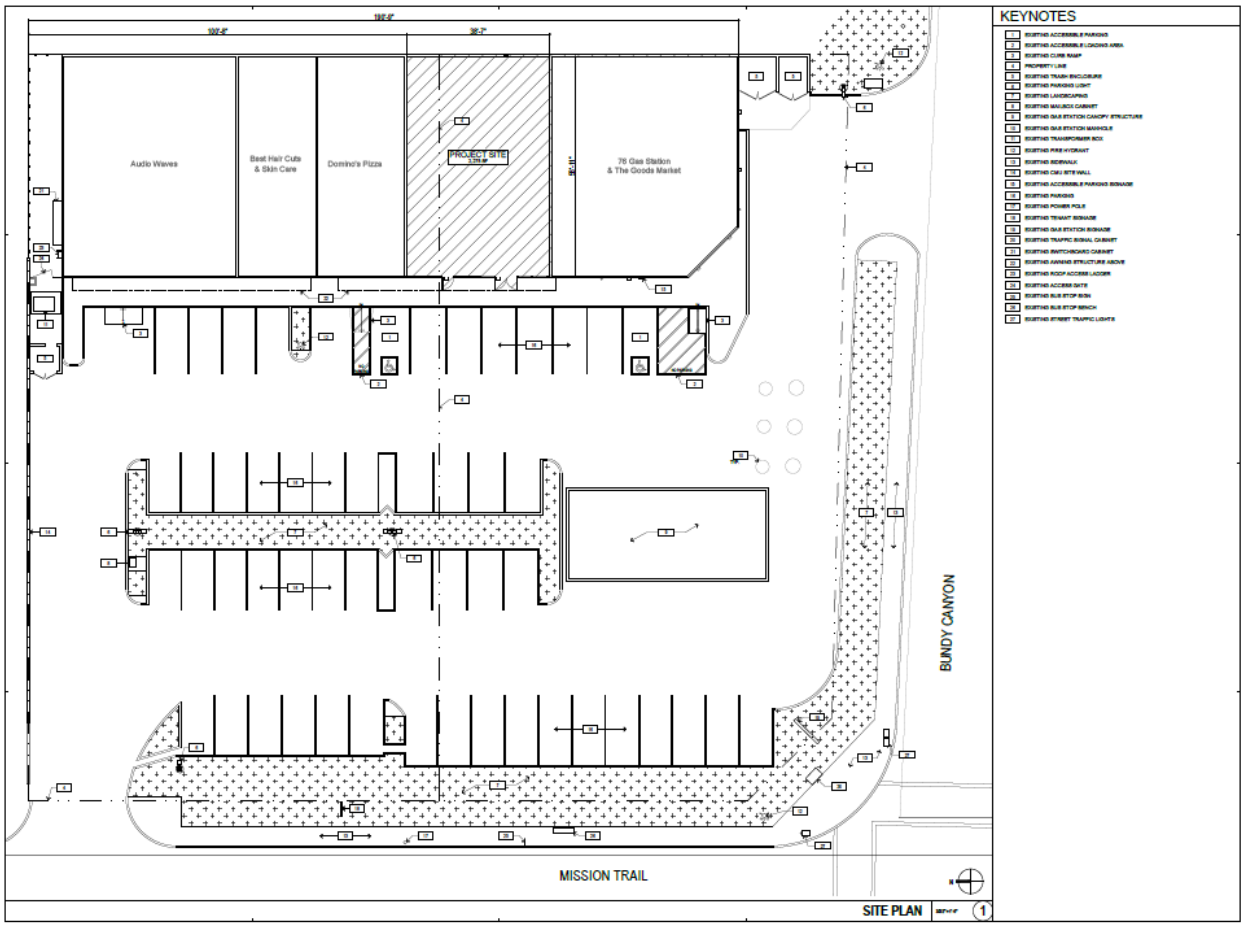
GOOD NEIGHBOR POLICY

1. Appoint a Community Outreach Director, whose name and phone number will be posted at the entryway of the facility and mailed or hand-delivered to businesses within a two-block radius. The Community Outreach Director, or an employee designated by the Community Outreach Director, will make reasonable efforts to proactively establish relationships with law enforcement and all neighbors so that they will have a point of contact within the organization they can reach at any time should questions, comments, concerns or problems arise. The Community Outreach Director will maintain a log of all complaints and suggestions from neighbors, and all complaints will be addressed in a timely manner.
2. At no time shall any of the following items be allowed on the Facility premise: (i) any controlled substance, other than cannabis; (ii) any paraphernalia used for the ingestion of any type of controlled substance, except for cannabis accessories for incidental retail sale to customers; (iii) alcoholic beverages; or (iv) firearms, except in strict compliance with federal, State, and County laws.
3. Ensure that all cannabis goods sold by STIIIZY Mission Trail are produced and transported by State licensed facilities in full conformance with the State and local regulations.
4. Not sell alcoholic beverages or tobacco at the Facility.
5. Prohibit the smoking, vaporization, ingestion, or consumption of alcohol, tobacco, or cannabis in any form at or within Facility. No employee shall be under the influence of alcohol or drugs (including cannabis) while on the premises.
6. Not distribute any form of advertising for physician recommendations for cannabis.
7. Provide outside lighting in a manner that illuminates the outside street and sidewalk areas and adjacent parking as appropriate, in accordance with Wildomar regulations.
8. In accordance with the Air Quality and Odor Control Plan detailed within our proposal, provide adequate and appropriate ventilation to prevent any significant noxious or offensive odors from escaping the premises.
9. Patrol the surrounding area to identify and immediately address any problems, including, but not limited to, noise, odor, cannabis consumption, and litter as well as maintain the premises, adjacent sidewalk and/or alley in a good, clean condition at all times. Any and all graffiti will be identified and promptly removed from the property and parking lots.
10. Prohibit patrons from double-parking around the premises.
11. Prohibit loitering in or around the premises.
12. Prohibit littering in or around the premises.
13. Prohibit the consumption of cannabis products in and around the premises.
14. Post notices on the premises that:
    a. Direct patrons to leave the establishment and neighborhood peaceful and in an orderly fashion.
    b. Direct patrons to not litter or block driveways.
    c. Advise individuals of the prohibition on loitering.
    d. Advise individuals that smoking of cannabis is prohibited in public places.
15. Ensure notices are clear, well-lit, prominently displayed and maintained at all public entrances to and exits from the establishment.
16. Secure the premises within 50 feet of any public entrance and exit.
17. Ensure the Facility shall be continuously maintained in a safe, clean, and orderly condition with twice daily litter pick-up within 100 feet of the premises. Such litter pick-up shall include inspections for graffiti, which shall be removed within 24 hours of detection.

PARKING ANALYSIS

Project Information

The proposed cannabis dispensary is located at 33980 Mission Trail, Suite A and B, in the City of Wildomar. The proposed business hours are 8:00 am to 9:45 pm daily. Our subject suite is approximately 2,500 square feet and is currently vacant. The proposed site provides a total of 52 parking spaces, including 3 accessible parking spaces. The site plan is shown in **Exhibit 1.**



Parking Analysis Plan

According to the City of Wildomar's Municipal Code (Section 17.188.03), the parking requirement for general retail, including neighborhood, community, and regional shopping centers is 5½ parking spaces per 1,000 square feet net leasable floor area.

The combined square footage of all suites at the proposed location is approximately 10,441 square feet. For our proposed suite, which is approximately 2,500 square feet, we are allocated 13.75 or 14 parking spaces based on 5 ½ parking spaces per 1,000 square feet net leasable floor area.

Summary

Parking for the proposed cannabis retail can be sufficiently accommodated by the existing parking capacity at the shopping center. No overflow onto adjacent roadways is expected. The site adequately provides 3 accessible spaces among a total of 52 parking spaces, meeting the ADA requirement set forth by the Americans with Disability Act of 1990.

PRELIMINARY TITLE REPORT

6345 BALBOA BLVD., BLDG. #4, STE. 285
ENCINO, CA 91316
PHONE NO. (800) 794-8094

MIDWEST TITLE LLC
1700 W BIG BEAVER ROAD, SUITE 350
TROY, MI 48084

TITLE OFFICER: RON BAUTISTA
E-MAIL: TITLEUNIT50@PROVIDENTTITLE.COM
ORDER NO.: 50071408

ATTN: DAVID NYKANEN

YOUR REFERENCE NO: 33980 MISSION TR

PROPERTY ADDRESS: 33980 MISSION TRAIL, WILDOMAR, CALIFORNIA 92595

PRELIMINARY REPORT

DATED AS OF NOVEMBER 27, 2024 AT 7:30 A.M.

PROVIDENT TITLE COMPANY, HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF THE DATE HEREOF, A FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSION FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT B ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.
PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN SCHEDULE B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS PRELIMINARY REPORT IS NOT TO BE CONSTRUED IN ANY MANNER AS AN ISSUANCE OF TITLE INSURANCE. APART FROM NOTIFICATION (INFORMATIONAL PURPOSES) IT DOES NOT OBLIGATE PROVIDENT TITLE COMPANY TO PROVIDE ANY INSURANCE OR PROTECTION OF TITLE MATTERS TO ANY PARTY WHICH, WITHOUT LIMITATIONS, INCLUDES THE RECIPIENT. ISSUANCE OF THIS PRELIMINARY REPORT DOES NOT GRANT ANY RIGHTS, REMEDIES OR PROTECTION TO ANY PARTY UNLESS PROVIDENT TITLE COMPANY ISSUES A FORMAL TITLE INSURANCE POLICY. PROVIDENT TITLE COMPANY IS RELEASED FROM ANY CLAIMS FOR RELIANCE, ESTOPPEL OR ANY OTHER CAUSES OF ACTION BY ANY PARTY UTILIZING THIS PRELIMINARY REPORT IN ANY TRANSACTION WHICH DOES NOT INCLUDE FINAL AND FORMAL TITLE INSURANCE ISSUED BY PROVIDENT TITLE COMPANY OR ANY OF ITS UNDERWRITERS.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

RON BAUTISTA
TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY (1990)
AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (2021)

ISSUED BY PROVIDENT TITLE COMPANY AS AGENT FOR:
FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   EDWIN E. MANSKE AND JANICE LEE MANSKE, AS TRUSTEES OF THE MANSKE REVOCABLE TRUST DATED NOVEMBER 2, 1992

3. THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 5335, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10, PAGE 39 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPT THE INTEREST AS CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 098502 OFFICIAL RECORDS.

A CERTIFICATE OF MERGER WAS RECORDED SEPTEMBER 23, 1988, AS INSTRUMENT NO. 276585, OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBER: 366-160-070

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2024-2025.

1ST INSTALLMENT:	$6,745.66 OPEN
DELINQUENT DATE:	DECEMBER 10, 2024
PENALTY:	$674.56
2ND INSTALLMENT:	$ 6,745.66 OPEN
DELINQUENT DATE:	APRIL 10, 2025
PENALTY:	$712.62
CODE NO.:	025-068
TAX PARCEL NO.:	366-160-070

B. SUPPLEMENTAL ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A.

SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS.

NOTE: THE MAP ATTACHED HERETO IS NEITHER A PLAT NOR A SURVEY, IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE HEREIN.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

2. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.

3. THE EFFECT OF A DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, AS SHOWN BY THAT CERTAIN DECLARATION DATED JUNE 18, 1934, AND RECORDED JUNE 20, 1934, IN **BOOK 176, PAGE 293**, OF OFFICIAL RECORDS, WHEREIN SAID WATER COMPANY DECLARES ITSELF TO BE THE OWNER OF 600 MINERS INCHES CONSTANT FLOW OF UNDERGROUND WATER SUPPLY UNDERLYING THE PROPERRTY HEREIN DESCRIBED AND OTHER PROPERTY. SAID DECLARATION OF OWNERSHIP OF UNDERGROUND WATER RIGHTS BEING SUBJECT TO THE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER THEREFROM TO THE EXTENT THAT THE USE OF SAID WATER MAY BE NECESSARY FOR SAID OWNERS OF SAID OVERLYING LANDS.

4. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID **TRACT**.
   AFFECTS: WEST LINE AND SOUTH LINE EXCEPT FOR ONE 30 FOOT OPENING ON THE SOUTH LINE

   SAID LAND HOWEVER, ABUTS UPON A PUBLIC THOROUGHFARE OTHER THAN REFERRED TO ABOVE OVER WHICH RIGHTS OF VEHICULAR INGRESS AND EGRESS HAVE NOT BEEN RELINQUISHED.

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   PURPOSE: PUBLIC UTILITIES
   AFFECTS: THE NORTHERLY 9 FEET OF THE WESTERLY 140 FEET OF PARCEL 1
   RECORDED: **FEBRUARY 24, 1989, AS INSTRUMENT NO. 057920**, OFFICIAL RECORDS

6. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT,
   RECORDED: **AUGUST 5, 1999 AS INSTRUMENT NO. 351785** OFFICIAL RECORDS
   REDEVELOPMENT AGENCY: LAKELAND VILLAGE/WILDOMAR SUB-AREA

7. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS, AND PROVISIONS AS SET FORTH THEREIN, AS DISCLOSED BY INSPECTION AND/OR INVESTIGATION.
   LESSEE: 33982 - CIRCLE K/76 GAS
   33982A/B - LAKE ELSINORE VIDEO
   C - DOMINO'S PIZZA
   D - THE CALIFORNIA
   E/F – VACANT

8. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY.
   DATED: NOTICE
   EXECUTED BY: MANSKE REVOLABLE TRUST
   RECORDED: **JULY 31, 2001 AS INSTRUMENT NO. 2001-357785** OFFICIAL RECORDS
   PARTY NAMED: JOSE MANUEL VELAZQUEZ
   PURPORTED INTEREST: LESSEE

9. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY.
   DATED: NOTICE OF NON-RESPONSIBILITY
   EXECUTED BY: THE MANSKE REVOCABLE TRUST DATED 11-02-1992
   RECORDED: **SEPTEMBER 02, 2015 AS INSTRUMENT NO. 2015-0392796**
   PARTY NAMED: RAJA SYRIANI
   PURPORTED INTEREST: LESSEE

10. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY.

DATED:	NOTICE OF NON-RESPONSIBILITY
EXECUTED BY:	THE MANSKE REVOCABLE TRUST DATED 11-02-1992
RECORDED:	**SEPTEMBER 08, 2021 AS INSTRUMENT NO. 2021-0534748**
PARTY NAMED:	MACY NEWELL & TOMMY NHAN LE (CULTURE HOLDINGS OF WILDOMAR)
PURPORTED INTEREST:	LESSEE

11. OUR EXAMINATION OF RECORD TITLE TO THE HEREIN DESCRIBED LAND DOES NOT DISCLOSE ANY EXISTING LOANS. WE THEREFORE REQUEST A COPY OF THE OWNERS DISCLOSURE STATEMENT WITH REFERENCE TO EXISTING ENCUMBRANCES TO RECONFIRM OUR FINDINGS.

12. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO IN THE VESTING PORTION OF SCHEDULE A IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, AS DISCLOSED BY INSPECTION AND INVESTIGATION.

    THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.

END OF SCHEDULE B

NOTES AND REQUIREMENTS

FOR OUR WIRING INSTRUCTIONS PLEASE CONTACT THE TITLE UNIT

SPECIAL NOTE: THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAT THE AMOUNT, IF ANY SET FORTH IN THE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY BY THE PARTIES.

SPECIAL NOTE: IF A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT OR ASSOCIATION PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT OR DEED TO ANY PERSON, CALIFORNIA LAW REQUIRES THAT THE DOCUMENT PROVIDED SHALL INCLUDE A STATEMENT REGARDING ANY UNLAWFUL RESTRICTIONS. SAID STATEMENT IS TO BE IN AT LEAST 14-POINT BOLD FACER TYPE AND MAY BE STAMPED ON THE FIRST PAGE OF ANY DOCUMENT PROVIDED OR INCLUDED AS A COVER PAGE ATTACHED TO THE REQUESTED DOCUMENT. SHOULD A PARTY TO THIS TRANSACTION REQUEST A COPY OF ANY DOCUMENT REPORTED HEREIN THAT FITS THIS CATEGORY, THE STATEMENT IS TO BE INCLUDED IN THE MANNER DESCRIBED.

SPECIAL NOTE: CALIFORNIA REVENUE AND TAXATION CODE SECTION 18662, EFFECTIVE JANUARY 1, 1994 AND BY AMENDMENT EFFECTIVE JANUARY 1, 2003, PROVIDES THAT THE SELLER IN ALL SALES OF CALIFORNIA REAL ESTATE MAY BE REQUIRED TO WITHHOLD 3 AND 1/3RD % OF THE TOTAL SALES PRICE A CALIFORNIA STATE INCOME TAX, SUBJECT TO THE VARIOUS PROVISIONS OF THE LAW AS THEREIN CONTAINED.

SPECIAL NOTE: UNLESS OTHERWISE DIRECTED IN WRITING, PROVIDENT TITLE COMPANY AUTOMATICALLY ISSUES **THE ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (2-03-10)** ON ALL QUALIFIED RESIDENTIAL PROPERTY SALE TRANSACTIONS.

SPECIAL NOTE: THE ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (1-1-08) CONTAINS EXCEPTIONS AS TO OFF RECORD MATTERS IN ADDITION TO SPECIFIC DEDUCTIBLE AMOUNTS AND SPECIFIC LIABILITY MAXIMUMS FOR COVERED RISKS OF SAID POLICY THAT HAVE BEEN FILED AND APPROVED BY THE VARIOUS DEPARTMENTS OF INSURANCE WHERE THE FORMS HAVE BEEN FILED. PLEASE CONSULT WITH YOUR ESCROW OR TITLE OFFICER IF YOU HAVE QUESTIONS REGARDING THE POLICY.

Note No. 1: YOUR ORDER FOR TITLE WORK CALLS FOR A SEARCH OF PROPERTY THAT IS IDENTIFIED BY A STREET ADDRESS ONLY OR BY SUCH OTHER UNCONFIRMED DATA. BASED ON OUR RECORDS, WE BELIEVE THAT THE LAND DESCRIPTION AND ITS OWNERSHIP IN THIS REPORT REPRESENTS THE PARCEL THAT YOU REQUESTED.

IN ORDER TO PREVENT COSTLY ERRORS AND TO BE CERTAIN THAT THE CORRECT PARCEL OF LAND IS BEING CONSIDERED, WE REQUIRE THAT WRITTEN APPROVAL OF THE LEGAL DESCRIPTION AND THE VESTING IN THIS REPORT BE SENT TO US. IF WE DO NOT RECEIVE SUCH CONFIRMATION BEFORE CLOSE OF ESCROW, WE WILL CONSIDER THIS DEEMED APPROVAL OF THE DESCRIPTION AND OWNERSHIP OF SAID LAND AS SHOWN IN OUR REPORT.

Note No. 2: WE WILL REQUIRE A STATEMENT OF INFORMATION FROM THE PARTIES NAMED BELOW IN ORDER TO COMPLETE THIS REPORT, BASED ON THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES, OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON.

PARTIES: ALL PARTIES

Note No. 3: THIS COMPANY WILL REQUIRE A COPY OF THE TRUST INSTRUMENT CREATING THE TRUST AND ALL AMENDMENTS THERETO OF THE ENTITY **SHOWN IN THE VESTING PORTION OF SCHEDULE A**, TOGETHER WITH A WRITTEN VERIFICATION BY ALL TRUSTEES THAT THE COPY OF THE TRUST IS A TRUE AND CORRECT COPY OF THE TRUST, AS IT MAY HAVE BEEN AMENDED, THAT IT IS IN FULL FORCE AND EFFECT AND THAT IT HAS NOT BEEN REVOKED OR TERMINATED.

Note No. 4: THE REQUIREMENT THAT NAMED AS VESTEE(S) EXECUTE THE ENCLOSED **AFFIDAVIT OF NO MORTGAGE OR DEED OF TRUST** IN THE PRESENCE OF A NOTARY PUBLIC KNOWN TO PROVIDENT TITLE COMPANY AND RETURN SAME TO THIS OFFICE PRIOR TO ISSUANCE OF ANY POLICY OF TITLE INSURANCE BY THIS COMPANY.

CERTIFICATION OF TRUST
PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5
IMPORTANT: THIS CERTIFICATION OF TRUST MUST BE FULLY COMPLETED

I/WE,

_____
(Name of Trustee(s))

Trustee(s) of the

_____,
(Name of Trust)

dated _____, am/are providing the information set forth below at the request of PROVIDENT TITLE COMPANY, and its underwriter, (hereafter collectively called "Company").

WHEREAS, Company has been requested to issue a title insurance policy on the real property described in Schedule "A" of the Preliminary Report or Commitment issued under order number **50071408;** and

WHEREAS, Company has determined that information concerning the Trust is necessary to ascertain whether Company will be able to issue the requested policy of title insurance;

THEREFORE, acting in my/our capacity as Trustee(s) of the Trust, I/we hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The Trust identification number (SSN or employer Tax ID) is: _____

2. The Settlor(s) of the Trust is/are: _____

   _____

3. The current active Trustee(s) of the Trust is/are _____

   _____

4. As set out in the Trust, the powers of the Trustee(s) include: (check all that apply)
   __ The power to sell, convey and grant trust property.
   __ The power to hypothecate (borrow money and encumber/lien trust property).

5. As set out in the Trust, are all currently active Trustee(s) required to execute documents when exercising the powers set forth above? (circle one) YES NO

6. As set out in the Trust, the Trust is: (check the appropriate box)
   __ Revocable __ Irrevocable

7. If the Trust is revocable, the name(s) of the person(s) identified as having power to revoke the Trust is/are:
   _____

8. The Trust and the individual named Settlor(s) do not have any liens or money judgments pending, filed and/or recorded against them.

9. The Trust and/or the individually named Settlor(s) are not aware of any threatened, pending, or filed lawsuits nor have it/they settled any lawsuits within the three (3) calendar years immediately preceding the signing of this Certification.

10. By signing below, the undersigned Trustee(s) affirm that the Trust is in full force and effect and has not been revoked or terminated; in addition, the Trust has not been modified or amended in any manner which would cause the representations set forth herein to be incorrect.

11. Is this Certification of Trust being executed by all currently active Trustees of the Trust? (circle one)
    YES NO (*If "NO",* please explain) _____

    _____

12. Are there any living persons or entities named as Trustee in the Trust who are not "currently active Trustees"? (circle one)
    YES NO ? (If "YES," identify by name and explain why) _____

    _____

13. The undersigned Trustees acknowledge and understand that Company may require additional information, including copies and/or excerpts of the Trust and any amendments, when necessary, in order to make an insurance determination.

14. The undersigned Trustee(s) state to the best of his/her/their knowledge, that there are no claims, challenges of any kind, *and/or* alleged causes of action, contesting or questioning the validity of the Trust or the Trustee(s) authority to act on behalf of the Trust.

PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS IN THIS CERTIFICATION BEFORE SIGNING. THE TRUSTEE(S) HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION IS TRUE AND CORRECT. IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS CERTIFICATION, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING. THE TRUSTEE(S) UNDERSTAND THAT COMPANY MAY DECIDE NOT TO PROVIDE THE REQUESTED TITLE INSURANCE DESPITE THE INFORMATION AND AFFIRMATIONS CONTAINED HEREIN.

_____	_____
(Signature of Trustee)	(Signature of Trustee)
_____	_____
(Print Trustee Name)	(Print Trustee Name)
Date Signed: _____	Date Signed: _____
_____	_____
(Signature of Trustee)	(Signature of Trustee)
_____	_____
(Print Trustee Name)	(Print Trustee Name)
Date Signed: _____	Date Signed: _____

A notary public or other officer completing this certificate verifies only the Identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document

STATE OF _____ }
} SS.
COUNTY OF _____ }

On _____, before me, _____, personally appeared

_____

who proved to be on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the Instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(This area for official notarial seal)

WITNESS my hand and official seal.

Signature: _____

THIS AFFIDAVIT, WHEN COMPLETED, IS TO BE SIGNED AND NOTARIZED BEFORE RETURNING. BE SURE TO COMPLETE ALL THE REQUESTED INFORMATION TO ENABLE THIS COMPANY TO PROPERLY PROCESS THE TRANSACTION PRESENTLY PENDING.

AFFIDAVIT OF NO MORTGAGE OR DEED OF TRUST

_____ EACH FOR HIMSELF AND/OR HERSELF, DECLARE: THAT TO MY/OUR PERSONAL KNOWLEDGE THERE ARE NO ENCUMBRANCES IN THE FORM OF A MORTGAGE OR DEED OF TRUST AGAINST THE PROPERTY IN THIS TRANSACTION.

THAT THIS DECLARATION IS MADE FOR THE PROTECTION OF ALL PARTIES TO THIS TRANSACTION AND PARTICULARLY FOR THE BENEFIT OF **PROVIDENT TITLE COMPANY**, WHICH IS ABOUT TO CAUSE TO BE INSURED THE TITLE TO SAID PROPERTY IN RELIANCE THEREON, AND ANY OTHER TITLE COMPANY WHICH MAY HEREAFTER INSURE THE TITLE TO SAID PROPERTY;

THAT I/WE WILL TESTIFY, DECLARE, DEPOSE, OR CERTIFY BEFORE ANY COMPETENT TRIBUNAL, OFFICER, OR PERSON, IN ANY CASE NOW PENDING OR WHICH MAY HEREAFTER BE INSTITUTED, TO THE TRUTH OF THE PARTICULAR FACTS HEREINABOVE SET FORTH.

SELLER(S)/OWNER(S) SIGNATURE:

_____ _____ _____

PROPERTY ADDRESS:

_____ DATE: _____

_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) SS.
County of _____)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,
_____ by _____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature_____

6345 BALBOA BLVD., BLDG. #4, STE. 285
ENCINO, CA 91316
PHONE NO. (800) 794-8094

LENDERS SUPPLEMENTAL REPORT

(SET LENDER)

CA

ATTENTION:

YOUR NO.

OUR NO. 50071408

THE REFERENCED REPORT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED AND/OR SUPPLEMENTED IN ORDER TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY AS FOLLOWS:

1. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.

2. THERE IS LOCATED ON SAID LAND COMMERCIAL BUILDING
KNOWN AS 33980 MISSION TRAIL, WILDOMAR, CALIFORNIA 92595

3. THERE ARE NO CONVEYANCES AFFECTING SAID LAND RECORDED WITHIN TWENTY FOUR (24) MONTHS OF THE DATE OF THIS REPORT.

EXHIBIT "A"

PARCELS 1 AND 2 OF PARCEL MAP NO. 5335, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10, PAGE 39 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPT THE INTEREST AS CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 098502 OFFICIAL RECORDS.

A CERTIFICATE OF MERGER WAS RECORDED SEPTEMBER 23, 1988, AS INSTRUMENT NO. 276585, OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBER: 366-160-070

366-16 (19-34 / 19-34)

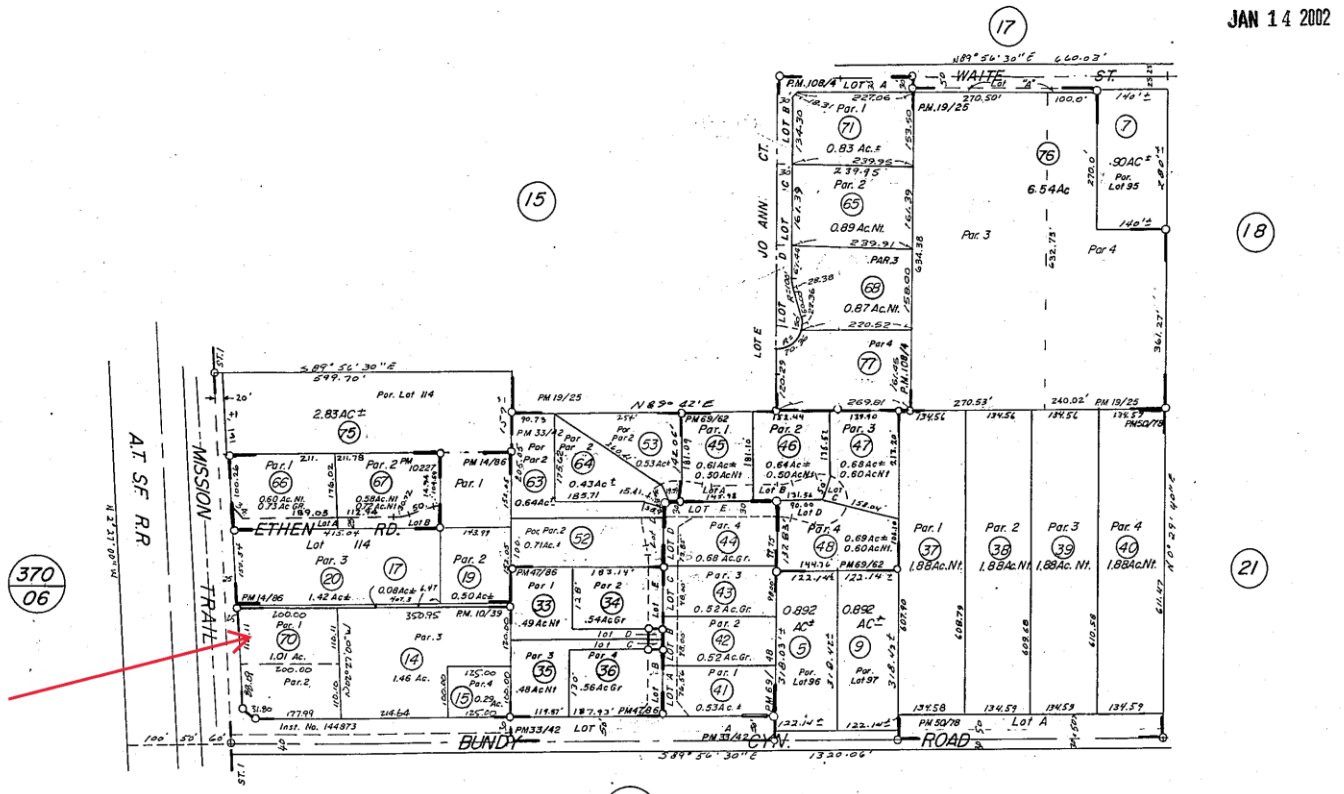
T.R.A. 065-141

POR. S1/2 SEC.22, T.6S., R.4W.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

JAN 14 2002

1" = 200



DATE	OLD NO.	NEW NO.
6/89	69	72-73
8/89	1	74, ST.
9/90	74, 18	75
"	24, 25	76
12/01	72-73	77

DATE	OLD No.	NEW No.
12/73	6	10
2/74	3	11
2/74	11	12-15
11/74	2	16, 17, ST
"	14	18-21
11/75	140-10 150-23	22
	22	23-28 150-23,26
10/76	4	26, 27
5-77	26, 27	28
"	28	29-32
5/78	29	33-36
9/78	8	37-40
9/79	32	41-44
9/79	31	45-48
3/81	30	49, 50
12/81	49	51, 52
2/82	50	53
"	51	54
10-82	23	55-58
"	160-26	59-62
5-84	54	63, 64
3/87	36, 60	65
"	21	66-67
4/87	57, 61	68
9/88	58, 62	69
10/88	12, 13	70
3/89	55, 59	71

P.M. 108/4 Parcel Map 18285 PM 54/18 Parcel Map 10227
P.M 33/42 Parcel Map 8771
MB 10/58-75 Sedco Tract NO. 1
PM 10/39 Parcel 5335
P.M 19/25 Parcel Map 6732

Data: INST. No. 144873
MERG. 512, PM 54/17, RS 105/47-59
" 650
" 648

P.M. 14/86 Parcel Map 5929
P.M. 69/62 Parcel Map 11,686
P.M. 69/48 Parcel Map 11,506
PM 47/86 Parcel Map 10270
PM 50/78 Parcel Map 9894

ASSESSOR'S MAP BK 366 PG 16
RIVERSIDE COUNTY, CALIF.

PROVIDENT TITLE COMPANY
GLBA PRIVACY NOTICE

This GLBA Privacy Notice explains how Provident Title Company ("Provident") collects, uses, and protects personal information, when and to whom Provident discloses such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all, sharing of their personal information. Please read this GLBA Privacy Notice carefully to understand how Provident uses your personal information.

The types of personal information Provident collects and shares depends on the product or service you have requested.

Provident may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online Internet Protocol (IP) address if accessing company websites, email address, account name, unique online identifier, Social Security number, driver's license number, passport number, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Name, signature, Social Security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Provident may collect personal information about you from:

1. Publicly available information from government records;

2. Information Provident receives directly from you or your agent(s), such as your lender or real estate broker;

3. Information about your transactions with Provident; and

4. Information Provident receives from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Provident may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.

2. To improve our products and services.

3. To communicate with you about our products and services.

Provident may use or disclose the personal information Provident collects for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided;

b. To provide, support, personalize, and develop our website, products, and services;

c. To create, maintain, customize, and secure your account with Provident;

d. To process your requests, purchases, transactions, and payments and prevent transactional fraud;

e. To prevent and/or process claims;

f. To assist third party vendors/service providers who complete transactions or perform services on Provident's behalf pursuant to valid service provider agreements;

g. As necessary or appropriate to protect the rights, property, or safety of Provident, our customers or others;

h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses;

i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business;

j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations;

k. Auditing for compliance with federal and state laws, rules, and regulations; and

l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, and processing payments.

Provident will not collect additional categories of personal information or use the personal information Provident collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Non-Affiliated Third Parties

Provident does not sell your personal information to non-affiliated third parties. Provident may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Provident does not disclose your personal information to a non-affiliated third party for a business purpose.

Link to Privacy Notice

Provident's GLBA Privacy Notice can be found on our website at https://providenttitle.com/privacy-notice-glba/.

PROVIDENT TITLE COMPANY
CCPA & CPRA PRIVACY NOTICE

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Provident Title Company ("Provident") is providing this Privacy Notice at Collection for California Residents ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Provident's existing GLBA Privacy Notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA. All terms defined in the CCPA & CPRA have the same meaning when used in this CCPA & CPRA Notice.

Personal and Sensitive Personal Information Provident Collects

Specifically, Provident has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code A§ 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	NO
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	NO
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as: fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	NO
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	NO
G. Geolocation data.	Physical location or movements.	NO
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	NO

I. Professional or employment-related information.	Current or past job history or performance evaluations.	NO
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as: grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	NO
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	NO

Provident obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Provident's website or other applications.
- From third parties that interact with Provident in connection with the services Provident provides.

Personal and Sensitive Personal Information Provident May Collect That Is Excluded from Protection

The following types of information may have been collected by Provident and is not subject to protection under this CCPA & CPRA Notice:

- Publicly available information from government records;
- Deidentified or aggregated consumer information;
- Health or medical information covered by the Health Insurance Portability and Accountability Act of 1996 (HIIPA) and the California Confidentiality of Medical Information Act (CMIA) or clinical trial data; or
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Use of Personal and Sensitive Personal Information

Provident may use or disclose the personal or sensitive information Provident collects for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided;

b. To provide, support, personalize, and develop our website, products, and services;

c. To create, maintain, customize, and secure your account with Provident;

d. To process your requests, purchases, transactions, and payments and prevent transactional fraud;

e. To prevent and/or process claims;

f. To assist third party vendors/service providers who complete transactions or perform services on Provident's behalf pursuant to valid service provider agreements;

g. As necessary or appropriate to protect the rights, property, or safety of Provident, our customers or others;

h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses;

i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business;

j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations;

k. Auditing for compliance with federal and state laws, rules, and regulations; or

l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, and processing payments.

Provident will not collect additional categories of personal or sensitive information or use the personal or sensitive information Provident collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Non-Affiliated Third Parties

Provident does not sell your personal information to non-affiliated third parties. Provident may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Provident does not disclose your personal information to a non-affiliated third party for a business purpose.

Your Rights Under CCPA

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Provident disclose certain information to you about our collection and use of your personal information over the past twelve (12) months. Once Provident receives and confirms your verifiable consumer request, Provident will disclose to you:

- The categories of personal information Provident collected about you;
- The categories of sources for the personal information Provident collected about you;
- Provident's business or commercial purpose for collecting that personal information;
- The categories of third parties with whom Provident shares that personal information;
- The specific pieces of personal information Provident collected about you (also called a data portability request); and
- If Provident disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Provident delete any of your personal information Provident collected from you and retained, subject to certain exceptions. Once Provident receives and confirms your verifiable consumer request, Provident will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Provident may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which Provident collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you;

2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities;

3. Debug products to identify and repair errors that impair existing intended functionality;

4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law;

5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code A§ 1546 *seq.*);

6. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us;

7. Comply with a legal obligation; or

8. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Your Rights Under CPRA

CPRA expands upon your consumer rights and protections offered by the CCPA. This section describes your CPRA rights and explains how to exercise those rights.

Opt-Out of Information Sharing and Selling

Provident does not share or sell information to third parties as the terms are defined under the CCPA and CPRA. Provident only shares your personal information as commercially necessary and in accordance with this CCPA & CPRA Notice.

Correction of Inaccurate Information

You have the right to request that Provident correct any inaccurate information maintained about you.

Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA, is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

To exercise the access, data portability, deletion, opt-out, correction, or limitation rights described above, please submit a verifiable consumer request to us by the available means provided below:

Phone: Toll Free at (800) 794-8094

Website: https://providenttitle.com/contact-us/

Email: info@providenttitle.com

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Provident through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a twelve (12) month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom Provident collected personal information or an authorized representative; and
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Provident cannot respond to your request or provide you with personal information if Provident cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Provident.

Response Timing and Format

Provident endeavors to respond to a verifiable consumer request within forty-five (45) days of its receipt. If Provident requires more time (up to an additional forty-five (45) days), Provident will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures Provident provides will only cover the twelve (12) month period preceding the verifiable consumer request's receipt. The response Provident provides will also explain the reasons Provident cannot comply with a request, if applicable. For data portability requests, Provident will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Provident does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If Provident determine that the request warrants a fee, Provident will tell you why Provident made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Provident will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, Provident will not:

- Deny you goods or services;
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties;
- Provide you a different level or quality of goods or services; or
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. Provident will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, Provident will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA & CPRA Notice

Provident reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When Provident makes changes to this CCPA & CPRA Notice, Provident will post the updated Notice on Provident's website and update the Notice's effective date.

Link to Privacy Notice

Provident's CCPA & CPRA Privacy Notice can be found on our website at https://providenttitle.com/privacy-notice-ccpa/.

Contact Information

If you have questions or comments about this notice, the ways in which Provident collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at (800) 794-8094

Website: https://providenttitle.com/contact-us/

Email: info@providenttitle.com

Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at https://www.firstam.com/privacy-policy/, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found here.

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; and (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your personal information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

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International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit https://www.firstam.com/privacy-policy/.

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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Exhibit B (Revised 11-04-22)

CALIFORNIA LAND TITLE ASSOCIATION

STANDARD COVERAGE POLICY – 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

   i. the occupancy, use, or enjoyment of the Land;

   ii. the character, dimensions, or location of any improvement on the Land;

   iii. the subdivision of land; or

   iv. environmental remediation or protection.

   b. any governmental forfeiture, police, or regulatory, or national security power.

   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.

2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

   a. created, suffered, assumed, or agreed to by You;

   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;

   c. resulting in no loss or damage to You;

   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or

   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.

4. Lack of a right:

   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and

   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.

5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:

   a. fraudulent conveyance or fraudulent transfer;

   b. voidable transfer under the Uniform Voidable Transactions Act; or

   c. preferential transfer:

      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or

      ii. for any other reason not stated in Covered Risk 30.

7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.

9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.

10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$5,000.00

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2021 ALTA LOAN POLICY (07-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

i. the occupancy, use, or enjoyment of the Land;

ii. the character, dimensions, or location of any improvement on the Land;

iii. the subdivision of land; or

iv. environmental remediation or protection.

b. any governmental forfeiture, police, regulatory, or national security power.

c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

a. created, suffered, assumed, or agreed to by the Insured Claimant;

b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

c. resulting in no loss or damage to the Insured Claimant;

d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:

a. fraudulent conveyance or fraudulent transfer;

b. voidable transfer under the Uniform Voidable Transactions Act; or

c. preferential transfer:

i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or

ii. for any other reason not stated in Covered Risk 13.b.

7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.

8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.

9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exceptions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or rights to a lien for services, labor, material not shown by the Public Records.

AERIAL PHOTOGRAPH

33930
122
658

CONFIRMATION OF NON -CANNABIS INFUSED FOOD PRODUCTS

Dec 16th, 2024

City of Wildomar Planning Department
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

To whom it may concern:

We, Edwin and Janice Manske, the property owners and authorized signatories of The Manske Revocable Trust, owner of the real property at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595, do confirm to the City of Wildomar that 33980 Mission Trail, Ste # A and B, Wildomar, CA 92595 is not currently permitted by the State of California or County of Riverside for the production of non-cannabis infused food products.

Sincerely,

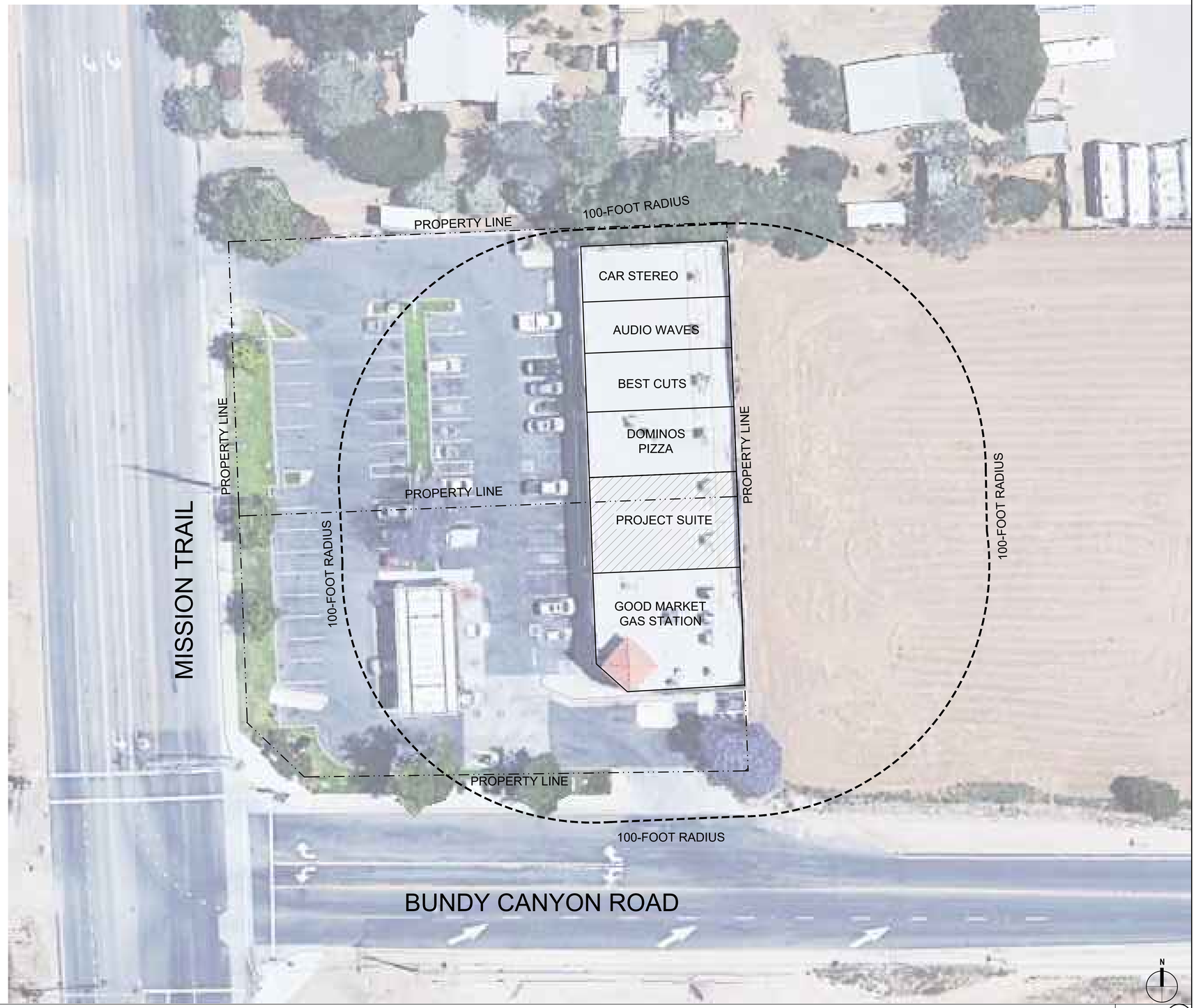
Edwin E Manske 1-7-25

Edwin E Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

Janice Lee Manske 1-7-25

Janice Lee Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

100 ft RADIUS MAP - RESIDENCES



100-FOOT RADIUS MAP 1"=20'-0" 1

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 100 FEET: TO ANY RESIDENTIAL USE AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

HESTIA ATELIER
DESIGN + ARCHITECTURE
3 PETERS CANYON RD. STE 110
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
RICHARD I. BRADY
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY
33980 MISSION TRAIL
WILDOMAR, CA 92595

100- FOOT RADIUS MAP

Project Number:
Plan Check Number:

2024-12-09	CUP SUBMITTAL

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET

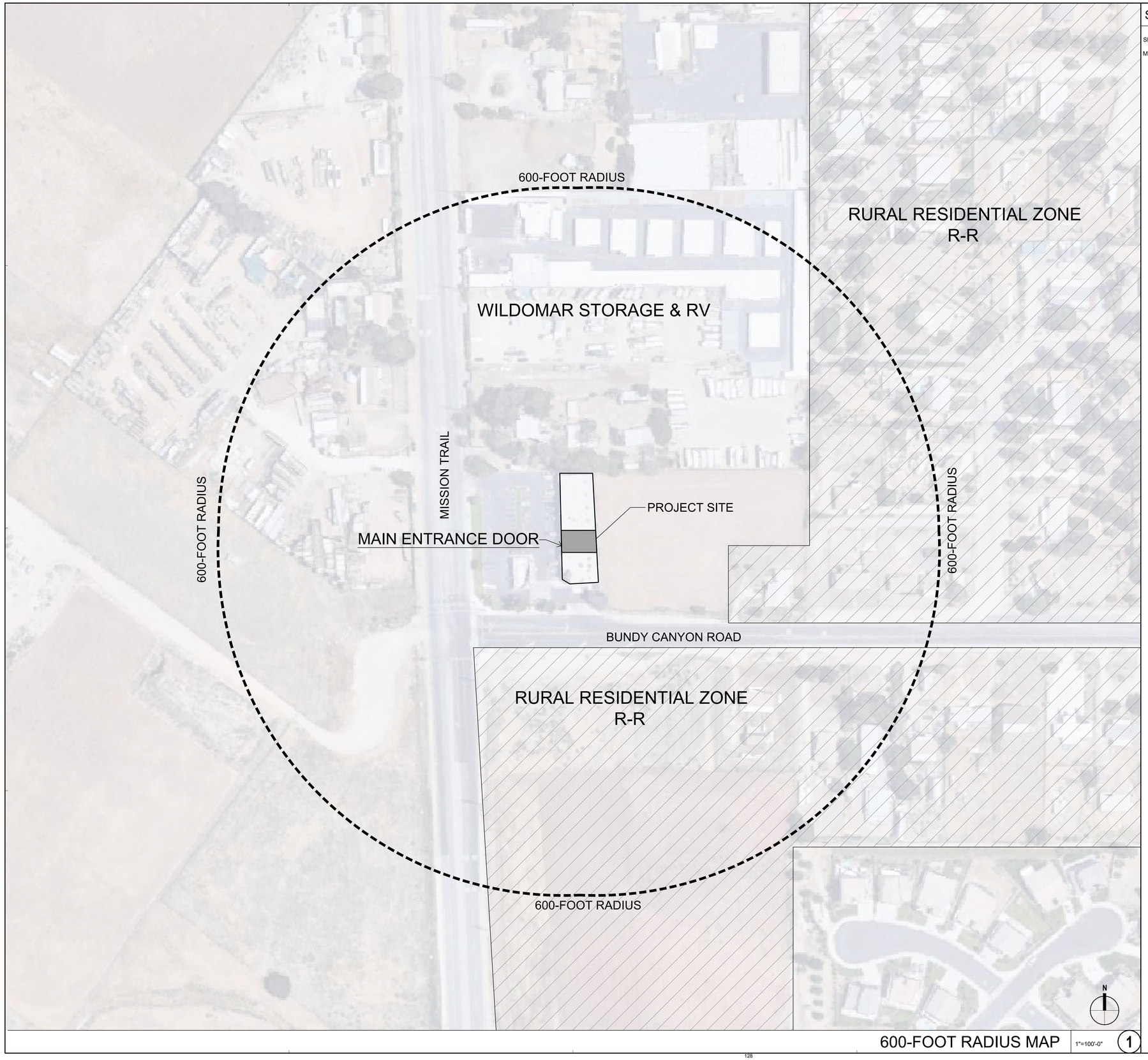
A1.1

662

dwg last saved: Dec/12/2024 2:42 PM by: admin

sheet plotted: Dec/12/2024 @ 2:42 PM by: 33980 mission trail/design/cupa1.1
drawing file name: verify site plan.dwg

600 ft RADIUS MAP - SENSITIVE USES



600-FOOT RADIUS MAP 1"=100'-0" 1

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 600 FEET: TO ANY PUBLIC/PRIVATE SCHOOL, COMMERCIAL DAY CARE CENTER, PARKS AND/OR YOUTH CENTERS AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

DESIGN & ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD. STE 110
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
RICHARD IMBERT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY
33980 MISSION TRAIL
WILDOMAR, CA 92595

600-FOOT RADIUS MAP

Project Number:
Plan Check Number:

2024-12-09	CUP SUBMITTAL

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET

A1.2

dwg last saved: Dec/12/2024 2:42 PM by: admin
sheet plotted: Dec/12/2024 @ 2:42 PM
drawing file name: 33980 mission trail/design/cupfa1.1
vicinity site plan.dwg

SITE PLAN PACKAGE

ABBREVIATIONS

FOR ADDITIONAL ABBREVIATIONS REFER TO THE DOOR SCHEDULE, FINISH SCHEDULE, AND THE ENGINEER'S DRAWINGS

Ø	DIAMETER	FA.	FIRE ALARM	PART'N	PARTITION
#	SQUARE FOOT / FEET	FDN	FOUNDATION	P.L.	PROPERTY LINE
&	AND	F.D.	FLOOR DRAIN	PL.	PLATE
@	AT	F.E.	FIRE EXTINGUISHER	P.LAM	PLASTIC LAMINATE
℄	CENTER LINE	F.F.	FINISH FLOOR	PLAS.	PLASTER
⊥	PERPENDICULAR	FIN.	FINISH	PLBG.	PLUMBING
#	POUND OR NUMBER	FIXT.	FIXTURE	PLYWD.	PLYWOOD
(E)	EXISTING	FLASH	FLASHING	POC	POINT OF CONNECTION
A.B.	ANCHOR BOLT	FLR.	FLOOR		
ABV.	ABOVE	FLUOR.	FLUORESCENT	PR.	PAIR
A/C	AIR CONDITIONING	F.H.C.	FIRE HOSE CABINET	P.T.	PRESSURE TREATED
A.C.	ASPHALTIC CONCRETE	F.H.	FIRE HYDRANT	Q.T.	QUARRY TILE
ACOUST.	ACOUSTICAL	FL	FLOW LINE		
ADD'L.	ADDITIONAL	F.O.C.	FACE OF CONCRETE	R.	RISER
A.D.	AREA DRAIN	F.O.F.	FACE OF FINISH	R./RAD.	RADIUS
ADJ.	ADJACENT	F.O.M.	FACE OF MASONRY	R.D.	ROOF DRAIN
AFF.	ABOVE FINISH FLOOR	F.O.S.	FACE OF SHEATHING	RDWD.	REDWOOD
AGGR.	AGGREGATE	FPRF.	FIREPROOF	RE:	REFER TO
ALUM.	ALUMINUM	FRT.	FIRE RETARDANT TREATED	REF.	REFERENCE
APPROX.	APPROXIMATE			REFR.	REFRIGERATOR
ARCH.	ARCHITECTURAL	F.S.	FINISH SURFACE	REG.	REGISTER
ASB.	ASBESTOS	F.S.	FLOOR SINK	REINF.	REINFORCING
ASPH.	ASPHALT	FSR.	FIRE SPRINKLER RISER	REQ'D.	REQUIRED
ASR.	AUTO. SPRINKLER RISER	FT.	FOOR OR FEET	REQ'MT.	REQUIEMENT
		FTG.	FOOTING	RESIL.	RESILIENT
AUTO.	AUTOMATIC	FURR.	FURRING	R.H.B.	RECESSED HOSE BIB
BD.	BOARD	FUT.	FUTURE	RM.	ROOM
BITUM.	BITUMINOUS	GA.	GAUGE	R.O.	ROUGH OPENING
BLDG.	BUILDING	GALV.	GALVANIZED	ROW.	RIGHT OF WAY
BLK.	BLOCK	G.B.	GRAB BAR	R.S.	ROUGH SAWN
BLKG.	BLOCKING	GC.	GENERAL CONTRACTOR	R.W.L.	RAIN WATER LEADER
BM.	BEAM	GI.	GALVANIZED	S.	SOUTH
BOT.	BOTTOM	GL.	GLASS	SAT	SUSP. ACOUST. TILE
BTWN.	BETWEEN	GND.	GROUND	S.C.	SOLID CORE
		GR.	GRADE	SCHED.	SCHEDULE
C	CAMBER	GYP.	GYPSUM	SECT.	SECTION
CAB.	CABINET	H.B.	HOUSE BIB	S.F.	SQUARE FOOT / FEET
C.B.	CATCH BASIN	H.C.	HOLLOW CORE	SHT.	SHEET
CEM.	CEMENT	HDR.	HEADER	SHT'G.	SHEATHING
CER.	CERAMIC	HDW.	HARDWARE	SIM.	SIMILAR
C.H.B.	CONCEALED HOSE BIB	HDWD.	HARDWOOD	SPEC.	SPECIFICATION
C.I.	CAST IRON	H.M.	HOLLOW METAL	SQ.	SQUARE
C/J	CEILING JOINT	HORIZ.	HORIZONTAL	S.S.	STAINLESS STEEL
CJ	CONTROL JOINT	H.P.	HIGH POINT	SSK.	SERVICE SINK
CLG.	CEILING	HR.	HOUR	STA.	STATION
CLR.	CLEAR	HT.	HEIGHT	STD.	STANDARD
CMU	CONCRETE MASONRY UNIT	HVAC.	HEATING, VENTILATION, & AIR CONDITIONING	STL.	STEEL
				STOR.	STORAGE
C.O.	CONCRETE OPENING CLEANOUT			STRUCT.	STRUCTURAL / STRUCTURE
COL.	COLUMN	I.D.	INSIDE DIAMETER	SUSP.	SUSPENDED
CONC.	CONCRETE	I.E.	INVERT ELEVATION	SYM.	SYMETRICAL
CONN.	CONNECTION	IN.	INCH	T	TREAD
CONST.	CONSTRUCTION	INFO.	INFORMATION	TB	TOP BEAM
CONT.	CONTINUOUS	INSUL.	INSULATION	TC	TOP OF CURB
CONTR.	CONTRACTOR	INT.	INTERIOR	TD	TOP OF DRAIN
CORR.	CORRIDOR	JT.	JOINT	TEL.	TELEPHONE
CTSK.	COUNTERSUNK			T&G.	TONGUE AND GROOVE
CTR.	CENTER	LAM.	LAMINATE	THK.	THICK
CY.	CUBIC YARD	LAV.	LAVATORY	T.J.	TRUSS JOIST
		LT.	LIGHT	T.O.	TOP OF
DBL.	DOUBLE			T.O.C.	TOP OF CONCRETE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	T.O.P.	TOP OF PARAPET
DET.	DETAIL	MECH.	MECHANICAL	T.O.PL.	TOP OF PLATE
D.F.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	T.O.S.	TOP OF STEEL
DIA.	DIAMETER	MET.	METAL	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MFR.	MANUFACTURER	T.P.	TOP OF PAVEMENT
DISP.	DISPENSER	MH.	MANHOLE	T.V.	TELEVISION
DN.	DOWN	MIN.	MINIMUM	TYP.	TYPICAL
DR.	DOOR	MIR.	MIRROR		
DS.	DOWNSPOUT	MISC.	MISCELLANEOUS	UNF.	UNFINISHED
D.S.P.	DRY STANDPIPE	M.O.	MASONRY OPENING	U.N.O.	UNLESS NOTED OTHERWISE
DWG.	DRAWING	MTD.	MOUNTED		
E	EAST	MUL	MULLION	VERT.	VERTICAL
EA.	EACH			VEST.	VESTIBULE
EJ	EXPANSION JOINT	N.	NORTH	V.C.T.	VINYL COMPOSITE TILE
ELEC.	ELECTRICAL	N.F.A.	NET FREE VENT AREA	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THROUGH ROOF
EMER.	EMERGENCY	NO.	NUMBER		
ENCL.	ENCLOSURE	NOM.	NOMINAL	W.	WEST
E.P.	ELECTRICAL PANEL	N.T.S.	NOT TO SCALE	W/	WITH
EPS	EXPANDED POLYSTYRENE			W.C.	WATER CLOSET
		O.A.	OVERALL	WD.	WOOD
EQ.	EQUAL	OBS.	OBSCURED	WH.	WATER HEATER
EQUIP.	EQUIPMENT	O.C.	ON CENTER	W/O	WITHOUT
		O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
E.W.	EACH WAY	OFD.	OVERFLOW DRAIN	WR.	WATER RESISTANT
EXIST.	EXISTING	OFF.	OFFICE	W.W.F.	WELDED WIRE FABRIC
EXP.	EXPANSION	OPNG.	OPENING	WT.	WEIGHT
EXT.	EXTERIOR	OPP.	OPPOSITE		

GRAPHIC MATERIAL LEGEND

EARTH SHOWN IN SECTION	GYPSUM BOARD SHOWN IN SECTION
CAST-IN-PLACE CONCRETE PLAN OR SECTION	CONT. WOOD BLOCKING SHOWN IN SECTION
BRICK PAVERS PLAN OR SECTION	FINISHED WOOD SECTION OR ELEVATION
RIGID INSULATION OR SAFING PLAN OR SECTION	--- OR --- FINISHED WOOD SECTION OR ELEVATION
METAL - TYPE AS NOTED PLAN OR SECTION	SPRAY FIREPROOFING SHOWN IN SECTION
METAL - ROLLED SHAPE PLAN OR SECTION	BATT INSULATION P THERMAL OR ACOUSTICAL AS NOTED
PLASTER ON METAL LATH SHOWN IN SECTION	GLASS SHOWN IN SECTION
DENSGLASS SHOWN IN SECTION	CMU SHOWN IN SECTION

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
DETAIL REFERENCE		BUILDING AND WALL SECTIONS	
24B / A7.0-1B	DETAIL NUMBER; SHEET NUMBER; SUBJECT POINTER	1A / A3.5	DETAIL NUMBER; CUT PLANE; SHEET NUMBER
EXTERIOR ELEVATION		INTERIOR ELEVATION	
1A / A3.0	DETAIL NUMBER; SHEET NUMBER	A; 1 / A4.1; B	ELEVATION NUMBER; DETAIL NUMBER; SHEET NUMBER; ELEVATION NUMBER
KEYNOTE		CEILING HEIGHT	
101		10'-0"	HEIGHT A.F.F. U.N.O.
WALL TYPE		ACCESSORY TYPE	
101 TYP.	WALL TYPE; SUBJECT WALL	A101	
DOOR TYPE		WINDOW TYPE	
101		W101	
MISCELLANEOUS TYPE		DELTA AND CLOUD	
R101		1	
SIMPLE FINISH: MATERIAL AND COLOR		COMPLEX FINISH: MATERIAL, COLOR, & ADDITIONAL INFORMATION	
A / 1	MATERIAL; COLOR	1 / A / P-3	MATERIAL; COLOR; ADDITIONAL INFO.
ROOM IDENTIFICATION		MATCH LINE	
COMPACTOR ROOM / F100 / 100 SF	ROOM NAME; ROOM NUMBER; ROOM FLOOR AREA	MATCH LINE / SEE: AX.X-X	MATCH LOCATION SHEET
ROOM OCCUPANCY LOAD		EGRESS WIDTH	
CLOSET / S-1 200 / 5 1,000	RM. OCCUPANCY GROUP; RM. NAME OR NUMBER; OCC. LOAD FACTOR; RM. FLOOR AREA; RM. OCCUPANT LOAD	STAIR #1 / 100 / 20" / 20"	EGRESS COMPONENT; OCCUPANT LOAD; REQ'D MINIMUM WIDTH; PROVIDED WIDTH
A	GRID LINE IDENTIFICATION	xA	GRID LINE IDENTIFICATION ('x' DENOTES EXISTING)

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF HESTIA ATELIER, LLP AND ARE NOT TO BE USED FOR ANY OTHER
11. THAN THE LOCATION SHOWN HEREON. OWNER IS LICENSED TO UTILIZE CONSTRUCTION DOCUMENTS FOR THIS LOCATION ONLY.
2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ ENGINEER WHOSE SIGNATURE APPEARS HEREON.
12.
3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
4.
13. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION
5. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS. BY GOVERNING AGENCIES.
6. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS, DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK. ALL DIMENSIONS ARE TO BE ROUGH UNLESS OTHERWISE NOTED. ARCHITECT'S DRAWINGS SHALL GOVERN OVER STRUCTURAL, MECHANICAL, ELECTRICAL
14. AND LANDSCAPE DRAWINGS. ALL DRAWINGS SHALL BE ISSUED BY ARCHITECT.
15. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES FOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY DISCREPANCES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE
16. DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: CALIFORNIA BUILDING CODE 2016 EDITION
17.
8. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
18.
9. ALL GYPSUM WALL BOARD TO BE 1/2" OR 5/8" THICK TYPE "X", UNLESS OTHERWISE NOTED OR REQUIRED FOR SPECIFIC WALL CONSTRUCTION.
19.
20. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

CONSTRUCT NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

EXACT LOCATION AND NUMBER OF EXIT SIGNS SHALL BE DETERMINED BY FIELD INSPECTOR AFTER THE INSTALLATION OF ALL MAJOR EQUIPMENT. CONTRACTOR SHALL CONDUCT SUCH FIELD INSPECTION PRIOR TO INSTALLATION OF ANY EXIT SIGNAGE.

FIRE EXTINGUISHERS SHALL BE PROVIDED AS FOLLOWS; 1 2A10BC EXTINGUISHER FOR EACH 3000 SQ. FT. FIRE EXTINGUISHERS SHALL NOT EXCEED 75' TRAVEL DISTANCE AND SIGNS SHALL BE POSTED ABOVE ALL EXTINGUISHERS TO INDICATE THEIR LOCATIONS. EXTINGUISHERS SHALL BE MOUNTED MEASURING FROM THE TOP OF THE EXTINGUISHER TO FINISH FLOOR A MINIMUM OF 3' AND MAXIMUM OF 5'. EXTINGUISHERS LOCATED IN PUBLIC AREAS SHALL BE IN A RECESSED FIRE EXTINQUISHER CABINET(S) MOUNTED 48" TO CENTER OF CABINET(S) ABOVE FINISHED FLOOR LEVEL WITH MAXIMUM 4" PROJECTION FROM THE WALL. AN ADDITIONAL 2A:20BC EXTINGUISHER WILL BE REQUIRED NO MORE THAN 75' OF TRAVEL FROM ANY PORTION OF FUELING LOCATIONS. EXACT LOCATIONS OF EXTINGUISHERS SHALL BE DETERMINED BY FIELD INSPECTOR.

NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN THE CBC TABLES 307.1(1) & 307.1(2).

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS ANS SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SECTION 1117B.5 ALL SIGNAGE REQUIREMENTS OF SECTION 1117B.5 SHALL BE SATISFIED.

COMPLY WITH CBC SECTION 3303 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.

WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.

ODOR CONTROL SYSTEM TO BE ODOR-ARMOR 420 BY BENZACO SCIENTIFIC ENGINEERED ODOR MANAGEMENT OR APPROVED EQUAL.

ANY DELAYED EGRESS SHALL COMPLY WITH CFC 1010.1.9.7 AND 1010.1.9.9 AS APPLICABLE.

ADDRESS NUMBERS SHALL BE MIN. OF 12 INCHES

PROJECT SCOPE

COMMERCIAL INTERIOR TENANT IMPROVEMENTS FOR CANNABIS DISPENSARY. SCOPE OF WORK TO INCLUDE:

-REMOVAL CONSTRUCTION OF NON-BEARING WALLS

-CONSTRUCTION OF EXTERIOR BEARING WALLS

-HVAC

-ELECTRICAL

-PLUMBING

DEFERRED SUBMITTALS

- SIGNAGE
- SPRINKLER
- FIRE ALARM

PROJECT DATA

1 - ADMINISTRATION

A. ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.

2022 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY OF WILDOMAR MUNICIPAL CODES AND ORDINANCES

ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9

B. ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, ANSI 117.1-2003 AND 2022 CBC OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MOST RESTRICTIVE

3 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): M OCCUPANCY

B. OCCUPANCY GROUP

OCCUPANT LOAD (REFER TO A1.5 EGRESS PLAN FOR DETAILED OCCUPANT LOAD)

ROOM NAME	AREA (NET)	OCCUPANT LOAD
RECEPTION:	268 SF/60	5 OCCUPANTS
OFFICE #1:	190 SF/60	4 OCCUPANTS
RETAIL:	1,188 SF/60	20 OCCUPANTS
STORAGE:	283 SF/300	1 OCCUPANT
BREAKROOM:	168 SF/15	12 OCCUPANTS
OFFICE #2	56 SF/60	1 OCCUPANTS
RESTROOM:	51 SF	ACCESSORY USE
TOTAL:	2,204 SF	43 OCCUPANTS

EXIT
REQUIRED: 1 EXITS
PROPOSED : 2 EXITS

PERMITTED EXIT ACCESS TRAVEL DISTANCE: 250 FT FOR MERCANTILE (TABLE 1017.2)
PROPOSED EXIT ACCESS TRAVEL DISTANCE: 92 FEET

4 - BUILDING & SITE DATA

A. CONSTRUCTION TYPE (CHAPTER 5): V-B
B. FULLY SPRINKLERED PER CHAPTER 9: YES
C. PROJECT AREA: 2,275 SF (GROSS SF)
D. NUMBER OF STORIES: 1 STORY
E. SITE ACREAGE: 1.01 ACRES
F. LEGAL DESCRIPTION:
1.01 ACRES IN PARS 1 & 2 PM 010/039 PM 5335
APN: 366-160-070

G. NUMBER OF PARKING (WILDOMAR MUNICIPAL CODE)

BUSINESS	PARKING REQUIREMENT	REQ'D PARKING SPACES
THE GOODS MARKET/76 GAS STATTION	1 PER 200 SQ. FT.	14.2
(PROPOSED) CANNABIS RETAIL	5.5 PER 1000 SQ. FT.	12.5
DOMINOS PIZZA	5.5 PER 1000 SQ. FT.	7.3
BEST HAIR CUTS AND SKIN CARE	1 PER 150 SQ. FT.	8.2
AUDIO WAVES	4 PER SERVICE BAY	4.0
TOTAL:		46.2
PARKING REQUIRED:		47
PARKING CAPACITY:		52
SURPLUS (PARKING CAPACITY - PARKING DEMAND)		4
CONDITIONAL USE PERMIT APPLICATION NUMBER		-

5 - PLUMBING FIXTURE CALC

PROPOSED OCCUPANCY GROUP: M OCCUPANCY
GROSS SF: 2,275 SF

PLUMBING OCCUPANT LOAD FACTOR (TABLE A OF 2022 CPC CHAPTER 4)
GROUP M: 1/100
PLUMBING OCCUPANT LOAD: 2,275 / 100 = 23 OCCUPANTS

NUMBER OF FACILITIES
REQUIRED: 1 RESTROOM, GENDER NEUTRAL (2022 CPC SECTION 422.2 EXCEPTION 3)
PROVIDED: 1 RESTROOM, GENDER NEUTRAL

STIIIZY

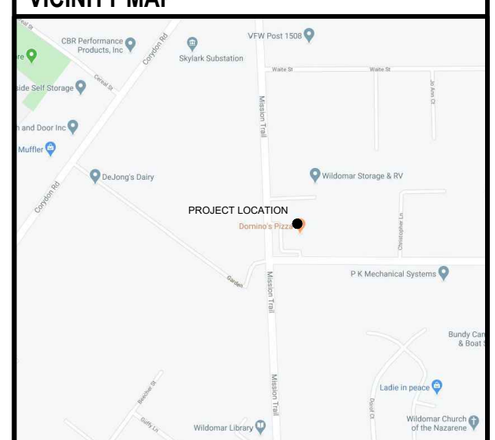
33980 MISSION TRAIL, SUITE A & B
WILDOMAR, CA. 92595

PROJECT DIRECTORY

APPLICANT:
SHRYNE GROUP
2001 ALAMEDA ST.
LOS ANGELES, CA 90058
ATTN: JAMES KIM

ARCHITECT:
HESTIA ATELIER, LLP
3 PETERS CANYON RD.SUITE 110
IRVINE, CA 92606
PHONE: (949) 230-6006
EMAIL: HIDE.IWAGAMI@HESTIAATELIER.COM
ATTN: HIDE IWAGAMI

VICINITY MAP



SHEET INDEX

	SHEET TITLE	PLAN CHECK					
	ARCHITECTURAL						
T1.0	TITLE SHEET						
A1.0	SITE PLAN						
A1.1	RADIUS MAP (100')						
A1.2	RADIUS MAP (600')						
A1.3	PHOTOMETRIC PLAN						
A2.0	PROPOSED FLOOR PLAN						
A2.1	SECURITY PLAN						
A3.0	NOT USED						
A4.0	INTERIOR ELEVATIONS						
A4.1	INTERIOR ELEVATIONS						
A4.2	INTERIOR ELEVATIONS						
A5.0	INTERIOR RENDERINGS						
A5.1	INTERIOR RENDERINGS						

HESTIA ATELIER
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IRVINE, CA. 92606

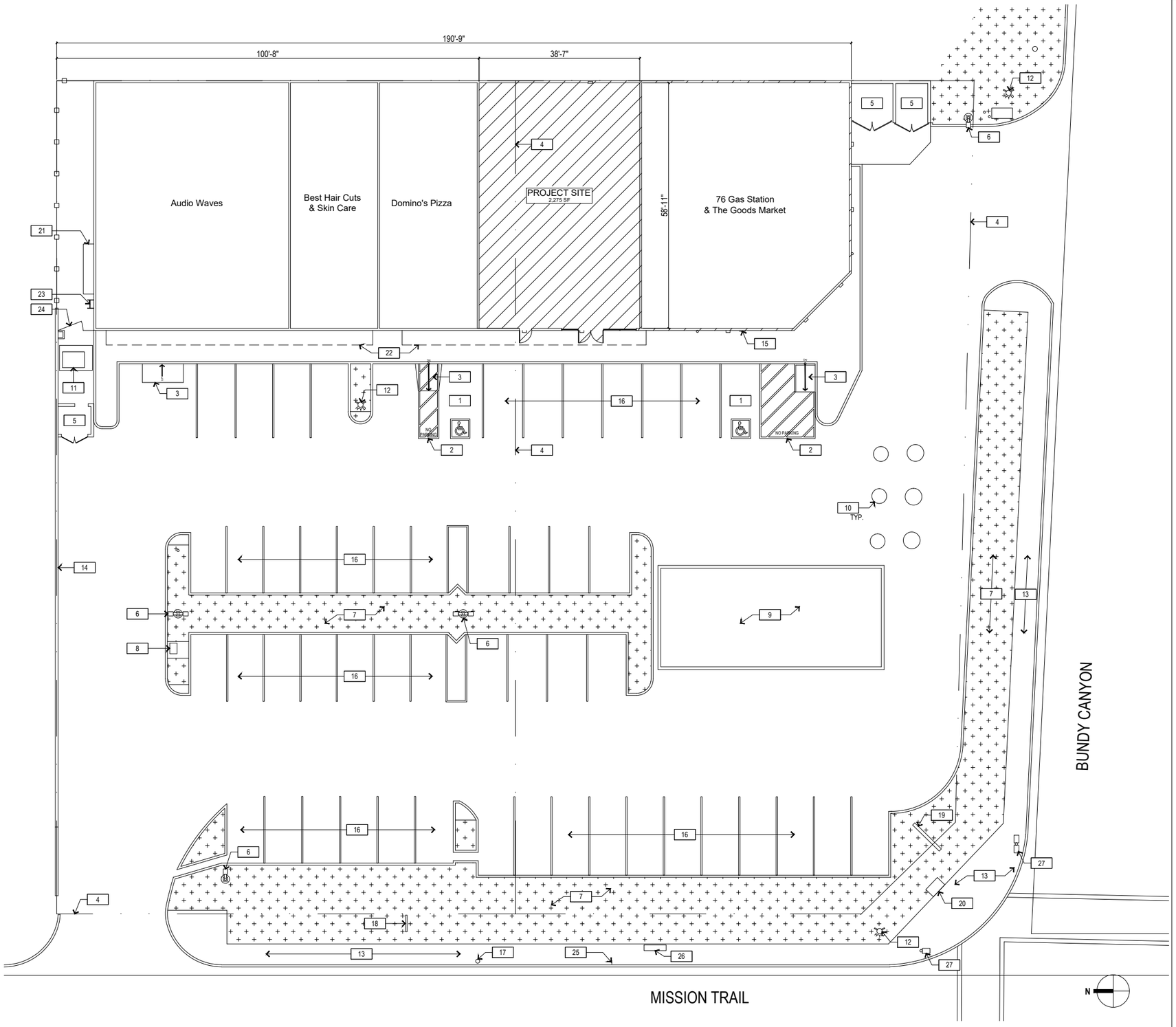
LICENSED ARCHITECT
HIDEKI IWAGAMI
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

TITLE SHEET

CUP Number
Plan Check Number

SHEET
T1.0



KEYNOTES

1. EXISTING ACCESSIBLE PARKING
2. EXISTING ACCESSIBLE LOADING AREA
3. EXISTING CURB RAMP
4. PROPERTY LINE
5. EXISTING TRASH ENCLOSURE
6. EXISTING PARKING LIGHT
7. EXISTING LANDSCAPING
8. EXISTING MAILBOX CABINET
9. EXISTING GAS STATION CANOPY STRUCTURE
10. EXISTING GAS STATION MANHOLE
11. EXISTING TRANSFORMER BOX
12. EXISTING FIRE HYDRANT
13. EXISTING SIDEWALK
14. EXISTING CMU SITE WALL
15. EXISTING ACCESSIBLE PARKING SIGNAGE
16. EXISTING PARKING
17. EXISTING POWER POLE
18. EXISTING TENANT SIGNAGE
19. EXISTING GAS STATION SIGNAGE
20. EXISTING TRAFFIC SIGNAL CABINET
21. EXISTING SWITCHBOARD CABINET
22. EXISTING AWNING STRUCTURE ABOVE
23. EXISTING ROOF ACCESS LADDER
24. EXISTING ACCESS GATE
25. EXISTING BUS STOP SIGN
26. EXISTING BUS STOP BENCH
27. EXISTING STREET TRAFFIC LIGHTS

SITE PLAN 1" = 25'-0" (1)

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STATE OF CALIFORNIA

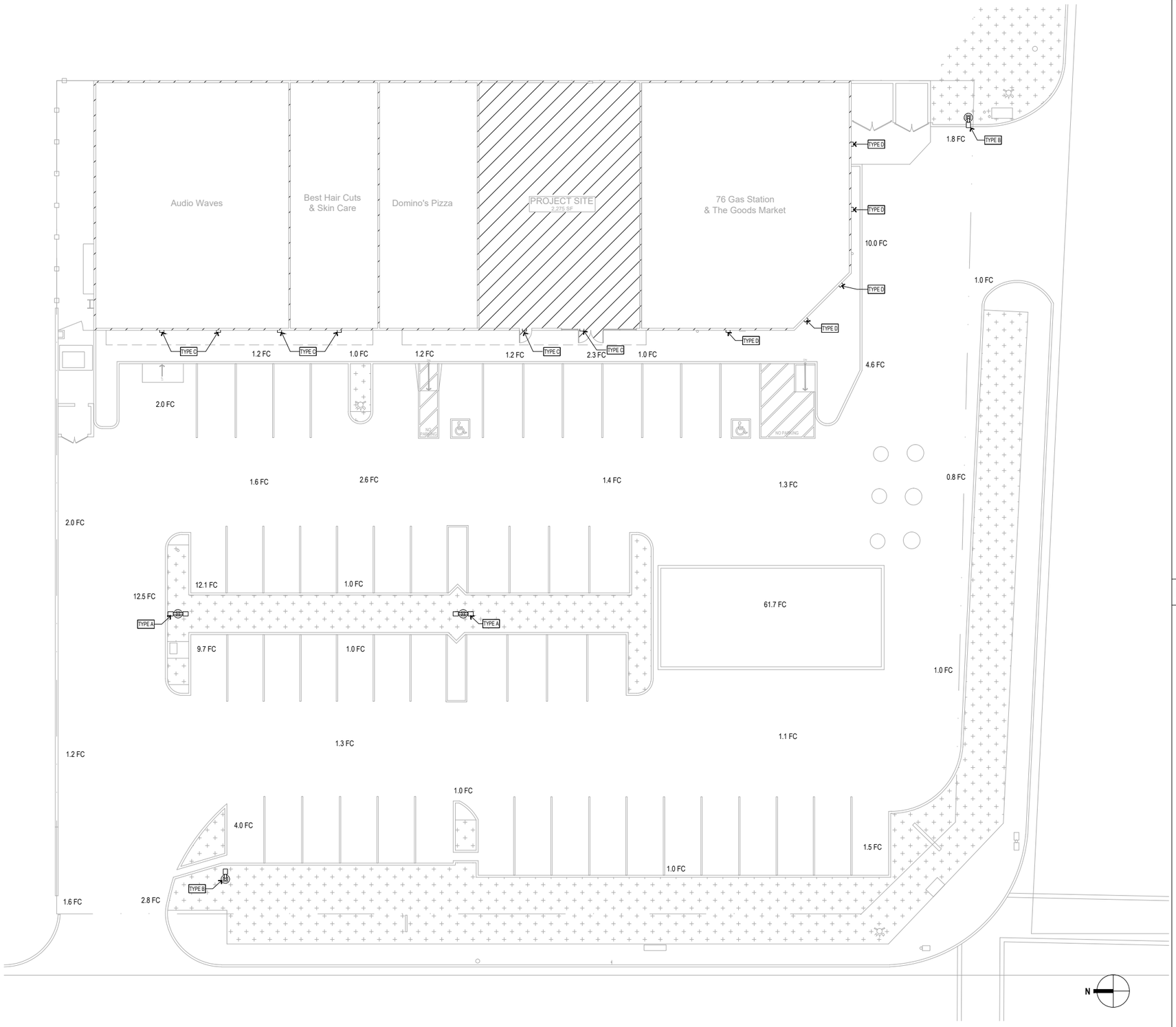
667

33980 MISSION TRAIL
WILDOMAR, CA 92595

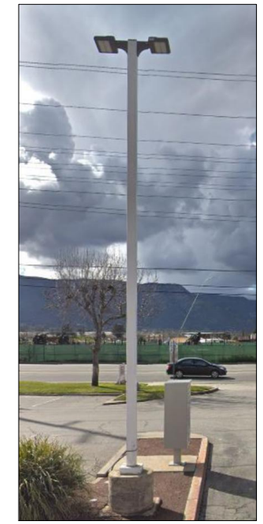
SITE PLAN

CUP Number
Plan Check Number

SHEET
A1.0

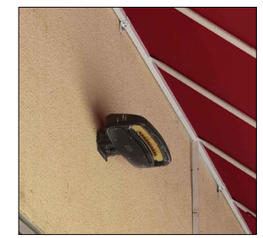


EXISTING LIGHTING TYPE LEGEND



LIGHTING TYPE A

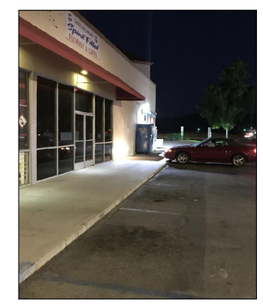
LIGHTING TYPE B

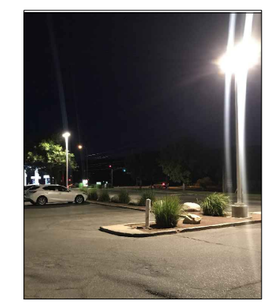


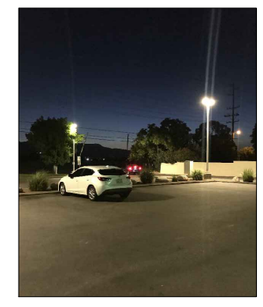
LIGHTING TYPE C

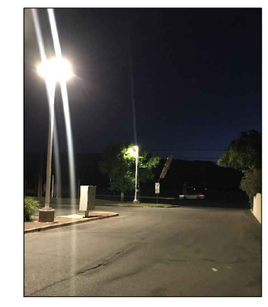
LIGHTING TYPE D

NIGHT PHOTOS









HESTIA ATELIER
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STATE OF CALIFORNIA

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WILDOMAR, CA 92595

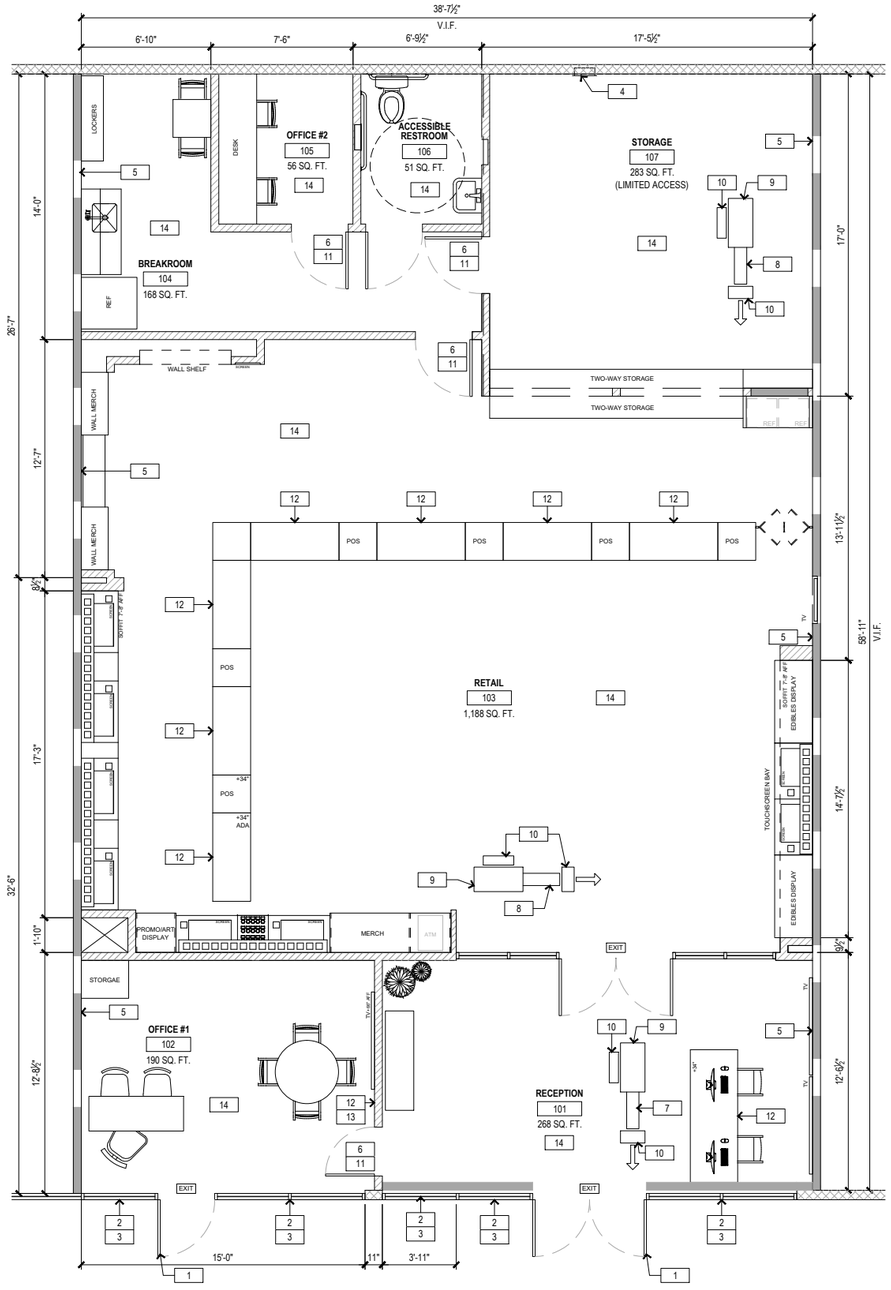
PHOTOMETRIC PLAN

CUP Number
Plan Check Number

SHEET

A1.3

PHOTOMETRIC PLAN 1"=25'-0" 1



KEYNOTES

1. EXISTING STOREFRONT DOOR TO REMAIN
2. EXISTING STOREFRONT MULLIONS AND GLAZING TO REMAIN
3. ALARM CONTACTS
4. EXISTING ELECTRICAL PANEL TO REMAIN
5. EXISTING DEMISING WALL TO REMAIN
6. MAGNETIC LOCK
7. CAN-FAN Q MAX 6: 400 CFM MAX SET TO 271 CFM (SPEED 3)
8. CAN-FAN Q MAX 6: 400 CFM MAX SET TO 400 CFM (SPEED 1)
9. CAN-FAN LITE FILTER MINI 6" X 16" 420 CFM
10. OPEN GRILL (TITUS 50F OR EQUAL)
11. FOB LOCK
12. HOLD UP DEVICE (PANIC BUTTON)
13. ALARM CONTROL PANEL
14. EMERGENCY LIGHTING

ODOR CONTROL CALCULATOR

Air Changes Customer Sales Floor					
Room Area	1188	FT2			
Height	12	FT	CFM Proposed	400	CFM
Room Volume	14256	FT3	Complete Room Change Over Every:	35.6	Minutes

Air Changes Reception					
Room Area	268	FT2			
Height	9.4	FT	CFM Proposed	271	CFM
Room Volume	2519.2	FT3	Complete Room Change Over Every:	9.3	Minutes

Air Changes Storage					
Room Area	283	FT2			
Height	9.4	FT	CFM Proposed	400	CFM
Room Volume	2660.2	FT3	Complete Room Change Over Every:	6.7	Minutes

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING NON-BEARING WALL
- EXISTING DEMISING WALL
- NEW NON-BEARING WALL

N

PROPOSED FLOOR PLAN 1/8" = 1'-0" (1)

669 DESIGN + ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA IMANI
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

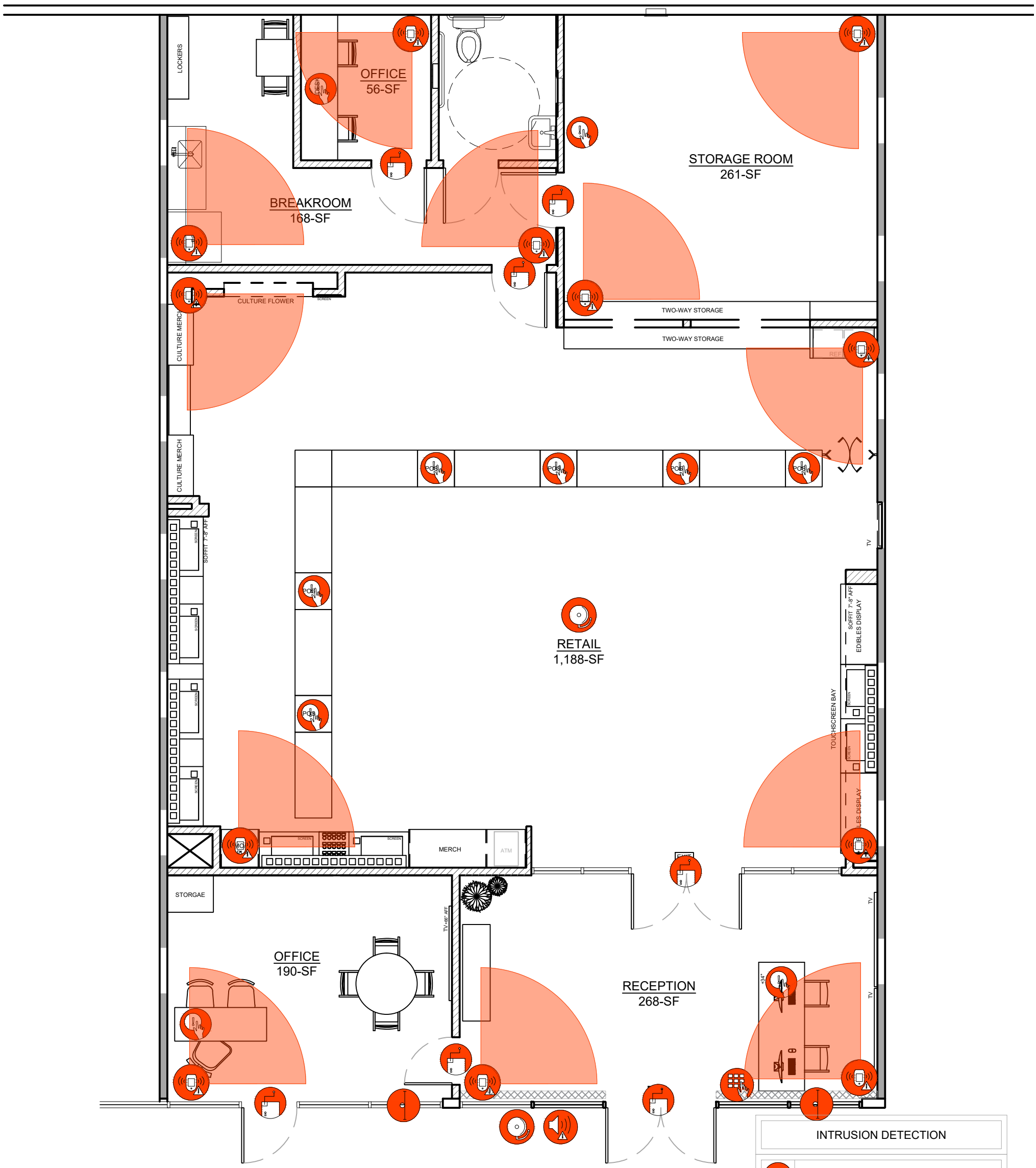
33980 MISSION TRAIL
WILDOMAR, CA 92595

PROPOSED FLOOR PLAN

CUP Number
Plan Check Number

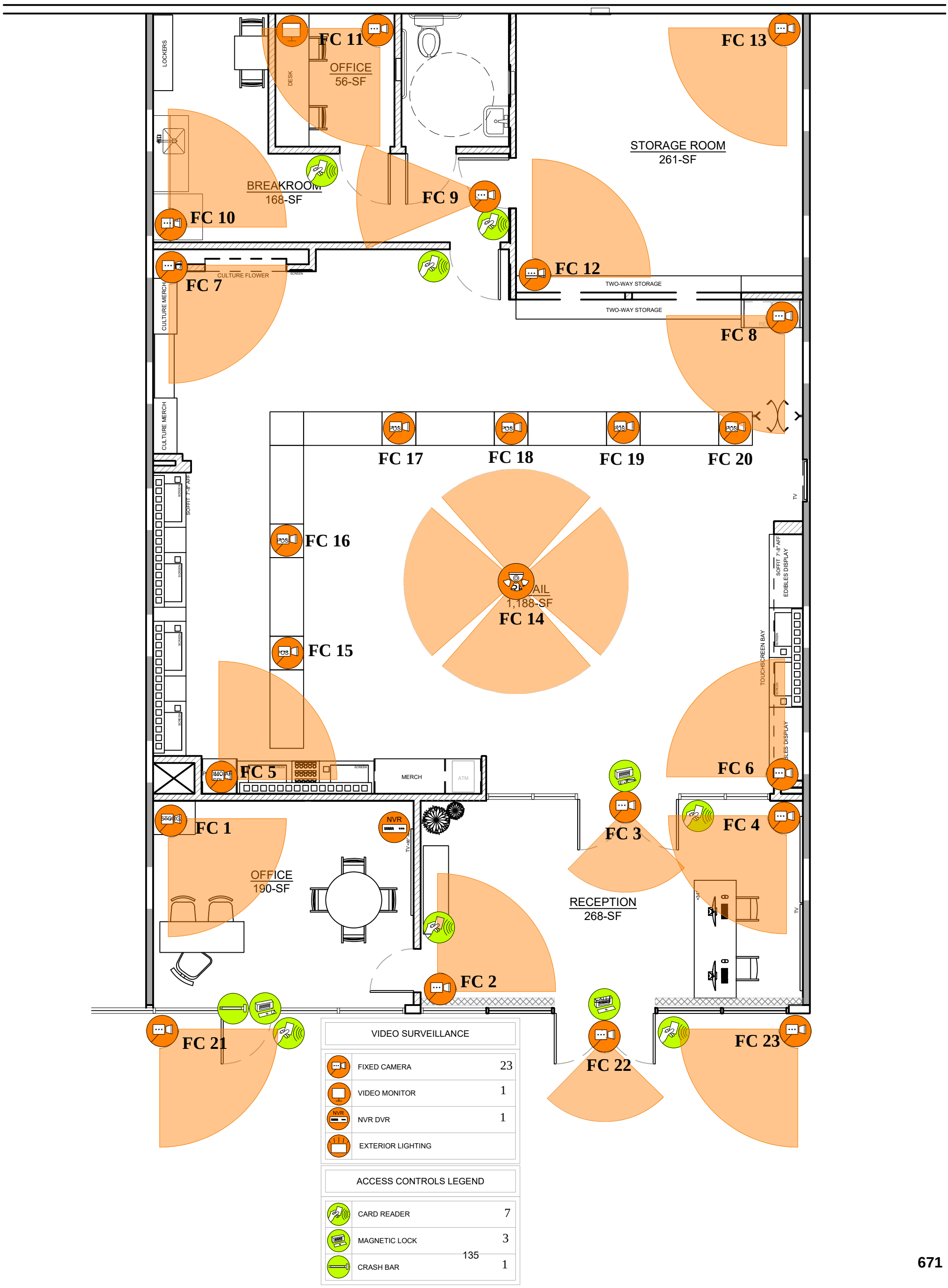
SHEET
A2.0

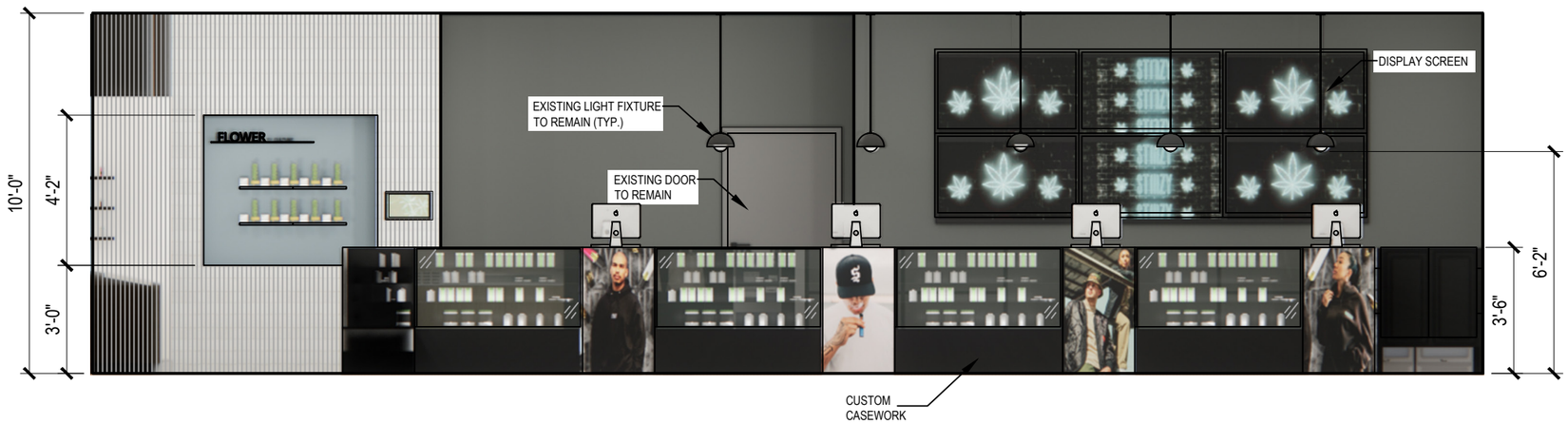
SECURITY ALARM PLAN



INTRUSION DETECTION	
MOTION DETECTOR	12
GLASS BREAK DETECTOR	2
ALARM KEYPAD	1
AUDIBLE ALARM	2
PANIC BUTTON	10
DOOR CONTACT	7
2-WAY SPEAKER MEGAPHONE	1

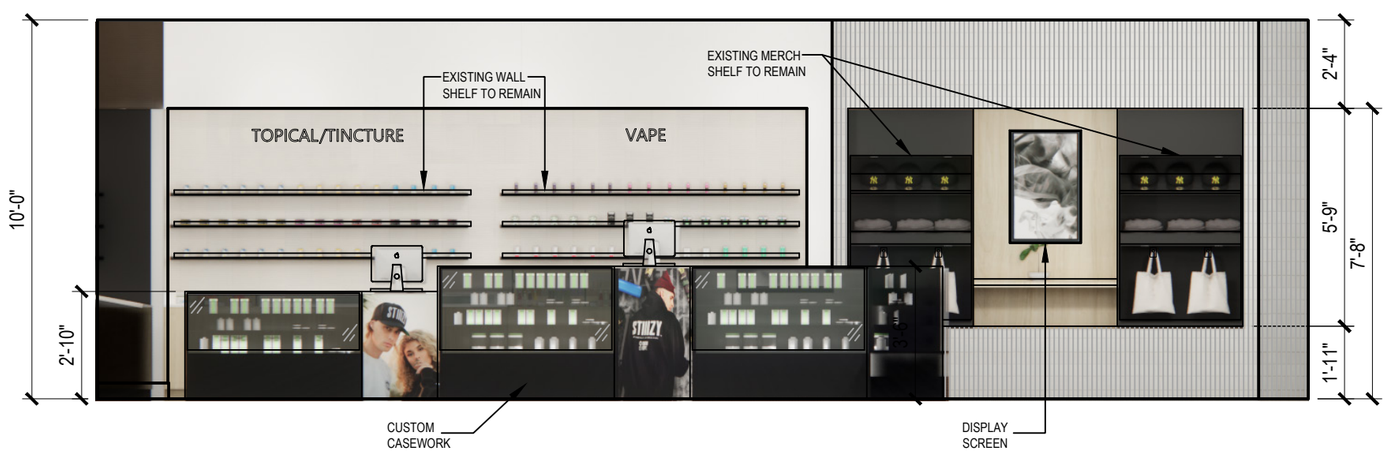
SECURITY CAMERA PLAN





EAST RETAIL ELEVATION

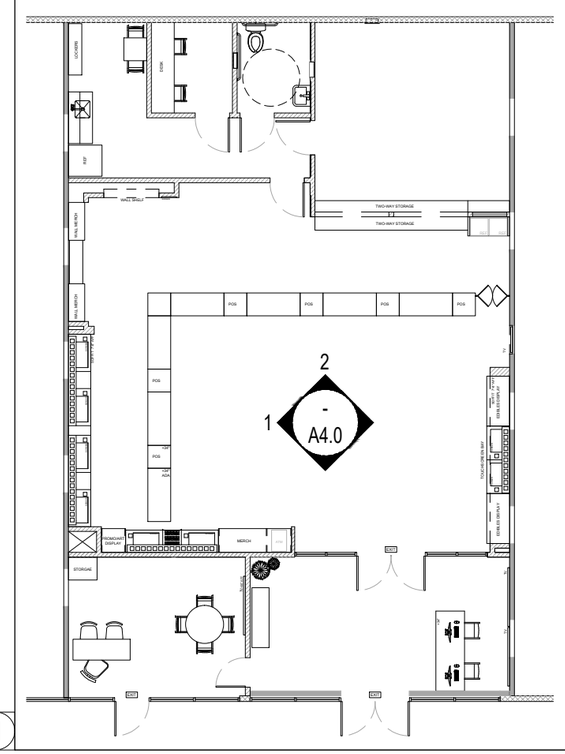
1/4"= 1'-0"



NORTH RETAIL ELEVATION

1/4"= 1'-0"

2 KEYPLAN



HESTIA ATELIER
DESIGN ARCHITECTURE
672
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

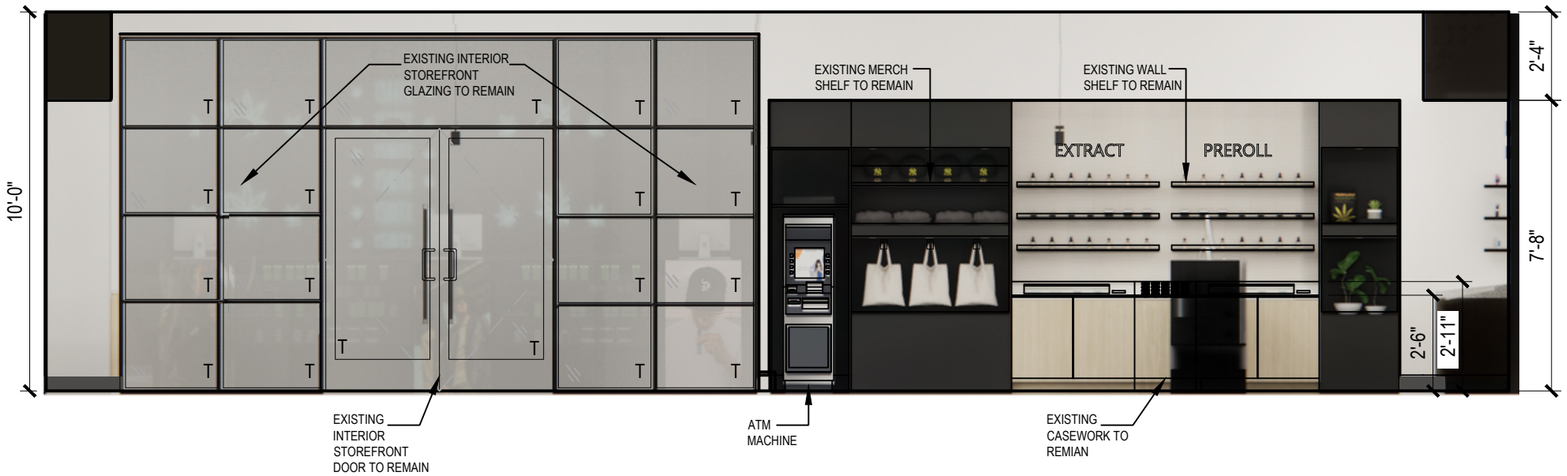
33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR ELEVATIONS

CUP Number
Plan Check Number

SHEET

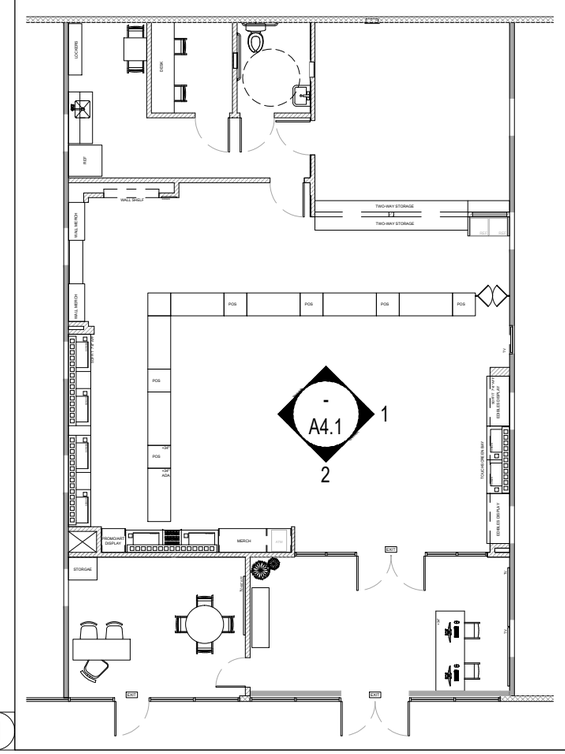
A4.0



WEST RETAIL ELEVATION 1/4"= 1'-0" 2

SOUTH RETAIL ELEVATION 1/4"= 1'-0" 1

KEYPLAN



673

HESTIA ATELIER

3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

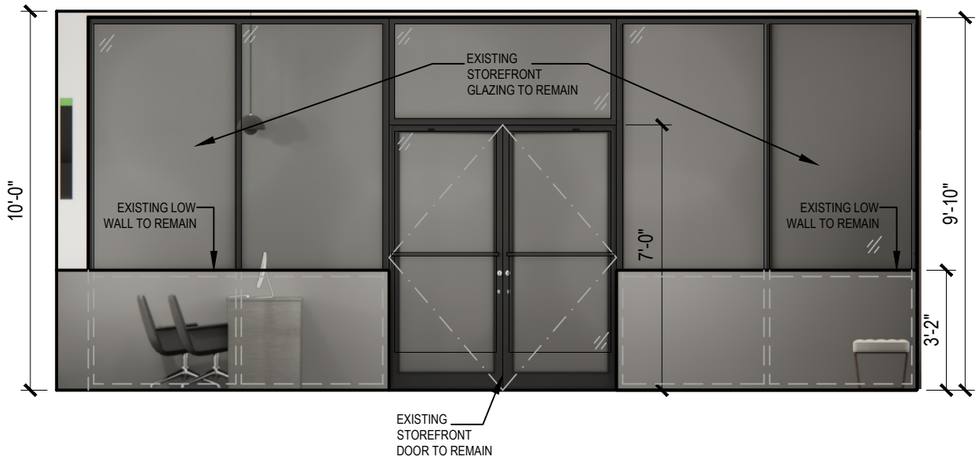
33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR ELEVATIONS

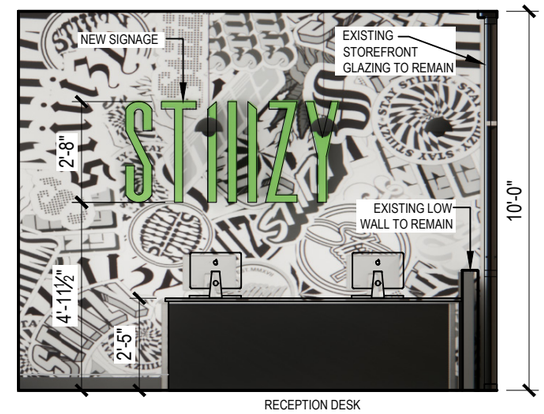
CUP Number
Plan Check Number

SHEET

A4.1

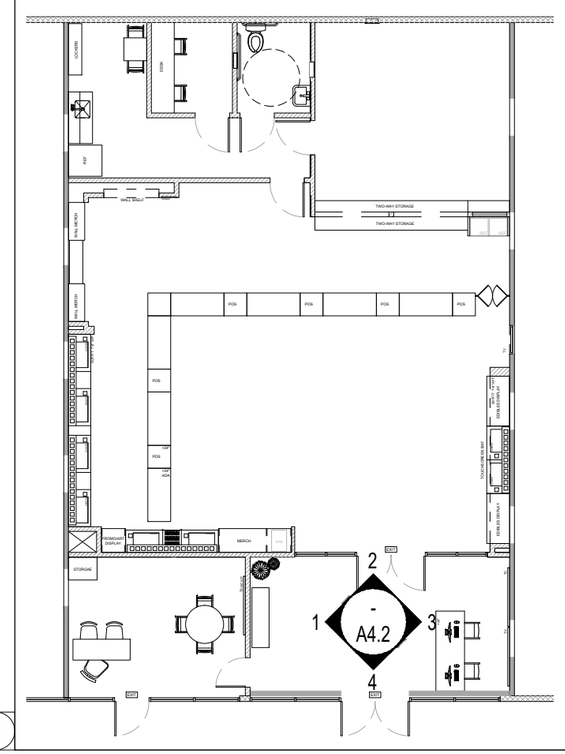


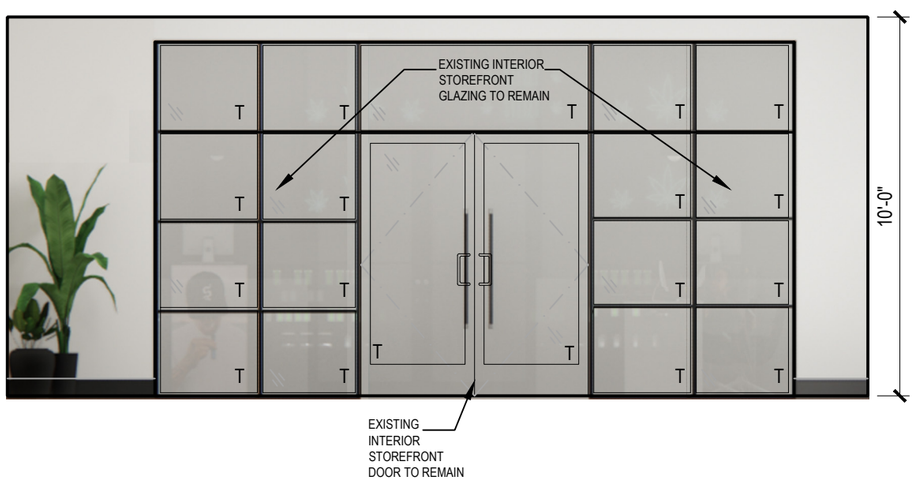
WEST RECEPTION ELEVATION 1/4"= 1'-0" (4)



SOUTH RECEPTION ELEVATION 1/4"= 1'-0" (3)

KEYPLAN





EAST RECEPTION ELEVATION 1/4"= 1'-0" (2)

NORTH RECEPTION ELEVATION 1/4"= 1'-0" (1)

HESTIA ATELIER
DESIGN ARCHITECTURE
674
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

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WILDOMAR, CA 92595

INTERIOR ELEVATIONS

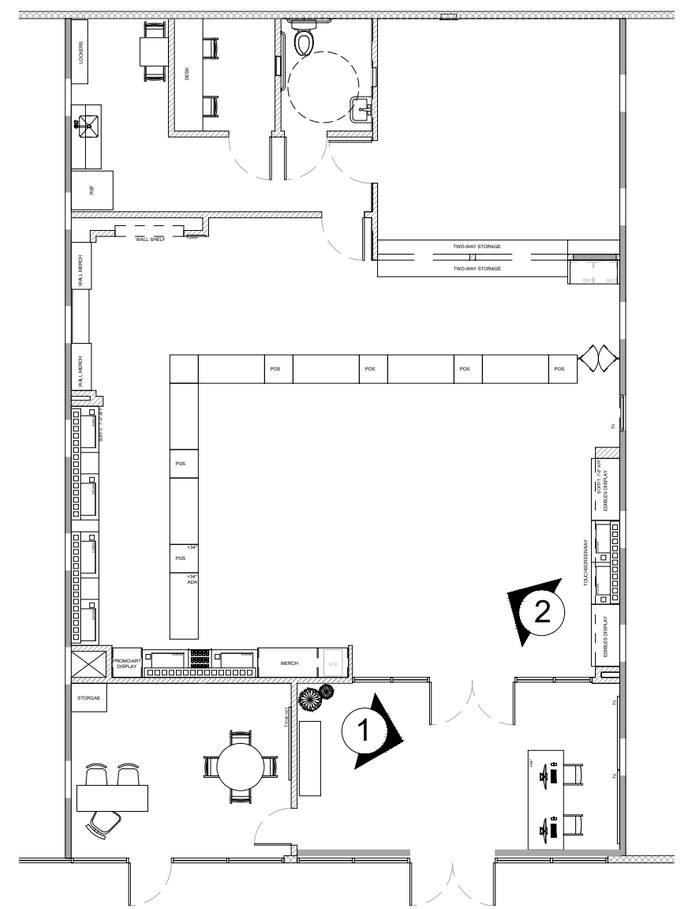
CUP Number
Plan Check Number

SHEET
A4.2

INTERIOR RENDERING N.T.S. 2

INTERIOR RENDERING N.T.S. 1

KEY PLAN



HESTIA ATELIER
DESIGN + ARCHITECTURE
675
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR RENDERINGS

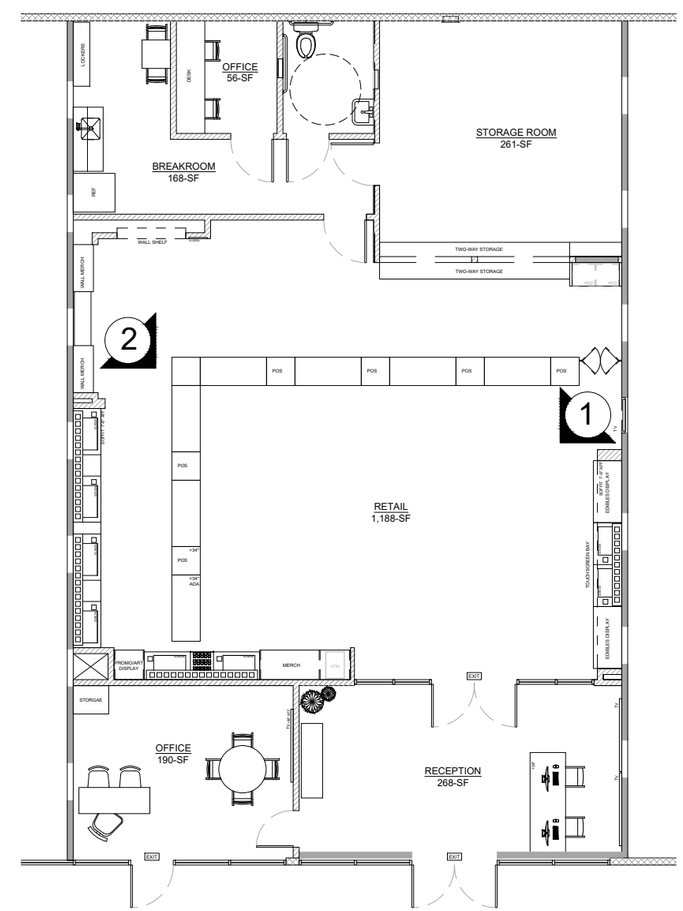
CUP Number
Plan Check Number

SHEET
A5.0

INTERIOR RENDERING N.T.S. 2

INTERIOR RENDERING N.T.S. 1

KEY PLAN



HESTIA ATELIER
DESIGN + ARCHITECTURE
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3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA ATELIER
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR RENDERINGS

CUP Number
Plan Check Number

SHEET
A5.1

CITY OF WILDOMAR – CITY COUNCIL
Agenda Item #2.1
PUBLIC HEARING
Meeting Date: December 16, 2020

TO: Mayor and Council Members

FROM: Matthew Bassi, Planning Director

SUBJECT: **Culture Cannabis Club Proposal (PA No. 20-0078):**
A proposal to establish a retail cannabis business located at 33980 Mission Trail, Suite #A (APN: 366-160-070).

STAFF REPORT

RECOMMENDATION:
The Planning Commission recommends the City Council take the following actions:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2020 - ____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING CONDITIONAL USE PERMIT NO. 20-0078, SUBJECT TO CONDITIONS, TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 1,440 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-1/C-P ZONE LOCATED AT 33980 MISSION TRAIL, SUITE #A (APN: 366-160-070)

2. Introduce and approve first reading of an Ordinance entitled:

ORDINANCE NO ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A CATEGORICAL EXEMPTION IN ACCORDANCE WITH SECTION 15301 (CLASS 1) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND APPROVING DEVELOPMENT AGREEMENT NO. 20-0078 TO ESTABLISH A RETAIL CANNABIS BUSINESS WITHIN AN EXISTING 1,440 SQUARE-FOOT RETAIL LEASE SPACE WITHIN THE C-1/C-P ZONE LOCATED AT 33980 MISSION TRAIL, SUITE #A (APN: 366-160-070)

PROJECT DESCRIPTION:

The Applicant (Culture Holdings of Wildomar, Inc., Ms. Macy Newall) seeks to establish a retail cannabis business within an existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070). The proposed Cannabis project requires the following applications for review by the City Council:

1) Adoption of a Categorical Exemption - The proposed project meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space.

2) Conditional Use Permit No. 20-0078 - In accordance with Chapter 17.315.040 of the WMC, the proposal to establish a retail cannabis business within an existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone requires review of a Conditional Use Permit.

3) Development Agreement No. 20-0078 - In accordance with Chapter 17.315.040 of the WMC, the proposal to establish a retail cannabis business within an existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone requires review of a Development Agreement.

Planning Commission Review/Action:

The Planning Commission reviewed the proposed Culture Cannabis Club CUP/Development Agreement at its November 4, 2020 meeting. After staff's presentation, the Applicant (Devon Julianne, Chief Operating Officer) provided a presentation about the project, including background information, operational needs and safety efforts. There were two (2) public speakers who offered comments in support of the proposed cannabis business. The Planning Commission had a number of questions of the Applicant regarding operations and safety concerns. The Applicant provided detailed responses to each question from the Commission. With no further discussion, the Commission voted 4-0-1 (Filar Absent) to adopt PC Resolution Nos. 2020-29 and 20-0030 recommending City Council adoption of a CEQA Exemption and approval of the proposed Conditional Use Permit and Development Agreement, subject to conditions.

Project Location/Vicinity:

The proposed cannabis use will be located in a 10,708 square-foot multi-tenant commercial/retail building located at the northeast corner of Mission Trail and Bundy Canyon Road (33980 Mission Trail, Suite #A (APN: 366-160-070). The retail property is about 1.01 acres and the lease space is 1,440 square feet in size. The vicinity/location map on the following page shows the project site/surrounding area.

Vicinity / Location Map

Surrounding Land Uses:
The project site is currently vacant and surrounded by residential lands to the north and west. There is vacant land to the south. The table on the following page summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Site	Vacant	Commercial Retail (CR)	C-1/C-P (General Commercial)
North	Non-conforming residential dwelling with outdoor storage	Commercial Retail (CR)	C-1/C-P (General Commercial)
South	Vacant	Light Industrial (LI)	M-SC (Manufacturing Service Commercial)
East	Vacant	Commercial Retail (CR)	C-1/C-P (General Commercial)
West	Vacant	Light Industrial (LI)	M-SC (Manufacturing Service Commercial)

CEQA Review:
In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Conditional Use Permit No. 20-0078 establishing a retail cannabis business within an existing 1,440 square-foot retail lease space as part of a multi-tenant retail building located in the C-1/C-P (General Commercial) zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department determined that Conditional Use Permit No. 20-0078 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space.

The applicant has proposed to make tenant improvements to the lease space located at 33980 Mission Trail, Suite #A as part of the cannabis business operations for which building permits will be required. Therefore, Conditional Use Permit No. 20-0078 meets the criteria for this Categorical Exemption. Staff and the Planning Commission are recommending the City Council adopt a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of the California Environmental Quality Act Guidelines.

Local Cannabis License No. 20-0078:
In accordance with Chapter 5.76 (Commercial Cannabis Licensing / Ordinance No. 188) of the WMC, the proposal to establish a retail cannabis business first requires the review and approval of a Local Cannabis License. Review of the local license is an administrative review procedure not subject to the Planning Commission or City Council approval, and does not require a public hearing. The Applicant submitted their local license application on July 13, 2020. The local license cannabis package was distributed to city staff, including the Riverside County Fire and Sheriff's departments.

A local license cannabis package requires elements of the proposal, including but not limited to, a detailed statement of qualifications, business/operations plan, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan and visitor requirement plan. In addition the Applicant is required to submit the following (which they did in compliance):

- The Applicant shall submit proof that it is, or will be, entitled to possession of the premises for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, leases, evidence of ownership of the licensed premises, or other written documents acceptable to the City. This information must be submitted concurrently with the Local License application or the application will not be processed.
- An Authorization Letter from the Applicant and Property Owner (separate letter attachment) for the City to seek verification of the information contained within this application.
- Proof of the nature of the cannabis business's organizational status, such as articles of incorporation, by-laws, organizational minutes, partnership agreements, or such other documentation acceptable to the city.
- An authorization letter (signed) from the property owner and/or property management company (if proposed in a multi-tenant retail center) acknowledging submittal of the Local License Application.

Based on the city's review of the Local License cannabis package and staff recommendations, the City approved Local License No. 20-0078, subject to conditions on September 24, 2020. While the local license cannabis package does not require Council approval, the information within it is very informative for the Council's understanding of how this cannabis business will operate. The Local License is good for two (2) years and must be renewed prior to the expiration date. A copy of the approved Local License cannabis package is provided in Attachment D.

In accordance with Council Resolution No. 2020-35 (adopted on May 28, 2020), there is a regulatory license fee that will be collected from the Applicant in the amount of $71,307.75. Since the Local License is valid for two (2) years the actual amount collected will be $142,615.60 every 2 years on the anniversary date of the Local License approval. This regulatory fee is non-refundable, and is designed to cover the costs associated with regulating the cannabis industry in the City. The fee incorporates compliance monitoring by all departments and enforcement of City code on both legal and illegal cannabis

businesses in the City limits. It also incorporates the costs of providing a full-time non-uniformed officer to the Cannabis Regulatory Task Force operating out of the Riverside County District Attorney office.

The regulatory license fee may be paid in full upfront at the time of issuance of Occupancy Permits, or if the Applicant chooses, the first regulatory fee may be paid in two (2) equal installments with payment #1 (50%) due at the time of issuance of a Certificate of Occupancy, followed by payment #2 (50%) due within six (6) months after issuance of a Certificate of Occupancy. The amount of the first regulatory licensing fee payment will be prorated based on the amount of time remaining on the 2-year license at the time a Certificate of Occupancy is issued. Beginning in Year #3 and onward, the regulatory license fee of $142,615.60 shall be paid in full concurrently with the renewal of the 2-year Local License application.

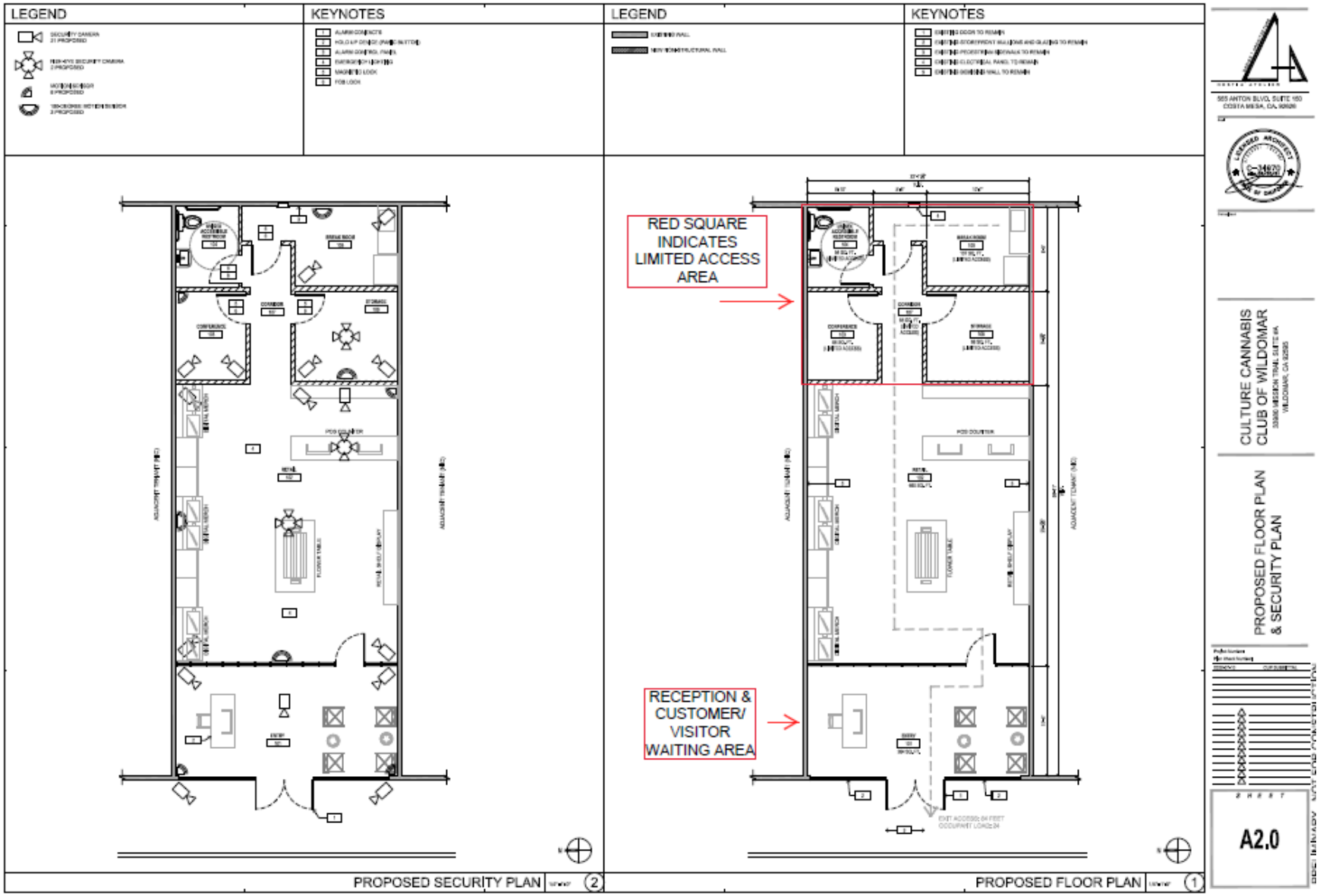
Conditional Use Permit No. 20-0078:
In accordance with Chapter 17.315.040 of the WMC, the proposal to establish a retail cannabis business in the existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070) requires approval of a Conditional Use Permit. The Applicant submitted their application for a CUP on July 13, 2020. The proposed cannabis use and CUP were evaluated by city staff, including the Riverside County Fire and Riverside County Sheriff's departments. Review of the proposed cannabis use was conducted in accordance with Chapter 17.315 (Cannabis Regulations / Ordinance No. 187) of the Wildomar Municipal Code.

The CUP cannabis package requires elements of the proposal, including but not limited to, a statement of qualifications, project description, neighborhood compatibility plan and parking analysis. Each of these elements are addressed in the Analysis section of this staff report. In addition, the CUP Cannabis package includes interior floor plans, and detailed information about the Culture Cannabis Club, Inc. business model. A copy of the proposed CUP cannabis package is provided in Attachment C.

Development Agreement No. 20-0078:
In accordance with Chapter 17.315.040 of the WMC, the proposal to establish a retail cannabis business in the existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070) requires approval of a Development Agreement (DA). The DA establishes the requirements and procedures that provide certainty, definition and commitment to developers as well as to necessary public improvements required by development. The DA also establishes a Development Agreement Fee (to be paid by the Applicant annually) to operate a cannabis business in Wildomar and other legal requirements. Each of these elements are addressed in detail in the Analysis section of this staff report. A copy of the agreement is provided in Attachment B, Exhibit 1.

Cannabis Use Exhibits:
The exhibits on the following pages reflect the floor plan and interior and exterior "elevation" exhibits as well as the buffer area maps.

Interior Floor Plans Exhibit



Interior Design Elements Exhibit

MOBILE
ORDER

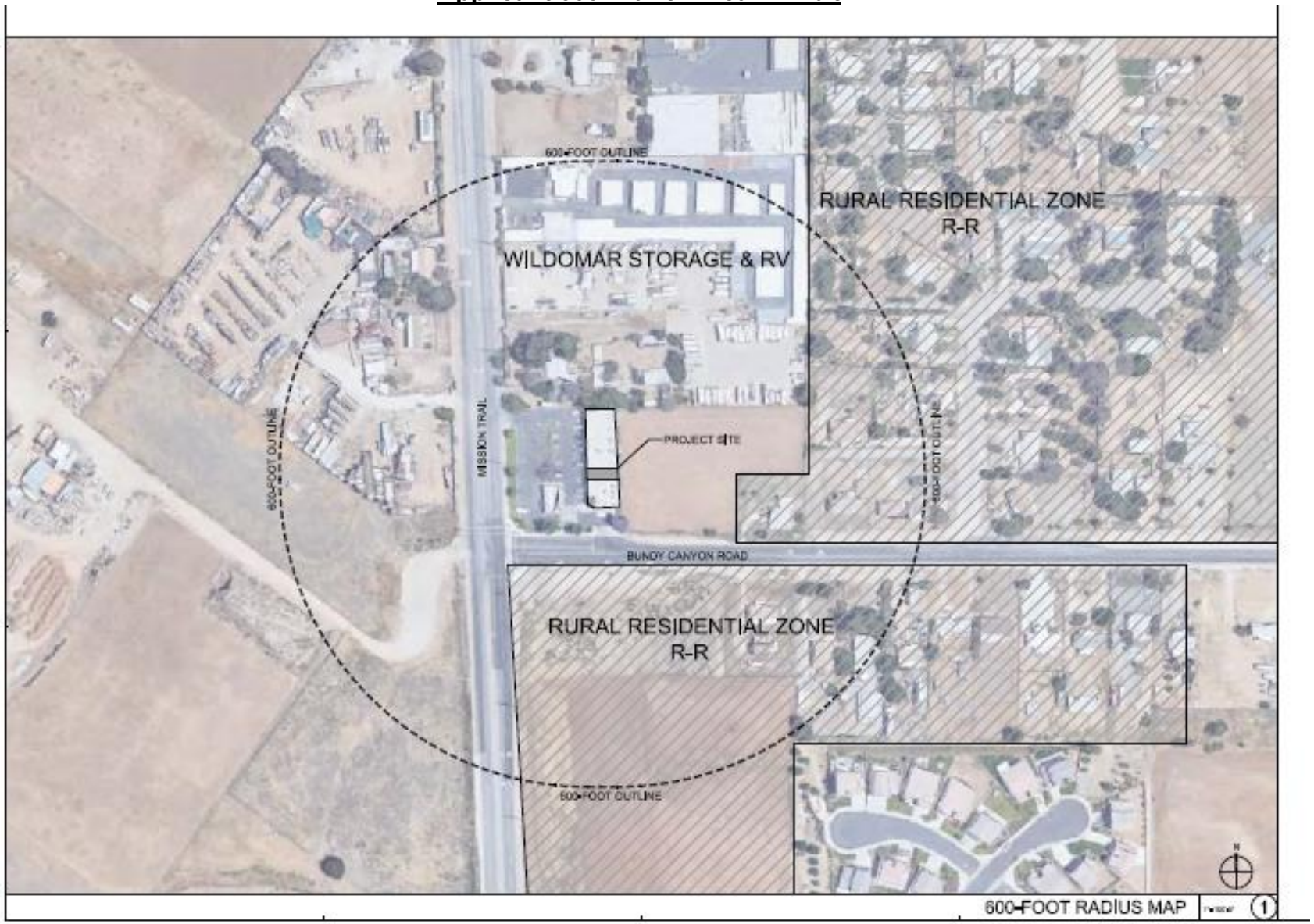
Exterior Exhibits

PHOTOS OF PROPOSED PREMISE

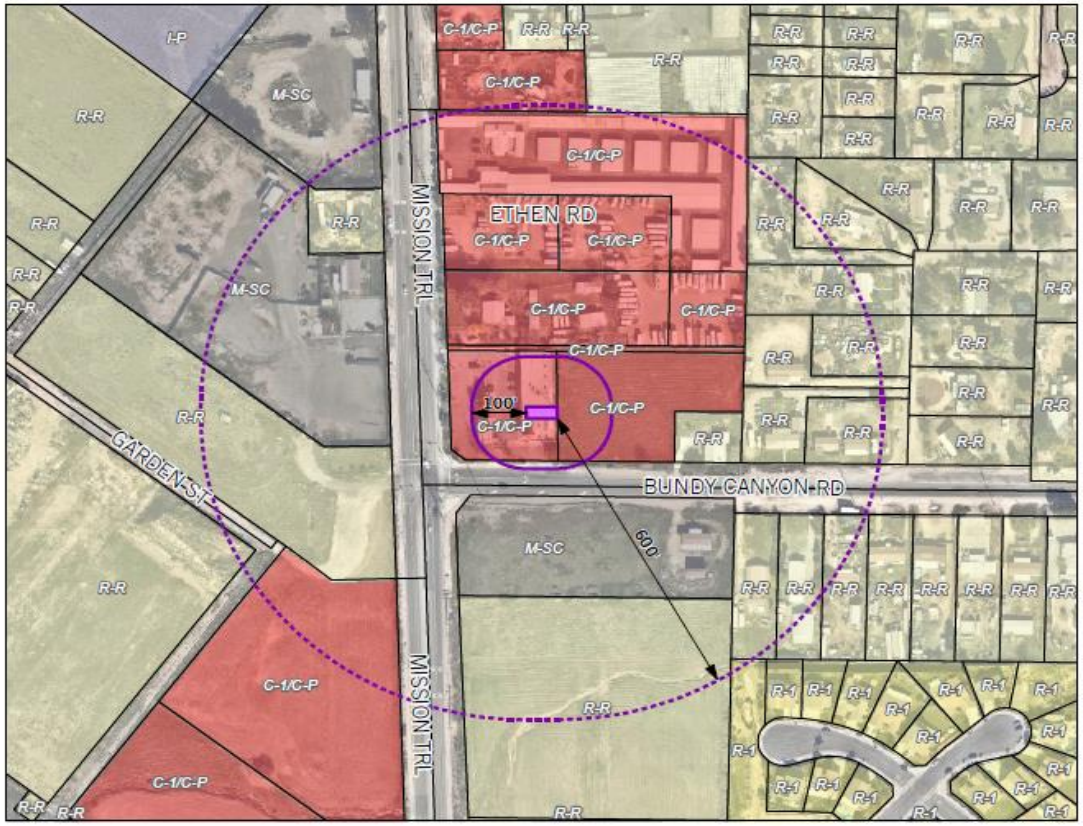
Applicant 100' Buffer Area Exhibit

100-FOOT RADIUS MAP 1

Applicant 600' Buffer Area Exhibit



Staff 100’ and 600’ Buffer Area Exhibit (w/zoning of adjacent areas)



Legend

License Location
License Location 100 ft Buffer
License Location 600 ft Buffer
City Boundary

Buffered Uses
Park
School

Zoning
C-1/C-P (General Commercial)
C-O (Commercial Office)
C-P-S (Scenic Highway Commercial)
I-P (Industrial Park)
M-SC (Manufacturing Service Commercial)
R-1 (One-Family Dwellings)
R-1-1
R-1-11000
R-1-15000
R-1-18000
R-1-20000
R-1-8000
R-3 (General Residential)
R-4 (Planned Residential Zone)
R-5 (Open Area Combining Zone, Res. Dev.)
R-A (Rural Agriculture)
R-A-1
R-A-1/2
R-A-10
R-A-2
R-A-2 1/2
R-A-20000
R-A-5
R-R(Rural Residential)
R-T
SP ZONE
ST
W-1

PROJECT ANALYSIS / FINDINGS OF FACT:

CEQA Findings of Fact:

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the Planning Department evaluated the proposed Conditional Use Permit No. 20-0078 establishing a retail cannabis business within an existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone to determine what level of CEQA environmental review is required. Based on this review, the Planning Department determined that approval of Conditional Use Permit No. 20-0078 meets the findings for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA. Class 1 consists of the operation or minor alteration of existing structures involving negligible expansion of the existing space. The applicant has proposed to make tenant improvements to the lease space located at 33980 Mission Trail, Suite #A as part of the cannabis business operations for which building permits will be required. Therefore, the Planning Commission has recommend the City Council, in light of the whole record before it, including but not limited to, the Culture Cannabis Club, Inc., the CUP/DA cannabis proposal packages, and all documents incorporated by reference, adopt this Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class 1) of CEQA.

Conditional Use Permit No. (CUP) 20-0078 Analysis:

The CUP cannabis package, like the local license cannabis package, was distributed to city staff, including the Riverside County Fire and Riverside County Sheriff's departments. The CUP cannabis package requires the Applicant to provide information on specific elements of the cannabis business and how they will operate, including but not limited to, a detailed statement of qualifications, project description, floor plans/interior elevation details, neighborhood compatibility plan and parking analysis. Staff also reviews the location of the cannabis business to ensure that the 100' distance requirement from a residential use is achieved and the 600' distance requirement from public/private schools providing instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), parks and/or youth centers. In addition, the Applicant is required to submit the following:

- The Applicant shall submit proof that it is, or will be, entitled to possession of the premises for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, leases, evidence of ownership of the licensed premises, or other written documents acceptable to the City. This information must be submitted concurrently with the Local License application or the application will not be processed.
- An Authorization Letter from the Applicant and Property Owner (separate letter attachment) for the City to seek verification of the information contained within this application.
- Proof of the nature of the cannabis business's organizational status, such as articles of incorporation, by-laws, organizational minutes, partnership agreements, or such other documentation acceptable to the city.

- An authorization letter (signed) from the property owner and/or property management company (if proposed in a multi-tenant retail center) acknowledging submittal of the Local License Application.

Staff's analysis of the CUP Cannabis package was evaluated based on the requirements of Chapter 17.315 (Cannabis Regulations) of the WMC. Ordinance No. 187 was adopted by the City Council, upon recommendation from the Planning Commission on May 28, 2020. Based on staff's review, it has been determined that the proposal by the Applicant to establish a retail cannabis business within an existing 1,440 square-foot retail lease space located at 33980 Mission Trail, Suite #A has met and/or exceeded the standards outlined in this code section. This includes a finding that the cannabis use at this location does meet the 100' distance requirement from a residential use and meets the 600' distance requirement from public/private schools, commercial day care centers, parks and/or youth centers (refer to Attachment E).

In addition to special operational and use conditions of approval applied to the Local License cannabis package (Attachment D), staff has proposed special operational and use conditions of approval for the CUP (Attachment A, Exhibit 1). The proposed CUP cannabis proposal package is provided for Council consideration in Attachment C. Findings to support approval of CUP No. 20-0078 are provided below.

Conditional Use Permit No. 20-0078 Findings:

In accordance with Chapter 17.200.050 of the Wildomar Municipal Code, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

A. That the proposed location, use and operation of the conditional use is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

   Evidence: Conditional Use Permit (CUP) No. 20-0078 to establish a retail cannabis business within an existing 1,440 square-foot retail lease space located at 33980 Mission Trail, Suite #A in the City of Wildomar is consistent with the existing general plan land use designation of Commercial Retail (CR) and zoning designation of C-1/C-P (General Commercial) zone. The existing zoning of C-1/C-P which permits retail cannabis sales is highly consistent with the CR land use designation. The proposed cannabis use is a conditionally permitted use subject to approval of a CUP as outlined in Section 17.315.040 of the WMC.

   In review of the proposed cannabis package including all required elements outlined in Ordinance No. 187, the cannabis use proposed by Culture Holdings of Wildomar, Inc., meets and exceeds all the development standards of Section 17.315 of the WMC, including the 600' distance standard from a public or private school providing

instruction in kindergarten or grades 1 through 12, a day care center (excluding small and large family day cares), a park and a youth center, and the 100' distance standard from a residential use. In addition, the Applicant has submitted and received approval for a Local License for retail cannabis sales in the C-1/C-P zone in accordance with Chapter 5.76 of the WMC, and has meet and exceeded all those requirements. Given these facts, the proposed cannabis project is in accord with the purposes of the zone in which the site is located, is consistent with the General Plan and complies with other relevant city regulations, policies and guidelines.

B. The proposed use will not be detrimental to the health, safety, or general welfare of the community.

Evidence: Conditional Use Permit (CUP) No. 20-0078 to establish a retail cannabis business within an existing 1,440 square-foot retail lease space located at 33980 Mission Trail, Suite #A in the City of Wildomar will not be detrimental to the health, safety or welfare of the community in that the cannabis use is a conditionally permitted use in the C-1/C-P zone subject to specific use and operational standards. As part of the CUP and Local License application process, the applicant has submitted the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan which was reviewed by the city and found to be in compliance with Chapters 5.76 and 17.315 of the WMC.

Each of these plans has been reviewed in detail about each City department, including the Riverside County Fire Department and Riverside County Sheriff's Department, and has been found to be in compliance with city/county standards as required in Ordinance No. 187 and 188 of the WMC. In addition, the cannabis use is subject to special conditions of approval which are designed to protect the health, safety, or general welfare of the community. Given these facts, the proposed cannabis project will not be detrimental to the health, safety, or general welfare of the community. Given these facts, the proposed cannabis retail business meets this finding.

Conditional Use Permit No. 20-0078 – Supplemental Findings:

In accordance with Section 17.315.060.B of the Wildomar Municipal Code, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

A. The Planning Commission shall not hold a public hearing on or approve any application for a conditional use permit to operate a cannabis business unless the applicant holds a local license in good standing in accordance with Chapter 5.76 of this Code.

Evidence: The applicant, Culture Holdings of Wildomar, Inc., submitted a Cannabis Local License application in accordance with Chapter 5.76 (Commercial Cannabis Licensing) of the WMC on July 13, 2020 to establish a retail cannabis business within an existing 1,440 square-foot retail lease space within the C-1/C-P (General Commercial) zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070). Upon meeting the requirements outlined in Chapter 5.76 of the WMC, the City approved the request and issued the Cannabis Local License on September 24, 2020 and is in good standing. Based on these facts, the proposed cannabis project meets this finding.

B. The cannabis business as well as all operations as conducted therein, fully comply with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law.

Evidence: The applicant, Culture Holdings of Wildomar, Inc., submitted as part of the CUP and Local License application process, the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan. These special technical elements of the proposed cannabis business were reviewed by the City, Riverside County Fire department and Riverside County Sheriff's department to ensure that the requirements of Chapter 5.76 and Chapter 17.315 of the WMC and California Building and Fire Code were complied with. It was determined by each department the proposed cannabis use was in compliance with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law. These element will be reviewed a second time as part of the tenant improvement plan review requirements prior to the issuance of building permits and issuance of a certificate of occupancy. Based on these facts, the proposed cannabis project fully complies with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law.

C. The cannabis business fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit.

Evidence: The applicant, Culture Holdings of Wildomar, Inc., submitted as part of the CUP and Local License application process, the required business/operations plan, statement of qualifications, fire protection plan, safety/security plan, waste disposal plan, odor abatement plan, visitor requirement plan and neighborhood compatibility plan. These special technical elements of the proposed cannabis business were reviewed by the City, Riverside County Fire department and Riverside County Sheriff's department to ensure that the requirements of Chapter 5.76 and Chapter 17.315 of the WMC and California Building and Fire Code were complied with. It was determined by each department the proposed cannabis use

was in compliance with all applicable building, electrical, zoning and fire codes, accessibility requirements of the Americans with Disability Act, and all relevant city and state law. These element will be reviewed a second time as part of the tenant improvement plan review requirements prior to the issuance of building permits and issuance of a certificate of occupancy. Based on these facts, the proposed cannabis project fully complies with and meets all operating criteria required pursuant to state laws, Chapter 5.76 of this code, any other provisions of this code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval in the conditional use permit.

D. The cannabis business will be located in a zoning district where cannabis businesses of the type proposed are conditionally permitted, and all of the applicable locational restrictions in Section 17.315.070 are satisfied.

Evidence: The applicant, Culture Holdings of Wildomar, Inc., is requesting approval of CUP 20-0078 to establish a retail cannabis business within an existing 1,440 square-foot retail lease space zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070). This site is located within the C-1/C-P (General Commercial) zone which conditionally permits retail cannabis sales. Further as evidenced by the radius map prepared by the planning department (refer to staff report), the site is located outside the 100' distance requirement from a residential zone and is located outside of the 600' distance requirement from a public or private school providing instruction in kindergarten or grades 1 through 12, a commercial day care center (excluding small and large family day cares), a park and a youth center. Based on these facts, the proposed cannabis project meets this finding.

Development Agreement (DA) Analysis:

Government Code Sections 65864 through 65869.5 authorizes a city to enter into a binding development agreement with persons having legal or equitable interests in real property including economic benefits to the agency. In accordance with Chapter 17.315 of the WMC, the Applicant has entered into such agreement with the City. The development agreement is between the City and Culture Holdings of Wildomar, Inc.; however, the property owner (The Manske Revocable Trust, Mr. Edwin Manske) must review the agreement and provide a notarized signature. The property owner signature establishes the fact that they are aware of the cannabis proposal.

The proposed development agreement, which is for a 20-year period, will establish an annual fee (separate from the sales tax revenue) to be paid to the City by the Applicant for operating a cannabis business. The fees that the City and applicant have agreed to comprise basically three (3) "deal points" as follows (refer to Section 3.2 of the DA).

- Twenty dollars ($20.00) per gross square foot of floor area within any building, facility or structure utilized for the proposed Cannabis Business. Beginning on the first anniversary of the Effective Date, and annually thereafter, the portion of this Development Agreement Fee shall be automatically adjusted based on the average percentage change in the Consumer Price Index (CPI) for "all urban consumers" in

the Riverside-San Bernardino-Ontario area, or a subsequent Consumer Price Index (CPI) area covering the City, for the previous January to December period. This fee based on the gross lease space of 1,440 square-foot will generate approximately $28,800 annually to the general fund ($576,000 over the life of the agreement).

- 3% of gross receipts will be paid to the City between the 1st anniversary and 5th anniversary. This revenue fee would generate approximately $162,000 annually based on the applicant's estimated annual sales revenue of about $5.4 million dollars. Of course as annual sales increase (or decrease), the revenues will increase (or decrease) proportionately.

- 5% of gross receipts, will be paid to the City between the 6th anniversary through 20th anniversary unless the City and Developer agree to a different amount (to be approved by the City Council) prior to the 6th anniversary. If this DA fee remains at 5%, the revenue fee would generate approximately $270,000 annually (for the following 15 years) based on the applicant's estimated annual revenue of about $5.4 million dollars. Of course as annual sales increase (or decrease), the revenues will increase (or decrease) proportionately.

- The City and Developer will agree to engage in good faith negotiations during the 5th year of the Development Agreement regarding the DA percentage fee noted above.

While not part of the Development Agreement, annual sales tax revenues (2%) to the City (based on applicant revenue projections) would equal approximately $108,000. One percent (1%) would be allocated to the general fund and 1% to the Measure AA fund. The City Council has the final authority to approve the Development Agreement. A copy of the agreement is provided in Attachment B, Exhibit 1. The findings for support of the Development Agreement are provided below.

Development Agreement Finding:

In accordance with Section 17.315 of the Wildomar Municipal Code, and the California Government Code Title 7, Chapter 4, Article 2.5, the Planning Commission, in light of the whole record before it, including but not limited to the Planning Department's staff report and all documents incorporated by reference herein, the City's General Plan and any other evidence within the record or provided at the public hearing of this matter, recommends the City Council find and determine as follows:

A. The development agreement is consistent with the City of Wildomar General Plan.

Evidence: The proposed Development Agreement No. 20-0078 to o establish a retail cannabis business within an existing 1,440 square-foot retail lease space zone located at 33980 Mission Trail, Suite #A (APN: 366-160-070) is consistent with the General Plan of the City of Wildomar. General Plan policies LU 7.1, 7.2 and 7.12 aim to promote economic development in the City by accommodating development of balanced land uses, promoting a variety of stable employment and business uses,

and improving the jobs-housing ratio. Allowing the Project to operate in the City furthers each of these policies.

PUBLIC NOTICING:

In accordance with Section 17.192 of the Wildomar Municipal Code, the Planning Department on December 2, 2020 gave public notice to all property owners within a 600-foot radius of the project boundary notifying said property owners of the December 16, 2020 City Council meeting at which time the City Council would consider Conditional Use Permit No. 20-0078 and Development Agreement No. 20-0078 to establish the proposed retail cannabis business. In accordance with the CUP application requirements, the Planning Department on December 2, 2020 gave public notice to all business owners/tenants within the retail center located at 33980 Mission Trail notifying said business owners/tenants of the December 16, 2020 City Council meeting at which time the City Council would consider Conditional Use Permit No. 20-0078 and Development Agreement No. 20-0078 to establish the proposed retail cannabis business.

In accordance with Ordinance No. 135, the Planning Department on December 4, 2020 posted a public hearing notice "sign board" along Mission Trial and Bundy Canyon Road street frontages notifying the neighborhood residents of the December 16, 2020 City Council meeting at which time the City Council would consider Conditional Use Permit No. 20-0078 and Development Agreement No. 20-0078 to establish the proposed retail cannabis business. Lastly, in accordance with Chapter 17.04.050 of the Wildomar Municipal Code, the Planning Department, on December 4, 2020 published a legal notice in the Press Enterprise, a local newspaper of general circulation, notifying the general public of the December 16, 2020 City Council meeting at which time the Planning Commission would consider Conditional Use Permit No. 20-0078 to establish the proposed retail cannabis business.

Public Comments

Staff has received a number of comments related to the proposed project after the public hearing sign board was posted at the site. While the comments were not directed specifically to this CUP/DA application, there were presented as opposition to cannabis in the city. Please refer to Attachment F.

FISCAL IMPACTS:

The Culture Cannabis Club project will not have a fiscal impact on the city's general fund. As discussed in the Development Agreement analysis section above, the use will generate during the first 5 years of operation an amount equal to $298,800 annually. In addition, the Applicant is conditioned to pay the annual regulatory licensing fee of $71,307.75. Since the Local License is valid for two (2) years the actual amount collected will be $142,615.60 every 2 years on the anniversary date of the Local License approval. Since the proposed cannabis use is locating within an existing commercial retail center, the Applicant will not pay the Development Impact Fees or the regional impact fees (i.e., TUMF, MSHCP, SKR). In addition, the project will not be annexed into the city-wide CFD 2013-1 nor pay Measure Z parcel tax fee.

Respectfully Submitted,	Reviewed By,
Gary Nordquist	Thomas D. Jex
City Manager	City Attorney

ATTACHMENTS:

A. Council Resolution for CUP 20-0078
   Exhibit 1 - CUP 20-0078 Conditions of Approval Matrix
B. Council Ordinance for Development Agreement 20-0078
   Exhibit 1 – Development Agreement Document
C. CUP Cannabis Proposal Package
D. Local License Approval Package
E. Staff Cannabis Radius Map Exhibit (100' & 600')
F. Public Comments Received

INCORPORATED HEREIN BY REFERENCE THE FOLLOWING:

- City of Wildomar General Plan and General Plan EIR
- City of Wildomar Municipal Code (Title 5.76)
- City of Wildomar Zoning Ordinance (Title 17.315)

CULTURE
CANNABIS CLUB

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 11/10/2021

APPLICATION NOS. PA 20-0078(R1)

PLANNER M B

SIGNATURE Matthew Bassi

CONDITIONAL USE PERMIT APPLICATION
CUP 20-0078(R1)

COMMERCIAL CANNABIS RETAIL STORE-FRONT

CULTURE HOLDINGS OF WILDOMAR, INC.

DBA "CULTURE CANNABIS CLUB"

CITY OF WILDOMAR, CALIFORNIA

September 2021

CONTACT PAGE

APPLICANT
CULTURE HOLDINGS OF WILDOMAR, INC.

DBA "CULTURE CANNABIS CLUB"
[OWNERS] CHRISTOPHER FRANCY, JULIE LE, MACY NEWELL

PROPOSED SITE ADDRESS
33980-33982 MISSION TRAIL, SUITE A - B, WILDOMAR 92595
APN: 366160070

CONTACTS
CHRISTOPHER FRANCY:
CANNACHRIS@YAHOO.COM
714.642.8320

CULTURE
CANNABIS CLUB

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AUTHORIZATION LETTER FROM PROPERTY OWNER & MANAGEMENT COMPANY

June 15, 2021

Edwin E. Manske
P.O.Box 1209
Wildomar, CA
92595

To whom it may concern:

We, Edwin & Janice Manske, the property owners of 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595, hereby authorize Culture Holdings of Wildomar, Inc. to submit an application for a Local License and a Conditional Use Permit for a commercial cannabis retail store, to be located at 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595.

Sincerely,

Edwin E Manske

Edwin Manske
Property Owner

Janice Manske

Janice Manske
Property Owner

June 15, 2021

Scout Property Management

Wildomar, CA

To whom it may concern:

I, Grattan Donahue, responsible party for the management of 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595, hereby authorize Culture Holdings of Wildomar, Inc. to submit an application for a Local License and a Conditional Use Permit for a commercial cannabis retail store, to be located at 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595.

Sincerely,

Grattan Donahue [Print Name]

Broker [Title]

PROOF OF LEASE

COMMERCIAL LEASE

(General Form)

1. PARTIES.
This Lease is made and entered into this 6th Day of July 2021 by and between The Manske Revocable Trust (hereinafter referred to as "Landlord") and Culture Holding of Wildomar, Inc. (hereinafter referred to as "Tenant").

2. PREMISES.
Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions hereinafter set forth, that certain real property and the building and other improvements located thereon situated in the City of Wildomar County of Riverside, State of California 92595, commonly known as 33980-2 Mission Trail Units A and B (here insert address) and described as About 2,527 Square Feet of Retail Space (here insert legal description) (said real property is hereinafter called the "Premises").

3. TERM.
The term of this Lease shall be for 5 Years (months/years), commencing on 08-01-2021 and ending on 07-31-2026, unless sooner terminated as hereinafter provided.

4. RENT.
Tenant shall pay to Landlord as rent for the Premises the following sums per month, in advance on the first day of each month during the term of this Lease:

During the first ~~through~~ _____ (e.g. 5th) year of the term of this Lease, the sum of Nine Thousand Five Hundred ($9,500.00) dollars per month;

During the _____ (e.g. 6th) year through the _____ (e.g. 10th) year of the term of this Lease, the sum of See Addendum ($_____) dollars per month.

During the _____ (e.g. 16th) year through the _____ (e.g. 20th) year of the term of this Lease, the sum of _____ ($_____) dollars per month.

Tenant shall pay to Landlord upon the execution of this Lease the sum of Nine Thousand Five Hundred Dollars ($9,500.00) dollars as rent for August 2021.

Rent for any period during the term of this Lease which is for less than one (1) month shall be a prorata portion of the monthly installment. Rent shall be payable without notice or demand and without any deduction, off-set, or abatement in lawful money of the United States to the Landlord at the address stated herein for notices or to such other persons or such other places as the Landlord may designate to Tenant in writing.

5. SECURITY DEPOSIT.
Tenant shall deposit with Landlord upon the execution of this Lease the sum of See Addendum ($_____) dollars as a security deposit for the Tenant's faithful performance of the provisions of this Lease. If Tenant fails to pay rent or other charges due hereunder, or otherwise defaults with respect to any provision of this Lease, Landlord may use the security deposit, or any portion of it, to cure the default or compensate Landlord for all damages sustained by Landlord resulting from Tenant's default. Tenant shall immediately on demand pay to Landlord the sum equal to that portion of the security deposit expended or applied by Landlord which was provided for in this paragraph so as to maintain the security deposit in the sum initially deposited with Landlord. Landlord shall not be required to keep the security deposit separate from its general account nor shall Landlord be required to pay Tenant any interest on the security deposit. If Tenant performs all of Tenant's obligations under this Lease, the security deposit or that portion thereof which has not previously been applied by the Landlord, shall be returned to Tenant within fourteen (14) days after the expiration of the term of this Lease, or after Tenant has vacated the Premises, whichever is later.

6. USE.
Tenant shall use the Premises only for CANNABIS SALES NO growing Allowed and for no other purpose without the Landlord's prior written consent.

Tenant shall not do, bring or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises or the building in which the Premises are located. If the rate of any insurance carried by the Landlord is increased as a result of Tenant's use, Tenant shall pay to Landlord within ten (10) days after written demand from Landlord, the amount of any such increase. Tenant shall comply with all laws concerning the Premises or Tenant's use of the Premises, including without limitation, the obligation at Tenant's cost to alter, maintain, or restore the Premises in compliance and conformity with all laws relating to the condition, use, or occupancy of the Premises by Tenant during the term of this Lease. Tenant shall not use or permit the use of the Premises in any manner that will tend to create waste or a nuisance or, if there shall be more than one tenant of the building containing the Premises, which shall unreasonably disturb any other tenant.

Tenant hereby accepts the Premises in their condition existing as of the date that Tenant possesses the Premises, subject to all applicable zoning, municipal, county and state laws, ordinances, regulations governing or regulating the use of the Premises and accepts this Lease subject thereto and to all matters disclosed thereby. Tenant hereby acknowledges that neither the Landlord nor the Landlord's agent has made any representation or warranty to Tenant as to the suitability of the Premises for the conduct of Tenant's business.

7. TAXES.
(a) Real Property Taxes.
Landlord shall pay all real property taxes and general assessments levied and assessed against the Premises during the term of this Lease.

If it shall be Tenant's obligation to pay such real property taxes and assessments hereunder, Landlord shall use its best efforts to cause the Premises to be separately assessed from other real property owned by the Landlord. If Landlord is unable to obtain such a separate assessment, the assessor's evaluation based on the building and other improvements that are a part of the Premises shall be used to determine the real property taxes. If this evaluation is not available, the parties shall equitably allocate the property taxes between the building and other improvements that are a part of the Premises and all buildings and other improvements included in the tax bill. In making the allocation, the parties shall reasonably evaluate the factors to determine the amount of the real property taxes so that the allocation of the building and other improvements that are a part of the Premises will not be less than the ratio of the total number of square feet of the building and other improvements that are a part of the Premises bear to the total number of square feet in all buildings and other improvements included in the tax bill.

Real property taxes attributable to land in the Premises shall be determined by the ratio that the total number of square feet in the Premises bears to the total number of square feet of land included in the tax bill.

(b) Personal Property Taxes.
Tenant shall pay prior to the delinquency all taxes assessed against and levied upon the trade fixtures, furnishings, equipment and other personal property of Tenant contained in the Premises. Tenant shall endeavor to cause such trade fixtures, furnishings and equipment and all other personal property to be assessed and billed separately from the property of the Landlord. If any of Tenant's said personal property shall be assessed with Landlord's property, Tenant shall pay to Landlord the taxes attributable to Tenant within ten (10) days after receipt of a written statement from Landlord setting forth the taxes applicable to Tenant's property.

8. UTILITIES.
Tenant shall make all arrangements and pay for all water, gas, heat, light, power, telephone and other utility services supplied to the Premises together with any taxes thereon and for all connection charges. If any such services are not separately metered to Tenant, the Tenant shall pay a reasonable proportion, to be determined by Landlord, of all charges jointly metered with other premises.

9. MAINTENANCE AND REPAIRS.
(a) Landlord's Obligations.
Except as provided in Article 12, and except for damaged caused by any negligent or intentional act or omission of Tenant, Tenant's agents, employees, or invitees, Landlord at its sole cost and expense shall keep in good condition and repair the foundations, exterior walls, and exterior roof of the Premises. Landlord shall also maintain the unexposed electrical, plumbing and sewage systems including, without limitation, those portions of the systems lying outside the Premises;

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TENANT'S OBLIGATIONS

Subject to the provisions of Sub-paragraph (a) above and Article 12, Tenant at Tenant's sole cost and expense shall keep in good order, condition and repair the Premises and every part thereof, including, without limitation, all Tenant's personal property, fixtures, signs, store fronts, plate glass, show windows, doors, interior walls, interior ceiling, and lighting facilities.

If Tenant fails to perform Tenant's obligations as stated herein, Landlord may at its option (but shall not be required to), enter the Premises, after ten (10) days prior to written notice to Tenant, put the same in good order, condition and repair, and the costs thereof together with interest thereon at the rate of ten (10%) percent per annum shall become due and payable as additional rental to Landlord together with Tenant's next rental installment.

10. ALTERATIONS AND ADDITIONS.

(a) Tenant shall not, without the Landlord's prior written consent, make any alterations, improvements or additions in or about the Premises except for non-structural work which does not exceed $1,000.00 in cost. As a condition to giving any such consent, the Landlord may require the Tenant to remove any such alterations, improvements, or additions at the expiration of the term, and to restore the Premises to their prior condition by giving Tenant thirty (30) days written notice prior to the expiration of the term that Landlord requires Tenant to remove any such alterations, improvements or additions that Tenant has made to the Premises. If Landlord so elects, Tenant at its sole cost shall restore the Premises to the condition designated by Landlord in its election before the last day of the term of the Lease.

Before commencing any work relating to the alterations, additions, or improvements affecting the Premises, Tenant shall notify Landlord in writing of the expected date of the commencement of such work so that Landlord can post and record the appropriate notices of non-responsibility to protect Landlord from any mechanic's liens, materialman liens, or any other liens. In any event, Tenant shall pay, when due, all claims for labor and materials furnished to or for Tenant at or for use in the Premises. Tenant shall not permit any mechanic's liens or materialmen's liens to be levied against the Premises for any labor or material furnished to Tenant or claimed to have been furnished to Tenant or Tenant's agents or contractors in connection with work of any character performed or claimed to have been performed on the Premises by or at the direction of Tenant. Tenant shall have the right to assess the validity of any such lien if, immediately on demand by Landlord, Tenant procures and records a lien release bond meeting the requirements of California Civil Code Section 3143 and shall provide for the payment of any sum that the claimant may recover on the claim (together with the costs of suit, if it is recovered in the action).

Unless the Landlord requires their removal as set forth above, all alterations, improvements or additions which are made on the Premises by the Tenant shall become the property of the Landlord and remain upon and be surrendered with the Premises at the expiration of the term. Notwithstanding the provisions of this paragraph, Tenant's trade fixtures, furniture, equipment and other machinery, other than that which is affixed to the Premises so that it cannot be removed without material or structural damage to the Premises, shall remain the property of the Tenant and removed by Tenant at the expiration of the term of this Lease.

11. INSURANCE; INDEMNITY.

(a) Fire Insurance.

Landlord at its cost shall maintain during the term of this Lease on the Premises a policy or policies of standard fire and extended coverage insurance [redacted].

Tenant at its cost shall maintain during the term of this Lease on all its personal property, Tenant's improvements, and alterations in or about the Premises, a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, to the extent of their full replacement value. The proceeds from any such policy shall be used by Tenant for the replacement of personal property or the restoration of Tenant's improvements or alterations.

(b) Liability Insurance.

Tenant at its sole cost and expense shall maintain during the term of this Lease public liability and property damage insurance with a single combined liability limit of [redacted] dollars, and property damage limits of not less than [redacted] dollars, insuring against all liability of Tenant and its authorized representatives arising out of and in connection with Tenant's use or occupancy of the Premises. Both public liability insurance and property damage insurance shall insure performance by Tenant of the indemnity provisions in Sub-paragraph (d) below, but the limits of such insurance shall not, however, limit the liability of Tenant hereunder. Both Landlord and Tenant shall be named as additional insureds, and the policies shall contain cross-liability endorsements. If Tenant shall fail to procure and maintain such insurance the Landlord may, but shall not be required to, procure and maintain same at the expense of Tenant and the cost thereof, together with interest thereon at the rate of ten (10%) percent per annum, shall become due and payable as additional rental to Landlord together with Tenant's next rental installment.

TWO MILLION

TWO HUNDRED THOUSAND

(c) Waiver of Subrogation.

Tenant and Landlord each waives any and all rights of recovery against the other, or against the officers, employees, agents, and representatives of the other, for loss of or damage to such waiving party or its property or the property of others under its control, where such loss or damage is insured against under any insurance policy in force at the time of such loss or damage. Each party shall cause each insurance policy obtained by it hereunder to provide that the insurance company waives all right of recovery by way of subrogation against either party in connection with any damage covered by any such policy.

INITIAL

(d) Hold Harmless.

Tenant shall indemnify and hold Landlord harmless from and against any and all claims arising from Tenant's use or occupancy of the Premises or from the conduct of its business or from any activity, work, or things which may be permitted or suffered by Tenant in or about the Premises including all damage, costs, attorney's fees, expenses and liabilities incurred in the defense of any claim or action or proceeding arising therefrom. Except for Landlord's willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to property or injury to person in or about the Premises from any cause, and Tenant hereby waives all claims in respect thereof against Landlord.

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(e) Exemption of Landlord from Liability.

Except for Landlord's willful or grossly negligent conduct, Tenant hereby agrees that Landlord shall not be liable for any injury to Tenant's business or loss of income therefrom or for damage to the goods, wares, merchandise, or other property of Tenant, Tenant's employees, invitees, customers or any other person in or about the Premises; nor shall Landlord be liable for injury to the person of Tenant, Tenant's employees, agents, contractors, or invitees, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air-conditioning, or lighting fixtures, or from any other cause, whether such damage results from conditions arising upon the Premises or upon other portions of the building in which the Premises are a part, or from any other sources or places. Landlord shall not be liable to Tenant for any damages arising from any act or neglect of any other tenant, if any, of the building in which the Premises are located.

12. DAMAGE OR DESTRUCTION.

(a) Damage - Insured.

If, during the term of this Lease, the Premises and/or the building and other improvements in which the Premises are located are totally or partially destroyed rendering the Premises totally or partially inaccessible or unusable, and such damage or destruction was caused by a casualty covered under an insurance policy required to be maintained hereunder, Landlord shall restore the Premises and/or the building and other improvements in which the Premises are located into substantially the same condition as they were in immediately before such damage or destruction, provided that the restoration can be made under the existing laws and can be completed within one hundred twenty (120) working days after the date of such destruction or damage. Such destruction or damage shall not terminate this Lease.

If the restoration cannot be made in said 120 day period, then within fifteen (15) days after the parties hereto determine that the restoration cannot be made in the time stated in this paragraph, Tenant may terminate this Lease immediately by giving notice to Landlord and the Lease will be deemed cancelled as of the date of such damage or destruction. If Tenant fails to terminate this Lease and the restoration is permitted under the existing laws, Landlord, at its option, may terminate this Lease or restore the Premises and/or any other improvements in which the Premises are located within a reasonable time and this Lease shall continue in full force and effect. If the existing laws do not permit the restoration, either party can terminate this Lease immediately by giving notice to the other party.

Notwithstanding the above, if the Tenant is the insurng party and if the insurance proceeds received by Landlord are not sufficient to effect such repair, Landlord shall give notice to Tenant of the amount required in addition to the insurance proceeds to effect such repair. Tenant may, at Tenant's option, contribute the required amount, but upon failure to do so within thirty (30) days following such notice, Landlord's sole remedy shall be, at Landlord's option and with no liability to Tenant, to cancel and terminate this Lease. If Tenant shall contribute such amount to Landlord within said thirty (30) day period, Landlord shall make such repairs as soon as reasonably possible and this Lease shall continue in full force and effect. Tenant shall in no event have any right to reimbursement for any amount so contributed.

(b) Damage - Uninsured.

In the event that the Premises are damaged or destroyed by a casualty which is not covered by the fire and extended coverage insurance which is required to be carried by the party designated in Article 11(a) above, then Landlord shall restore the same; provided that if the damage or destruction is to an extent greater than ten (10%) percent of the then replacement cost of the improvements on the Premises (exclusive of Tenant's trade fixtures and equipment and exclusive of foundations and footings), then Landlord may elect not to restore and to terminate this Lease. Landlord must give to Tenant written notice of its intention not to restore within thirty (30) days from the date of such damage or destruction and, if not given, Landlord shall be deemed to have elected to restore and in such event shall repair any damage as soon as reasonably possible. In the event that Landlord elects to give such notice of Landlord's intention to cancel and terminate this Lease, Tenant shall have the right, within ten (10) days after receipt of such notice, to give written notice to Landlord of Tenant's intention to repair such damage at Tenant's expense, without reimbursement from Landlord, in which event the Lease shall continue in full force and effect and Tenant shall proceed to make such repairs as soon as reasonably possible. If the Tenant does not give such notice within such 10 day period, this Lease shall be cancelled and be deemed terminated as of the date of the occurrence of such damage or destruction.

(c) Damage Near the End of the Term.

If the Premises are totally or partially destroyed or damaged during the last twelve (12) months of the term of this Lease, Landlord may, at Landlord's option, cancel and terminate this Lease as of the date of the cause of such damage by given written notice to Tenant of Landlord's election to do so within 30 days after the date of the occurrence of such damage; provided, however, that, if the damage or destruction occurs within the last 12 months of the term and if within fifteen (15) days after the date of such damage or destruction Tenant exercises any option to extend the term provided herein, Landlord shall restore the Premises if obligated to do so as provided in subparagraph (a) or (b) above.

(d) Abatement of Rent.

If the Premises are partially or totally destroyed or damaged and Landlord or Tenant repairs or restores them pursuant to the provisions of this Article 12, the rent payable hereunder for the period during which such damage, repair or restoration continues shall be abated in proportion to the degree to which Tenant's reasonable use of the Premises is impaired. Except for the abatement of rent, if any, Tenant shall have no claim against Landlord for any damages suffered by reason of any such damage, destruction, repair or restoration.

(e) Trade Fixtures and Equipment.

If Landlord is required or elects to restore the Premises as provided in this Article, Landlord shall not be required to restore Tenant's improvements, trade fixtures, equipment or alterations made by Tenant, such excluded items being the sole responsibility of Tenant to restore hereunder.

(f) Total Destruction—Multitenant Building.

If the Premises are a part of a multitenant building and there is destruction to the Premises and/or the building of which the Premises are a part that exceeds fifty (50%) percent of the then replacement value of the Premises and/or the building in which the Premises are a part from any cause whether or not covered by the insurance described in Article II above, Landlord may, at its option, elect to terminate this Lease (whether or not the Premises are destroyed) so long as Landlord terminates the leases of all other tenants in the building of which the Premises are a part, effective as of the date of such damage or destruction.

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13. CONDEMNATION.

If the Premises or any portion thereof are taken by the power of eminent domain, or sold by Landlord under the threat of exercise of said power (all of which is herein referred to as "condemnation"), this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If more than twenty (20%) percent of the floor area of any buildings on the Premises, or more than twenty (20%) percent of the land area of the Premises not covered with buildings, is taken by condemnation, either Landlord or Tenant may terminate this Lease as of the date the condemning authority takes possession by notice in writing of such election within twenty (20) days after Landlord shall have notified Tenant of such taking or, in the absence of such notice, then within twenty (20) days after the condemning authority shall have taken possession.

If this Lease is not terminated by either Landlord or Tenant as provided hereinabove, then it shall remain in full force and effect as to the portion of the Premises remaining, provided that the rental shall be reduced in proportion to the floor area of the buildings taken within the Premises as bears to the total floor area of all buildings located on the Premises. In the event this Lease is not so terminated, then Landlord agrees at Landlord's sole cost and expense, to as soon as reasonably possible restore the Premises to a complete unit of like quality and character as existed prior to the condemnation.

All awards for the taking of any part of the Premises or any payment made under the threat of the exercise of the power of eminent domain shall be the property of the Landlord, whether made as compensation for the diminution of the value of the leasehold or for the taking of the fee or as severance damages; provided, however, that Tenant shall be entitled to any award for loss of or damage to Tenant's trade fixtures and removable personal property.

Each party hereby waives the provisions of Code of Civil Procedure 1265.130 allowing either party to petition the Superior Court to terminate this Lease in the event of a partial taking of the Premises.

Rent shall be abated or reduced during the period from the date of taking until the completion of restoration by Landlord, but all other obligations of Tenant under this Lease shall remain in full force and effect. The abatement or reduction of the rent shall be based on the extent to which the restoration interferes with Tenant's use of the Premises.

14. ASSIGNMENT AND SUBLETTING.

Tenant shall not voluntarily or by operation of law assign, transfer, sublet, mortgage, or otherwise transfer or encumber all or any part of Tenant's interest in this Lease or in the Premises without Landlord's prior written consent which consent shall not be unreasonably withheld. Any attempted assignment, transfer, mortgage, encumbrance, or subletting without such consent shall be void and shall constitute a breach of this Lease. If Tenant is a corporation, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a controlling percentage of the capital stock of Tenant, or the sale of at least fifty-one (51%) percent of the value of the assets of Tenant, shall be deemed a voluntary assignment. The phrase "controlling percentage" means the ownership of, and the right to vote, stock possessing at least fifty-one (51%) percent of the total combined voting power of all classes of Tenant's capital stock issued, outstanding, and entitled to vote for the election of directors. This paragraph shall not apply to corporations the stock of which is traded through an exchange or over the counter.

Regardless of Landlord's consent, no subletting or assignment shall release Tenant of Tenant's obligation to pay the rent and to perform all other obligations to be performed by Tenant hereunder for the term of this Lease. The acceptance of rent by Landlord from any other person shall not be deemed a waiver by Landlord of any provision hereof. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting.

15. DEFAULT.

(a) Events of Default.

The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

(1) Failure to pay rent when due, if the failure continues for five (5) days after written notice has been given to Tenant.

(2) Abandonment and vacation of the Premises (failure to occupy the Premises for fourteen (14) consecutive days shall be deemed an abandonment and vacation).

(3) Failure to perform any other provision of this Lease if the failure to perform is not cured within thirty (30) days after written notice thereof has been given to Tenant by Landlord. If the default cannot reasonably be cured within said thirty (30) day period, Tenant shall not be in default under this Lease if Tenant commences to cure the default within the thirty (30) day period and diligently prosecutes the same to completion.

(4) The making by Tenant of any general assignment, or general arrangement for the benefit of creditors; the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy unless the same is dismissed within sixty (60) days; the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in the Lease, where possession is not restored to Tenant within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in the Lease, where such seizure is not descharged within thirty (30) days.

Notices given under this paragraph shall specify the alleged default and the applicable lease provisions, and shall demand that Tenant perform the provisions of this Lease of pay the rent that is in arrears as the case may be, within the applicable period of time. No such notice shall be deemed a forfeiture or a termination of this Lease unless Landlord so elects in the notice.

(b) Landlord's Remedies.

The Landlord shall have the following remedies if Tenant commits a default under this Lease. These remedies are not exclusive but are cumulative and in addition to any remedies now or hereafter allowed by law.

Landlord can continue this Lease in full force and effect, and the Lease will continue in effect so long as Landlord does not terminate Tenant's right to possession, and the Landlord shall have the right to collect rent when due. During the period that Tenant is in default, Landlord can enter the Premises and relet them, or any part of them, to third parties for Tenant's account. Tenant shall be liable immediately to the Landlord for all costs the Landlord incurs in reletting the Premises, including, without limitation, brokers' commissions, expenses of remodeling the Premises required by the reletting, and like costs. Reletting can be for a period shorter or longer than the remaining term of this Lease. Tenant shall pay to Landlord the rent due under this Lease on the dates the rent is due, less the rent Landlord receives from any reletting. No act by Landlord allowed by this paragraph shall terminate this Lease unless Landlord notifies Tenant that Landlord elects to terminate this Lease. After Tenant's default and for so long as Landlord has not terminated Tenant's right to possession of the Premsies, if Tenant obtains Landlord's consent, Tenant shall have the right to assume or sublet its interest in the Lease, but Tenant shall not be released from liability. Landlord's consent to the proposed assignment or subletting shall not be unreasonably withheld.

If Landlord elects to relet the Premises as provided in this paragraph, any rent that Landlord receives from such reletting shall apply first to the payment of any indebtedness from Tenant to Landlord other than the rent due from Tenant to Landlord; secondly, to all costs, including maintenance, incurred by Landlord in such reletting; and third, to any rent due and unpaid under this Lease. After deducting the payments referred to in this paragraph, any sum remaining from the rent Landlord receives from such reletting shall be held by Landlord and applied in payment of future rent as rent becomes due under this Lease. In no event shall tenant be entitled to any excess rent received by Landlord. If, on the date rent is due under this Lease, the rent received from the reletting is less than the rent due on that date, Tenant shall pay to Landlord, in addition to the remaining rent due, all costs, including maintenance, that Landlord shall have incurred in reletting that remain after applying the rent received from the reletting as provided in this paragraph.

Landlord can, at its option, terminate Tenant's right to possession of the Premises at any time. No act by Landlord other than giving written notice to Tenant shall terminate this Lease. Acts of maintenance, efforts to relet the Premises, or the appointment of a receiver on Landlord's initiative to protect Landlord's interest in this Lease shall not constitute a termination of Tenant's right to possession. In the event of such termination, Landlord has the right to recover from Tenant:

(1) The worth, at the time of the award, of the unpaid rent that had been earned at the time of the termination of this Lease;

(2) The worth, at the time of the award, of the amount by which the unpaid rent that would have been earned after the date of the termination of this Lease until the time of the award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided;

(3) The worth, at the time of the award, of the amount by which the unpaid rent for the balance of the term after the time of the award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided; and

(4) Any other amount, including court costs, necessary to compensate Landlord for all detriment proximately caused by Tenant's default.

"The worth at the time of the award," as used in (1) and (2) of this paragraph is to be computed by allowing interest at the maximum rate an individual is permitted by law to charge. "The worth at the time of the award" as referred to in (3) of this paragraph is to be computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus one (1%) percent.

If Tenant is in default under the terms of this Lease, Landlord shall have the additional right to have a receiver appointed to collect rent and conduct Tenant's business. Neither the filing of a petition for the appointment of a receiver nor the appointment itself shall constitute an election by Landlord to terminate this Lease.

Landlord at any time after Tenant commits a default, can cure the default at Tenant's cost and expense. If Landlord at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by Landlord shall be due immediately from Tenant to Landlord at the time the sum is paid, and if paid at a later date shall bear interest at the maximum rate an individual is permitted by law to charge from the date the sum is paid by Landlord until Landlord is reimbursed by Tenant. The sum, together with interest thereon, shall be considered additional rent.

16. SIGNS.

Tenant shall not have the right to place, construct or maintain any sign, advertisement, awning, banner, or other exterior decorations on the building or other improvements that are a part of the Premises without Landlord's prior, written consent, which consent shall not be unreasonably withheld.

17. EARLY POSSESSION.

In the event that the Landlord shall permit Tenant to occupy the Premises prior to the commencement date of the term of this Lease, such occupancy shall be subject to all the provisions of this Lease. Said early possession shall not advance the termination date of this Lease.

18. SUBORDINATION.

This Lease, at Landlord's option, shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothication for security now or hereafter placed upon the real property of which the Premises are a part and to any and all advances made on the security thereof and to all renewal, modifications, and extensions thereof. Notwithstanding any such subordination, Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default and so long as Tenant shall pay the rent and observe and perform all the other provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgagee, trustee, or ground lessor shall elect to have this Lease prior to the lien of its mortgage or deed of trust or ground lease, and shall give written notice thereof to Tenant, this Lease shall be deemed prior to such mortgage, deed of trust or ground lease, whether this Lease is dated prior to or subsequent to the date of such mortgage, deed of trust or ground lease, or the date of recording thereof. Tenant agrees to execute any documents required to effect such subordination or to make this Lease prior to the lien of any mortgage, deed of trust, or ground lease, as the case may be, and failing to do so within ten (10) days after written demand from Landlord does hereby make, constitute and irrevocably appoint Landlord as Tenant's attorney in fact and in Tenant's name, place and stead to do so.

19. SURRENDER.

On the last day of the term hereof, or on any sooner termination, Tenant shall surrender the Premises to Landlord in good condition, broom clean, ordinary wear and tear accepted. Tenant shall repair any damage to the Premises occasioned by its use thereof, or by the removal of Tenant's trade fixtures, furnishings and equipment which repair shall include the patching and filling of holes and repair of structural damage. Tenant shall remove all of its personal property and fixtures on the Premises prior to the expiration of the term of this Lease and if required by Landlord pursuant to Article 10(a) above, any alterations, improvements or additions made by Tenant to the Premises. If Tenant fails to surrender the Premises to Landlord on the expiration of the Lease as required by this paragraph, Tenant shall hold Landlord harmless from all damages resulting from Tenant's failure to vacate the Premises, including, without limitation, claims made by any succeeding tenant resulting from Tenant's failure to surrender the Premises.

INITIAL EM MM

20. HOLDING OVER.

If the Tenant, with the Landlord's consent, remains in possession of the Premises after the expiration or termination of the term of this Lease, such possession by Tenant shall be deemed to be a tenancy from month-to-month at a rental in the amount of the last monthly rental plus all other charges payable hereunder, upon all the provisions of this Lease applicable to month-to-month tenancy.

21 BINDING ON SUCCESSORS AND ASSIGNS.

The terms, conditions and covenants of this Lease shall be binding upon and shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns.

22. NOTICES.

Whenever under this Lease a provision is made for any demand, notice or declaration of any kind, it shall be in writing and served either personally or sent by registered or certified United States mail, postage prepaid, addressed at the addresses as set forth below:

TO LANDLORD AT: Scout Property Management
41955 Fourth st. ste 102
Temecula, Ca 92590

TO TENANT AT: Culture Holding of Wildomar, Inc
33980-2 Mission Trail Unit A and B, Wildomar, Ca 92595
or any other location

Such notice shall be deemed to be received within forty-eight (48) hours from the time of mailing, if mailed as provided for in this paragraph.

23. LANDLORD'S RIGHT TO INSPECTIONS.

Landlord and Landlord's agent shall have the right to enter the Premises at reasonable times for the purpose of inspecting same, showing the same to prospective purchasers or lenders, and making such alterations, repairs, improvements or additions to the Premises or to the building of which the Premises are a part as Landlord may deem necessary or desirable. Landlord may at any time place on or about the Premises any ordinary "For Sale" signs and Landlord may at any time during the last one hundred twenty (120) days of the term of this Lease place on or about the Premises any ordinary "For Sale or Lease" signs, all without rebate of rent or liability to Tenant.

24 CHOICE OF LAW

This Lease shall be governed by the laws of the state where the Premises are located.

25 ATTORNEY'S FEES.

If either Landlord or Tenant becomes a party to any litigation or arbitration concerning this Lease, the Premises, or the building or other improvements in which the Premises are located, by reason of any act or omission of the other party or its authorized representatives, and not by reason of any act or omission of the party that becomes a party to that litigation or any act or omission of its authorized representatives, the party that causes the other party to become involved in the litigation shall be liable to that party for reasonable attorney's fees and court costs incurred by it in the litigation.

If either party commences an action against the other party arising out of or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suit.

26 LANDLORD'S LIABILITY

The term "Landlord" as used in this Lease shall mean only the owner or owners at the time in question of the fee title or a Lessee's interest in a ground lease of the Premises, and in the event of any transfer of such title or interest, Landlord herein named (and in case of any subsequent transfers to the then successor) shall be relieved from and after the date of such transfer of all liability in respect to Landlord's obligations thereafter to be performed. The obligations contained in this Lease to be performed by Landlord shall be binding upon the Landlord's successors and assigns, only during their respective periods of ownership.

27 WAIVERS

No waiver by Landlord of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's consent to or approval of any subsequent act by Tenant. The acceptance of rent hereunder by Landlord shall not be a waiver of any preceding breach by Tenant of any provision hereof, other than the failure of Tenant to pay the particular rent so accepted, regardless of Landlord's knowledge of such preceding breach at the time of its acceptance of such rent.

28 INCORPORATION OF PRIOR AGREEMENTS

This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified only in writing, and signed by the parties in interest at the time of such modification.

29 TIME

Time is of the essence of this Lease.

30 SEVERABILITY

The unenforceability, invalidity, or illegality of any provision of this Lease shall not render the other provisions hereof unenforceable, invalid or illegal.

31 ESTOPPEL CERTIFICATES

Each party, within ten (10) days after notice from the other party, shall execute and deliver to the other party a certificate stating that this Lease is unmodified and in full force and effect, or in full force and effect as modified, and stating the modification. The certificate shall also state the amount of minimum monthly rent, the dates to which rent has been paid in advance, and the amount of any security deposit or prepaid rent, if any, as well as acknowledging that there are not, to that party's knowledge, any uncured defaults on the part of the other party, or specifying such defaults, if any, which are claimed. Failure to deliver such a certificate within the ten (10) day period shall be conclusive upon the party failing to deliver the certificate to the benefit of the party requesting the certificate that this Lease is in full force and effect, that there are no uncured defaults hereunder, and has not been modified except as may be represented by the party requesting the certificate.

32 COVENANTS AND CONDITIONS

Each provision of this Lease performable by Tenant shall be deemed both a covenant and a condition.

33 SINGULAR AND PLURAL

When required by the context of this Lease, the singular shall include the plural.

34 JOINT AND SEVERAL OBLIGATIONS.

"Party" shall mean Landlord and Tenant, and if more than one person or entity is the Landlord or Tenant, the obligations imposed on that party shall be joint and several.

35 OPTION TO EXTEND.

Provided that Tenant shall not then be in default hereunder, Tenant shall have the option to extend the term of this Lease for ONE additional Five year periods upon the same terms and conditions herein contained, except for fixed minimum monthly rentals, upon delivery by Tenant to Landlord of written notice of its election to exercise such option(s) at least ninety (90) days prior to the expiration of the original (or extended) term hereof. The parties hereto shall have thirty (30) days after the Landlord receives the option notice in which to agree on the minimum monthly rental during the extended term(s). If the parties agree on the minimum monthly rent for the extended term(s) during the period, they shall immediately execute an amendment to this Lease stating the minimum monthly rent. In the event that there is more than one option to extend the term of this Lease, the parties hereto shall negotiate the minimum monthly rent as set forth herein for each extended term of this Lease. If the parties hereto are unable to agree on the minimum monthly rent for the extended term(s) within said thirty (30) day period, the option notice shall be of no effect and this Lease shall expire at the end of the term. Neither party to this Lease shall have the right to have a court or other third party set the minimum monthly rent.

36 ADDENDUM

Any addendum attached hereto and either signed or initialled by the parties shall be deemed a part hereof and shall supersede any conflicting terms or provisions contained in this Lease.

37. Any tenant improvements or anything tenant or any governmental agency would request or desire would be tenants sole responsibility.
38. An additional rental of 5% will be due if monthly rental not paid in full by the 5th day of the month.
39. Tenant is responsible for all interior maintenance including but not limited to windows, doors, locks, heat, air conditioning, plumbing and electrial.
40. Tenant cannot park any vehicles or store anything on the parking lot over night without Landlords written permission. Articles or vehicles without permission may be towed or disposed of.
41. No repair, manufacturing or working in parking lot.

The parties hereto have executed this Lease on the date first above written. Culture Holding of Wildomar, Inc.

LANDLORD:
By: The Manske Revocable Trust
By: Edwin E Manske, Trustee 7-6-21

TENANT:
By: Macy Newell 7/6/2021
By:

STATEMENT OF INTENT TO APPLY FOR LOCAL LICENSE

July 1, 2021

Culture Holdings of Wildomar, Inc.
Proposed Premise Address:
33980-82 Mission Trails, Suite A-B
Wildomar, CA
92595

To whom it may concern:

Culture Holdings of Wildomar, Inc., with a proposed premise address located at 33980-82 Mission Trail, Suite A - B, Wildomar, CA 92595, declares that it is applying for a Local License for the proposed premises concurrently with this CUP/Development Agreement application.

Sincerely,

Macy Newell
Owner

BUSINESS ORGANIZATIONAL STATUS

CULTURE
CANNABIS CLUB

California Secretary of State
Electronic Filing

FILED
Secretary of State
State of California

General Stock Corporation - Articles of Incorporation

Entity Name:	Culture Holdings of Wildomar, Inc.
Entity (File) Number:	C4610196
File Date:	07/02/2020
Entity Type:	General Stock Corporation
Jurisdiction:	California

Detailed Filing Information

1. Corporate Name:	Culture Holdings of Wildomar, Inc.
2. Business Addresses:	
a. Initial Street Address of Corporation:	3 Corporate Park, Suite 200 Irvine, California, 92606 United States of America
b. Initial Mailing Address of Corporation:	3 Corporate Park, Suite 200 Irvine, California, 92606 United States of America
3. Agent for Service of Process:	
Individual Agent:	Linda Duong 3 Corporate Park, Suite 200 Irvine, California, 92606 United States of America
4. Shares:	1,000,000
5. Purpose Statement:	The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

The incorporator affirms the information contained herein is true and correct.

Incorporator: Linda Duong

Use bizfile.sos.ca.gov for online filings, searches, business records, and resources.

CULTURE
CANNABIS CLUB

California Secretary of State
Electronic Filing

FILED
Secretary of State
State of California

Corporation - Statement of Information

Entity Name:	CULTURE HOLDINGS OF WILDOMAR, INC.
Entity (File) Number:	C4610196
File Date:	07/07/2020
Entity Type:	Corporation
Jurisdiction:	CALIFORNIA
Document ID:	GG85928

Detailed Filing Information

1. Entity Name:	CULTURE HOLDINGS OF WILDOMAR, INC.
2. Business Addresses:	
a. Street Address of Principal Office in California:	3 Corporate Park, Suite 200 Irvine, California 92606 United States of America
b. Mailing Address:	3 Corporate Park, Suite 200 Irvine, California 92606 United States of America
c. Street Address of Principal Executive Office:	3 Corporate Park, Suite 200 Irvine, California 92606 United States of America
3. Officers:	
a. Chief Executive Officer:	Chris Francy 3 Corporate Park, Suite 200 Irvine, California 92606 United States of America
b. Secretary:	Macy Newell 3 Corporate Park, Suite 200 Irvine, California 92606 United States of America

Document ID: GG85928

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CULTURE
CANNABIS CLUB

California Secretary of State
Electronic Filing

Officers (cont'd):

c. Chief Financial Officer: Chris Francy
3 Corporate Park, Suite 200
Irvine, California 92606
United States of America

4. Director: Chris Francy
3 Corporate Park, Suite 200
Irvine, California 92606
United States of America

Number of Vacancies on the Board of Directors: 0

5. Agent for Service of Process: Macy Newell
3 Corporate Park, Suite 200
Irvine, California 92606
United States of America

6. Type of Business: Retail Sales

By signing this document, I certify that the information is true and correct and that I am authorized by California law to sign.

Electronic Signature: Macy Newell

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Document ID: GG85928

CULTURE
CANNABIS CLUB

California Secretary of State
Electronic Filing

Corporation - Attachment to Statement of Information

List of Additional Directors:

1. Julie Le
   3 Corporate Park, Suite 200
   Irvine, California 92606
   United States of America
2.
3.
4.
5.
6.
7.

Document ID: GG85928

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CULTURE
CANNABIS CLUB

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 07-07-2020

Employer Identification Number:
85-1803954

Form: SS-4

Number of this notice: CP 575 A

CULTURE HOLDINGS OF WILDOMAR
% LINDA
3 CORPORATE PARK STE 200
IRVINE, CA 92606

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-1803954. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120 04/15/2021

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

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BY-LAWS OF
CULTURE HOLDINGS OF WILDOMAR, INC.
a California corporation

ARTICLE I
OFFICES

Section 1.01 Principal Offices. The Board of Directors (the "**Board**") shall fix the location of the principal executive office of the Corporation at any place within or outside the State of California. If the principal executive office is located outside the State of California, and the Corporation has one or more business offices in the State of California, the Board shall fix and designate a principal business office in the State of California.

Section 1.02 Other Offices. The Board may at any time establish branch or subordinate offices at any place or places where the Corporation is qualified to do business.

ARTICLE II.
SHAREHOLDERS

Section 2.01 Annual Meeting. The annual meeting of the shareholders for the election of Directors to succeed those whose terms expire and for the transaction of any other business as may properly come before the meeting shall be held on the first Monday of July. However, if this day falls on a legal holiday, then the meeting shall be held on the next succeeding business day. If an annual meeting of the shareholders is not held as prescribed in these bylaws, the election of Directors may be held at any meeting subsequently called pursuant to these bylaws.

Section 2.02 Special Meetings. Special meetings of the shareholders may be called at any time by the Board, the Chair of the Board (the "**Chair**"), the President or one (1) or more shareholders holding shares in the aggregate entitled to cast not less than ten percent (10%) of the votes at the meeting.

If a special meeting is called by any person or persons other than the Board, the request shall be in writing, specifying the general nature of the business proposed to be transacted, and shall be delivered personally or sent by United States mail or email to the Chair, the President and, any Vice President or the Secretary of the Corporation. The request shall also specify the time of the meeting which shall not be less than ten (10) nor more than sixty (60) days after receipt of the request. The Officer receiving the request shall forthwith cause notice to be given to the shareholders entitled to vote hereunder that a meeting will be held at the time specified. If the notice is not given within twenty (20) days after receipt of the request, the person or persons requesting the meeting may give the notice. Nothing contained herein shall be construed as limiting, fixing or affecting the time when a shareholders' meeting called by action of the Board may be held.

Section 2.03 Place of Meetings. All meetings of the shareholders shall be at any place within or without the State of California as designated by the Board. In the absence of any such designation, shareholders' meetings shall be held at the principal executive office of the Corporation.

Section 2.04 Notice. All notices of shareholder meetings shall be sent or otherwise given in accordance with these bylaws, not less than ten (10) nor more than sixty (60) days before the date of the meeting. The notice shall specify the place, date and hour of the meeting and: (1) in the case of a special meeting, the general nature of the business to be transacted; or (2) in the case of the annual meeting, those matters which the Board, at the time of giving the notice, intends to present for action by the shareholders. The notice of any meeting at which Directors are to be elected shall include the name of any nominee or

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nominees whom, at the time of the notice, management intends to present for election.

If any of the foregoing enumerated actions are proposed to be taken at any meeting for approval of the following actions under the General Corporation Law (Cal. Corp. Code, §§ 100 et seq., "**Corporations Code**"), then the notice shall also state the general nature of that proposal:

(a) a contract or transaction in which a Director has a direct or indirect financial interest under Corporations Code, § 310;

(b) an amendment of the Articles of Incorporation under Corporations Code, § 902;

(c) a reorganization of the Corporation under Corporations Code, § 1201;

(d) a voluntary dissolution of the Corporation under Corporations Code, § 1900; or

(e) a distribution in dissolution other than in accordance with the rights of outstanding preferred shares under Corporations Code § 2007.

Section 2.05 Manner of Giving Notice; Affidavit of Notice. Notice of any shareholders' meeting shall be given either personally or by U.S. mail or email, addressed to the shareholder at the address of that shareholder appearing on the books of the Corporation or given by the shareholder to the Corporation for the purpose of notice. If no such address appears on the Corporation's books or has been so given, notice shall be deemed to have been given if sent to that shareholder by first class mail or telegraphic or other written communication to the Corporation's principal executive office, or if published at least once in a newspaper of general circulation in the county where that office is located. Notice shall be deemed to have been given at the time when delivered personally, deposited in the mail, delivered to a common carrier for transmission to the recipient, actually transmitted by electronic means to the recipient by the person giving the notice, or sent by other means of written communication.

If any notice addressed to a shareholder at the address of that shareholder appearing on the books of the Corporation is returned to the Corporation by the United States Postal Service marked to indicate that the United States Postal Service was unable to deliver the notice to the shareholder at that address, all future notices or reports shall be deemed to have been duly given without further mailing if the notices shall be available to the shareholder on written demand of the shareholder at the principal executive office of the Corporation for a period of sixty (60) days from the date of the giving of the notice.

An affidavit of the mailing or other means of giving any notice of any shareholders' meeting may be executed by the person giving the notice and filed and maintained in the minute book of the Corporation.

Section 2.06 Quorum. The presence in person or by proxy of the holders of a majority of the shares entitled to vote at any shareholders' meeting constitutes a quorum for the transaction of business. The shareholders present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the departure from the meeting of enough shareholders to leave less than a quorum, if any action taken, other than an adjournment, is approved by at least a majority of the shares required to constitute a quorum.

Section 2.07 Adjourned Meeting; Notice. Any shareholders' meeting, annual or special, whether or not a quorum is present, may be adjourned from time-to-time by the vote of the majority of the shares represented at that meeting, either in person or by proxy, but in the absence of a quorum, no other business may be transacted at that meeting, except as provided in Section 2.06.

When any shareholders' meeting, either annual or special, is adjourned to another time or place, notice need not be given of the adjourned meeting if the time and place are announced at the meeting at which the adjournment is taken, unless a new record date for the adjourned meeting is fixed, or unless the adjournment is for more than forty-five (45) days from the date set for the original meeting, in which case the Board shall set a new record date. Notice of any adjourned meeting, if required, shall be given to each shareholder of record entitled to vote at the adjourned meeting in accordance with the provisions of Sections 2.04 and 2.05. At any adjourned meeting the Corporation may transact any business that might have been transacted at the original meeting.

Section 2.08 Voting. The shareholders entitled to vote at any meeting of shareholders shall be determined in accordance with the provisions of Section 2.11, subject to the provisions of Corporations Code, §§ 702 to 704, inclusive, (relating to voting shares held by a fiduciary, in the name of a corporation, or in joint ownership), as amended. The shareholders' vote may be by voice vote or by ballot; provided, however, that any election for Directors must be by ballot if demanded by any shareholder before the voting has begun.

Except as provided in the last paragraph of this Section 2.08, below, or as may be otherwise provided in the Articles of Incorporation, each outstanding share, regardless of class, shall be entitled to one (1) vote on each matter submitted to a vote of the shareholders. On any matter other than the election of Directors, any shareholder may vote part of the shares owned by that shareholder in favor of the proposal and refrain from voting the remaining shares or vote them against the proposal, but if the shareholder fails to specify the number of shares which the shareholder is voting affirmatively, it will be conclusively presumed that the shareholder's approving vote is with respect to all shares that the shareholder is entitled to vote.

If a quorum is present (or if a quorum had been present earlier at the meeting but some shareholders had withdrawn), the affirmative vote of a majority of the shares represented and voting, provided the shares voting affirmatively also constitute a majority of the number of shares required for a quorum, shall be the act of the shareholders, unless the vote of a greater number or voting by classes is required by California Corporations Code or by the Corporation's Articles of Incorporation.

At a shareholders' meeting at which Directors are to be elected, no shareholder shall be entitled to cast for any candidate a number of votes greater than the number of votes which the shareholder normally is entitled to cast, or "cumulate votes," unless the candidate's name has been placed in nomination before commencement of the voting and a shareholder has given notice before the commencement of the voting of the shareholder's intention to cumulate votes. If any shareholder has given that notice, then every shareholder entitled to vote may cumulate votes for candidates in nomination and give one: (1) candidate a number of votes equal to the number of Directors to be elected multiplied by the number of votes to which that shareholder's shares are normally entitled or distribute the shareholder's votes on the same principle among any or all of the candidates, as the shareholder thinks fit. The candidates receiving the highest number of votes, up to and including the number of Directors to be elected, shall be elected.

Section 2.09 Waiver of Notice or Consent by Absent Shareholders. The transactions of any meeting of shareholders, either annual or special, however called and noticed, and wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum is present either in person or by proxy, and if, either before or after the meeting, each person entitled to vote, who was not present in person or by proxy, signs a written waiver of notice or a consent to a holding of the meeting, or an approval of the minutes. The waiver of notice or consent need not specify either the business to be transacted or the purpose of any annual or special shareholders' meeting, except that if an action is taken or proposed to be taken for approval of any of those matters specified in Section 2.04, the waiver of notice or consent shall state the general nature of the proposal. All waivers, consents, or approvals shall be filed

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with the corporate records or made a part of the minutes of the meeting.

Attendance by a person at a meeting shall also constitute a waiver of notice of that meeting, except when the person objects at the beginning of the meeting to the transaction of any business because the meeting is not lawfully called or convened, and except that attendance at a meeting is not a waiver of any right to object to the consideration of matters required by law to be included in the notice of the meeting, but not so included, if that objection is expressly made at the meeting.

Section 2.10 Shareholder Action by Written Consent Without a Meeting. Any action which may be taken at any annual or special meeting of shareholders may be taken without a meeting and without prior notice, if a consent in writing, setting forth the action so taken, is signed by the holders of outstanding shares having not less than the minimum number of votes that would be necessary to authorize or take that action at a meeting at which all shares entitled to vote on that action were present and voted.

Directors may be elected by written consent without a meeting only if the written consents of all outstanding shares entitled to vote are obtained, except that a vacancy on the Board (other than a vacancy created by the removal of a Director) not filled by the Board may be filled by the written consent of the holders of a majority of the outstanding shares entitled to vote.

All written consents shall be filed with the Secretary and shall be maintained in the corporate records. Any shareholder giving a written consent, or the shareholder's proxy holder, transferee of the shares or personal representative or their respective proxy holders, may revoke the consent by a writing received by the Secretary before the written consents of the number of shares required to authorize the proposed action have been filed with the Secretary.

If the consents of all shareholders entitled to vote have not been solicited in writing, and if the unanimous written consent of all such shareholders shall not have been received, the Secretary shall give prompt notice of the corporate action approved by the shareholders without a meeting. In the following cases, notice of such approval shall be given at least ten (10) days before the consummation of any action authorized by that approval.:

(a) contracts or transactions in which a Director has a direct or indirect financial interest under Corporations Code, § 310;

(b) indemnification of agents of the Corporation under Corporations Code, § 317;

(c) a reorganization of the Corporation under Corporations Code, § 1201; or

(d) a distribution in dissolution other than in accordance with the rights of outstanding preferred shares, under Corporations Code, § 2007.

Section 2.11 Record Date for Shareholder Notice, Voting and Giving Consents. For purposes of determining the shareholders entitled to notice of any meeting, or to vote or to give consent to corporate action without a meeting, the Board may fix, in advance, a record date, which shall not be more than sixty (60) days or less than ten (10) days before the date of any such meeting or more than sixty (60) days before any such action without a meeting, and in this event only shareholders of record at the close of business on the date so fixed are entitled to notice and to vote or to give consents, as the case may be, notwithstanding any transfer of any shares on the books of the Corporation after the record date, except as otherwise provided in the California Corporations Code.

If the Board does not fix a record date:

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(a) The record date for determining shareholders entitled to notice of or to vote at a meeting of shareholders shall be at the close of business on the business day next preceding the day on which notice is given or, if notice is waived, at the close of business on the business day next preceding the day on which the meeting is held.

(b) The record date for determining shareholders entitled to give consent to corporate action in writing without a meeting shall be the day on which the first written consent is given.

(c) The record date for any other purpose shall be as provided in Article VII of these bylaws.

Section 2.12 Proxies. Every person entitled to vote for Directors or on any other matter shall have the right to do so either in person or by one (1) or more agents authorized by a written proxy signed by the person and filed with the Secretary. A proxy shall be deemed signed if the shareholder's name is placed on the proxy, whether by personal signature, typewriting, telegraphic transmission, or otherwise, by the shareholder or the shareholder's attorney-in-fact. A validly executed proxy that does not state that it is irrevocable shall continue in full force and effect unless: (1) revoked by the person executing it, before the vote pursuant to that proxy, by a writing delivered to the Corporation stating that the proxy is revoked, or by attendance at the meeting and voting in person by the person who executed the proxy or by a subsequent proxy executed by the same person and presented at the meeting; or (2) written notice of the death or incapacity of the maker of that proxy is received by the Corporation before the vote pursuant to that proxy is counted; provided, however, that no proxy shall be valid after the expiration of eleven (11) months from the date of the proxy, unless otherwise provided in the proxy. The revocability of a proxy that states on its face that it is irrevocable shall be governed by the provisions of Corp. Code, § 705(e) and (f).

Section 2.13 Inspectors of Election. Before any meeting of the shareholders, the Board may appoint any persons other than nominees for office to act as inspectors of election at the meeting or its adjournment. If no inspectors of election are so appointed, the chair of the meeting may, and on the request of any shareholder or a shareholder's proxy shall, appoint inspectors of election at the meeting. The number of inspectors shall be either one (1) or three (3). If appointed at a meeting on the request of one or more shareholders or proxies, the majority of shares shall determine whether one (1) or three (3) inspectors are to be appointed. If any person appointed as an inspector fails to appear or fails or refuses to act, the chair of the meeting may, and upon the request of any shareholder or a shareholder's proxy shall, appoint a person to fill that vacancy.

These inspectors of election shall:

(a) determine the number of shares outstanding and the voting power of each, the shares represented at the meeting, the existence of a quorum, and the authenticity, validity, and effect of proxies;

(b) receive votes, ballots, or consents;

(c) hear and determine all challenges and questions in any way arising in connection with the right to vote;

(d) count and tabulate all votes or consents;

(e) determine when the polls shall close;
(f) determine the result; and

(g) do any other act that may be proper to conduct the election or vote with fairness to all

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shareholders.

Section 2.14 Conduct of Meetings. Subject to any limitations in the Articles of Incorporation or these Bylaws and to any provision of the California Corporations Code, all annual and special meetings of shareholders shall be conducted in accordance with those rules and procedures as the Board may determine and, as to matters not governed by those rules and procedures, as the chair of the meeting shall determine, including, without limitation, the establishment of rules and procedures for the maintenance of order, safety, limitations on the time allotted to questions or comments on the affairs of the Corporation, restrictions on entry to the meeting after the time prescribed for its commencement, and the opening and closing of the voting polls.

ARTICLE III.
BOARD OF DIRECTORS

Section 3.01 Powers. Subject to any limitations in the Articles of Incorporation or these Bylaws, and to any provision of the California Corporations Code requiring shareholder authorization or approval for a particular action, the business and affairs of the Corporation shall be managed and all corporate powers shall be exercised by or under the direction of the Board. The Board may delegate the management of the day-to-day operation of the business of the Corporation to a management company or other person, provided that the business and affairs of the Corporation shall be managed and all corporate powers shall be exercised under the ultimate direction of the Board.

Section 3.02 Number, Tenure and Qualifications. Pursuant to California Corporations Code §212(a), the authorized number of Directors of the Board shall be three (3), until changed, within the limits specified herein, by an amendment to this Section of the Bylaws, duly adopted by either the Board or duly adopted by either the Board or by the Shareholders. Notwithstanding the foregoing, in the event that there is either one (1) or two (2) shareholders of Company, the authorized number of Directors of the Board of Company shall be two (2) directors. The indefinite number of Directors may be changed, or a definite number fixed without provision for an indefinite number, by a duly adopted amendment to the Articles of Incorporation or by an amendment to this Section of the Bylaws duly adopted by the vote or written consent of holders of a majority of the outstanding shares entitled to vote; provided, however, that an amendment reducing the number of Directors to a number less than three (3) cannot be adopted if the votes cast against its adoption at a meeting, or the shares not consenting in the case of action by written consent, are equal to more than 16⅔% of the outstanding shares entitled to vote.

Directors shall be elected at each annual meeting of shareholders to hold office until the next annual meeting. Each Director, including a Director elected to fill a vacancy, shall hold office until the expiration of the term for which elected and until a successor has been elected and qualified. If an annual meeting is not held, or the Directors are not elected at that annual meeting, the Directors may be elected at any special meeting of the shareholders held for that purpose. Directors can be but are not required to be shareholders.

Section 3.03 Regular Meetings. A regular annual meeting of the Board shall be held immediately after, and at the same place as, the annual meeting of shareholders for the purpose of electing Officers and transacting any other business. The Board may provide for other regular meetings from time to time by resolution. Annual and other regular meetings may be held without call or notice.

Section 3.04 Special Meetings. Special meetings of the Board for any purpose or purposes may be called at any time by the designation of persons authorized to call special meetings. Notice of the time and place of special meetings shall be delivered by United States mail or email, addressed to each Director at that Director's address as it is shown on the records of the Corporation. In case the notice is mailed, it shall be deposited in the United States mail at least four (4) days before the time of meeting. In case the

notice is delivered by email it shall be delivered by email at least forty-eight (48) hours before the time of the meeting. Any oral notice given personally or by telephone may be communicated either to the Director or to a person at the office of the Director whom the person giving the notice has reason to believe will promptly communicate it to the Director. The notice need not specify the purpose of the meeting, nor need it specify the place if the meeting is to be held at the principal executive office of the Corporation.

Section 3.05 Place of Meetings. Meetings of the Board may be held at any place within or without the State of California that has been designated in the notice. If a place has not been stated in the notice or there is no notice, meetings shall be held at the principal executive office of the Corporation unless another place has been designated by a resolution duly adopted by the Board.

Section 3.06 Participation by Electronic Means. Members of the Board may participate in a meeting through use of conference telephone, electronic video screen communication, or other communications equipment. Participation in a meeting through use of conference telephone constitutes presence in person at that meeting pursuant to this section as long as all members participating in the meeting are able to hear one another. Participation in a meeting through the use of communications equipment other than conference telephone constitutes presence in person at that meeting pursuant to this section as long as each member participating in the meeting can communicate with all other participants concurrently; each member may participate in all matters before the board, including proposing or objecting to a specific action to be taken by the Corporation; and the Corporation verifies prior to the meeting that persons participating in the meeting are entitled to participate, and that any action or vote taken at the meeting is taken only by the Directors.

Section 3.07 Quorum. A majority of authorized Directors shall constitute a quorum for the transaction of business. In the absence of a quorum a majority of the Directors present may adjourn any meeting to another time and place. If a meeting is adjourned for more than twenty-four (24) hours, notice of any adjournment to another time or place shall be given, as set forth in Bylaws, prior to the time of the adjourned meeting to the Directors who were not present at the time of adjournment.

Section 3.08 Action at Meeting. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present is the act of the Board, subject to the provisions of Corp. Code, § 310 (as to approval of contracts or transactions in which a Director has a direct or indirect material financial interest), Corp. Code, § 311 (as to appointment of committees), and Corp. Code, § 317(e) (as to indemnification of Directors). A meeting at which a quorum is initially present may continue to transact business notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

Section 3.09 Waiver of Notice. The transactions of any meeting of the Board, however called and noticed or wherever held, shall be as valid as though at a meeting duly held after regular call and notice if a quorum is present and if, either before or after the meeting, each of the Directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes of that meeting. All such waivers, consents and approvals shall be filed with the corporate records or made a part of the minutes of the meeting. Notice of any meeting of the Board need not be given to any Director who attends the meeting without protesting prior to the meeting or at its commencement the lack of notice to him or her. A waiver of notice need not specify the purpose of any regular or special meeting of the Board of Directors.

Section 3.10 Action Without Meeting. Any action required or permitted to be taken by the Board may be taken without a meeting, if all members of the Board individually or collectively consent in writing to that action. The written consent or consents shall be filed with the minutes of the proceedings of the Board. The action by written consent shall have the same force and effect as a unanimous vote of such Directors.

Section 3.11 Removal. The Board may declare vacant the office of a Director who has been declared of unsound mind by an order of court or who has been convicted of a felony, as defined in Pen. Code, § 17.

The entire Board or any individual Director may be removed from office without cause by a vote of those shareholders holding a majority of the outstanding shares entitled to vote at an election of the Director or Directors concerned; provided, however, that unless the entire Board is removed, no individual Director may be removed when the votes cast against removal, or not consenting in writing to that removal, would be sufficient to elect such Director if voted cumulatively at an election at which the same total number of votes cast were cast (or, if that action is taken by written consent, all shares entitled to vote were voted) and the entire number of Directors authorized at the time of the Director's most recent election were then being elected.

If the office of a Director is so declared vacant or if the Board or any one or more Directors be so removed, new Directors may be elected at the same meeting.

Section 3.12 Resignations. Any Director may resign effective on giving written notice to the Chair of the Board, unless the notice specifies a later time for the effectiveness of the resignation. If the resignation is effective at a future time, a successor may be elected to take office when the resignation becomes effective.

Section 3.13 Vacancies. Except for a vacancy created by the removal of a Director, all vacancies on the Board, whether caused by resignation, death, or otherwise, may be filled by a majority of the remaining Directors, even though less than a quorum, or by a sole remaining Director, and each Director so elected shall hold office until the expiration of the term for which elected until a successor is elected and qualified. Vacancies created by the removal of a Director may be filled only by approval of a majority of the shareholders entitled to vote at an election of Directors. The shareholders may elect a Director at any time to fill any vacancy not filled by the Directors. Any such election by written consent requires the consent of a majority of the outstanding shares entitled to vote, except that filling a vacancy created by removal of a Director shall require the written consent of the holders of all outstanding shares entitled to vote.

A vacancy or vacancies on the Board shall be deemed to exist:

(a) in the event of the death, resignation or removal of any Director;

(b) if the Board by resolution declares vacant the office of a Director who has been declared of unsound mind by an order of court or convicted of a felony;

(c) if the authorized number of Directors is increased; or

(d) if the shareholders fail, at any meeting of shareholders at which any Director or Directors are elected, to elect the number of Directors to be elected at that meeting.

Section 3.14 Compensation. Directors and members of committees may receive compensation for their services, and reimbursement for expenses as may be fixed or determined by a resolution of the Board. This Section shall not be construed to preclude any Director from serving the Corporation in any other capacity as an Officer, agent, employee, or otherwise, and receiving compensation for those services.

Section 3.15 Committees. The Board may, by resolution adopted by a majority of the authorized number of Directors, designate one or more committees, each consisting of two (2) or more Directors, to

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serve at the pleasure of the Board. The appointment of members of a committee requires the vote of the authorized number of Directors. Any committee, to the extent provided in a resolution of the Board, shall have all the authority of the Board in the management of the business and affairs of the Corporation, except with respect to:

(a) the approval of any action requiring shareholders' approval or approval of the outstanding shares;

(b) the filling of vacancies on the Board or any committee;

(c) the fixing of compensation of Directors for serving on the Board or a committee;

(d) the adoption, amendment or repeal of a Bylaw or Bylaws;

(e) the amendment or repeal of any resolution of the Board which by its express terms is not so amendable or repealable;

(f) a distribution to shareholders, except at a rate or in a periodic amount or within a price range determined by the Board; and

(g) the appointment of other committees of the Board or the members of the committee.

Section 3.16 Meetings and Action of Committees. Meetings and action of committees shall be governed by and held and taken in accordance with the provisions of these Bylaws dealing with meetings of Directors, with those changes in the context of those Bylaws as are necessary to substitute the committee and its members for the Board and its members, except that the time of regular meetings of committees may be determined either by resolution of the Board or by resolution of the committee; special meetings of committees may also be called by resolution of the Board; and notice of special meetings of committees shall also be given to all alternate members, who shall have the right to attend all meetings of the committee. The Board may adopt rules for the government of any committee not inconsistent with the provisions of these Bylaws.

ARTICLE IV.
OFFICERS

Section 4.01 Number and Term. The Officers of the Corporation shall be a Chair of the Board of Directors ("**Chair**") or a President, or both, one or more Vice Presidents, a Secretary and a Chief Financial Officer, all of whom shall be chosen by the Board. In addition, the Board may appoint such other Officers as may be deemed expedient for the proper conduct of the business of the Corporation, each of whom shall have the authority and perform the duties as the Board may from time to time determine. The Officers to be appointed by the Board shall be chosen annually at the regular meeting of the Board held after the annual shareholders' meeting and shall serve at the pleasure of the Board, subject to the rights, if any, of an Officer under any employment contract. If Officers are not chosen at that meeting of the Board, they shall be chosen as soon after the meeting as shall be convenient. Each Officer shall hold office until that Officer's successor shall have been duly chosen or until that Officer's removal or resignation.

Section 4.02 Inability to Act. In the case of the absence or the inability to act of any Officer of the Corporation and of any person authorized by these Bylaws to act in the Officer's place, the Board may from time to time delegate the powers or duties of that Officer to any other Officer, or any Director or other person whom it may select.

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Section 4.03 Removal and Resignation. Subject to the rights, if any, of an Officer under any contract of employment, any Officer chosen by the Board may be removed at any time, with or without cause, by the Board or, except in the case of an Officer chosen by the Board, by any Officer on whom that power of removal may be conferred by the Board.

Any Officer chosen by the Board may resign at any time by giving a written notice of resignation to the Corporation. Unless a different time is specified in the notice, that resignation shall be effective upon its receipt by the Chair, the President, the Secretary, or the Board.

Section 4.04 Vacancies. A vacancy in any office because of any cause may be filled by the Board for the unexpired portion of the term.

Section 4.05 Chair. The Chair, if such office is filled by the Board, shall when present, preside at all meetings of shareholders and the Board and shall perform all other duties as are incident to the office or are assigned by the Board. If the Chair is designated as the Chief Executive Officer or if there is no President or Vice President performing the duties of the President pursuant to Section 4.06, the Chair shall in addition be the Chief Executive Officer of the Corporation and shall have the powers and duties prescribed in Section 4.06.

Section 4.06 President. The President shall be the general manager and, unless the Chair has been designated by the Board as the Chief Executive Officer, Chief Executive Officer of the Corporation and, in the absence of the Chair (if a Chair has been appointed) or during any period in which the office of Chair is for any reason vacant, shall preside at all shareholders' meetings and, if a member, at all meetings of the Board. If the President is the Chief Executive Officer, the President shall, subject to the control of the Board, have general supervision of the affairs of the Corporation, shall sign or countersign or authorize another Officer to sign all certificates, contracts, and other instruments of the Corporation as authorized by the Board, shall make reports to the Board and shareholders, and shall perform all such other duties as are incident to that office or are properly required by the Board. If the President is not the Chief Executive Officer, the President shall have those powers and discharge those duties as may be assigned from time to time by the Chair or by the Board.

Section 4.07 Vice Presidents. In the absence of the President, or in the event of the President's death, disability, or refusal to act, the Vice President or, in the event there be more than one Vice President, the Vice Presidents in the order designated at the time of their selection, or in the absence of any designation, then in the order of their selection, shall perform the duties of the President, and when so acting, shall have all the powers and be subject to all restrictions upon the President. Each Vice President shall have those powers and discharge those duties as may be assigned from time to time by the Chief Executive Officer or by the Board.

Section 4.08 Secretary. The Secretary shall keep or cause to be kept, at the principal executive office of the Corporation or such other place as the Board may direct, a book of minutes of all meetings and actions of Directors, committees of Directors and shareholders. The minutes shall show the time and place of each meeting, whether regular or special (and, if special, how authorized and the notice given), the names of those present at Directors' meetings or committee meetings, the number of shares present or represented at shareholders' meetings, and the proceedings thereof.

The Secretary shall keep, or cause to be kept, at the principal executive office of the Corporation, or at the office of the Corporation's transfer agent or registrar, as determined by resolution of the Board, a share register, or a duplicate share register, showing the names of all shareholders and their addresses, the number and classes of shares held by each, the number and date of certificates evidencing such shares, and the number and date of cancellation of every certificate surrendered for cancellation.

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The Secretary shall give, or cause to be given, notice of all meetings of the shareholders and of the Board required to be given by law or by these Bylaws. The Secretary shall keep the seal of the Corporation, if one be adopted, in safe custody and shall have such other powers and perform such other duties as may be prescribed by the Board or by these Bylaws.

The Assistant Secretary or Secretaries who may be appointed by the Board, in the order of their seniority shall, in the absence or disability of the Secretary, or in the event of the Secretary's refusal to act, perform the duties and exercise the powers and discharge those duties as may be assigned from time to time by the Chief Executive Officer or by the Board.

Section 4.09 Chief Financial Officer. The Chief Financial Officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of the Corporation, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, retained earnings, and shares. The books of account shall at all reasonable times be open to inspection by any Director.

The Chief Financial Officer shall deposit all money and other valuables in the name and to the credit of the Corporation with such depositaries as may be designated by the Board. The Chief Financial Officer shall disburse the funds of the Corporation as may be ordered by the Board, shall render to the president and Directors, whenever they request it, an account of all of his transactions as Chief Financial Officer and of the financial condition of the Corporation, and shall have such other powers and perform such other duties as may be prescribed by the Board or these Bylaws.

The Assistant or Assistants to the Chief Financial Officer who may be appointed by the Board, in the order of their seniority shall, in the absence or disability of the Chief Financial Officer, or in the event of the Chief Financial Officer's refusal to act, perform the duties and exercise the powers of the Chief Financial Officer, and shall have those powers and discharge those duties as may be assigned from time to time by the President or by the Board.

Section 4.10 Salaries. The salaries of the Officers may be fixed from time to time by the Board and no Officer shall be prevented from receiving that salary by reason of the fact that the Officer is also a Director of the Corporation.

Section 4.11 Approval of Loans to Officers. The Corporation may, upon the approval of the Board alone, make loans of money or property to, or guarantee the obligations of, any Officer of the Corporation or its parent or subsidiary, whether or not a Director, or adopt an employee benefit plan or plans authorizing such loans or guaranties provided that:

(a) the Board determines that such a loan or guaranty or plan may reasonably be expected to benefit the Corporation;

(b) the Corporation has outstanding shares held of record by one hundred (100) or more persons (determined as provided in § 605 of the California Corporations Code) on the date of approval by the Board;

(c) the approval of the Board is by a vote sufficient without counting the vote of any interested Director or Directors; and

(d) this section has been approved by the shareholders in accordance with §§ 315(b) and 152 of the California Corporations Code.

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ARTICLE V.
EXECUTION OF CORPORATE INSTRUMENTS, RATIFICATION OF CONTRACTS, AND VOTING OF SHARES OWNED BY THE CORPORATION

Section 5.01 Execution of Corporate Instruments. The Board may, in its discretion, determine the method and designate the signatory Officer or Officers, or other person or persons, to execute any corporate instrument or document, or to sign the corporate name without limitation, except where otherwise provided by law, and that execution or signature shall be binding upon the Corporation. Unless otherwise specifically determined by the Board:

(a) formal contracts of the Corporation, promissory notes, deeds of trust, mortgages, and other evidences of indebtedness of the Corporation, and other corporate instruments or documents requiring the corporate seal (except for share certificates issued by the Corporation), and share certificates owned by the Corporation, shall be executed, signed, or endorsed by the acting Chair;

(b) checks drawn on banks or other depositories on funds to the credit of the Corporation, or in special accounts of the Corporation, shall be signed in a manner, including a facsimile signature, and by a person or persons as shall be authorized by the Board;

(c) dividend warrants, drafts, insurance policies, and all other instruments and documents requiring the corporate signature, but not requiring the corporate seal, shall be executed or signed in the manner directed by the Board; and

(d) share certificates issued by the Corporation shall be signed in a manner.

Section 5.02 Ratification by Shareholders. The Board may, in its discretion, submit any contract or act for approval or ratification by the shareholders at any annual shareholders' meeting or at any special shareholders' meeting called for that purpose. Any contract or act which shall be approved or ratified by the holders of a majority of the voting power of the Corporation represented at that meeting shall be as valid and binding upon the Corporation as though approved or ratified by each and every shareholder of the Corporation, unless a greater vote is required by law for this purpose.

ARTICLE VI.
VOTING OF SHARES OWNED BY THE CORPORATION

All shares of other corporations owned or held by the Corporation for itself or for other parties in any capacity shall be voted, and all proxies with respect to those shares shall be executed, by the person authorized to do so by resolution of the Board or, in the absence of such authorization, by the acting Chair.

ARTICLE VII.
SHARE CERTIFICATES

Section 7.01 Form of Certificates. Share certificates of the Corporation shall be in a form and design as the Board shall determine. Each certificate shall state the certificate number, the date of issuance, the number, designation, class, and the name of the record holder of the shares represented by the certificate, the name of the Corporation, and if the shares of the Corporation are classified or if any class of shares has two (2) or more series, the legends required by Corp. Code, § 417.

Section 7.02 Transfer of Shares. Shares may be transferred in any manner permitted or provided

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by law. Before any transfer of shares is entered upon the books of the Corporation or recognized by the designated transfer agent or registrar of the Corporation, or any new certificate is issued replacing an existing certificate, the existing certificate, properly endorsed, shall be surrendered and canceled, except when the certificate has been lost or destroyed.

Section 7.03 Lost Certificates. The Board may order a new share certificate to be issued in the place of any certificate alleged to have been lost or destroyed, but in every case the owner of the lost certificate may be required to give the Corporation a bond, with surety, in the form and amount as the Board may determine, as indemnity against any loss or claim that the Corporation may incur by reason of the issuance of a new certificate.

ARTICLE VIII.
MISCELLANEOUS

Section 8.01 Record Date for Purposes Other Than Notice and Voting. For purposes of determining the shareholders entitled to receive payment of any dividend or other distribution or allotment of any rights or entitled to exercise any rights in respect to any other lawful action (other than an action by shareholders by written consent without a meeting), the Board may fix, in advance, a record date which shall not be more than sixty (60) nor less than ten (10) days before any action. Shareholders on the record date are entitled to receive the dividend, distribution, or allotment of rights or to exercise the rights, as the case may be, notwithstanding any transfer of any shares on the books of the Corporation after the record date, except as otherwise provided by agreement or by applicable law.

If the Board does not fix a record date, the record date for determining shareholders for any purpose shall be at the close of business on the day on which the Board adopts the applicable resolution or the sixtieth (60th) day before the date of that action, whichever is later.

Section 8.02 Corporate Seal. The Corporation may have a corporate seal in such form as shall be prescribed and adopted by the Board.

Section 8.03 Fiscal Year. The fiscal year of the Corporation shall end on December 31.

Section 8.04 Annual Statement of General Information. The Corporation shall annually during the calendar month in which its original Articles of Incorporation were filed or during the preceding five (5) calendar months, file with the Secretary of State of the State of California, on the prescribed form, a statement setting forth the authorized number of Directors, the names and complete business or residence addresses of all incumbent Directors, the names and complete business or residence addresses of the Chief Executive Officer, the Secretary, and the Chief Financial Officer, the street address of the Corporation's principal executive office or principal business office in the State of California, and the general type of business constituting the principal business activity of the Corporation, together with a designation of the agent of the Corporation for the purpose of service of process, all in compliance with Corp. Code, § 1502.

Notwithstanding the preceding paragraph, if there has been no change in the information contained in the Corporation's last annual statement on file with the Secretary of State of the State of California, the Corporation may, in lieu of filing the annual statement described in the preceding paragraph, advise the Secretary of State, on the appropriate form, that no changes in the required information have occurred during the applicable period.

Section 8.05 Maintenance and Inspection of Share Register. The Corporation shall keep either at its principal executive office or at the office of its transfer agent or registrar (if either be appointed), as determined by resolution of the Board, a record of its shareholders listing the names and addresses of all

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shareholders and the number and class of shares held by each shareholder.

Any shareholder appearing on the books of the Corporation may: (i) inspect and copy the records of shareholders' names, addresses, and shareholdings during usual business hours on five (5) days' prior written demand on the Corporation; and (ii) obtain from the transfer agent of the Corporation, on written demand and on the tender of such transfer agent's usual charges for such list, a list of the names and addresses of the shareholders who are entitled to vote for the election of Directors, and their shareholdings, as of the most recent record date for which that list has been compiled or as of a date specified by the shareholder after the date of demand. Such list shall be made available to any such shareholder by the transfer agent on or before the later of five (5) days after the demand is received or five (5) days after the date specified in the demand as the date as of which the list is to be compiled.

The record of shareholders shall also be open to inspection on the written demand of any shareholder or holder of a voting trust certificate, at any time during usual business hours, for a purpose reasonably related to the holder's interests as a shareholder or as the holder of a voting trust certificate.

Any inspection and copying under this section may be made in person or by an agent or attorney of the shareholder or holder of a voting trust certificate making the demand.

Section 8.06 Maintenance and Inspection of Bylaws. The Corporation shall keep at its principal executive office or, if its principal executive office is not in the State of California, at its principal business office in California the original or a copy of these Bylaws as amended to date, which Bylaws shall be open to inspection by the shareholders at all reasonable times during office hours. If the principal executive office of the Corporation is outside the State of California and the Corporation has no principal business office in such state, then the Secretary shall, upon the written request of any shareholder, furnish to that shareholder a copy of these Bylaws as amended to date.

Section 8.07 Maintenance and Inspection of Other Corporate Records. The accounting books and records and the minutes of proceedings of the shareholders, of the Board, and of any committee or committees of the Board shall be kept at such place or places as are designated by the Board or, in absence of such designation, at the principal executive office of the Corporation. The minutes shall be kept in written form, and the accounting books and records shall be kept either in written form or in any other form capable of being converted into written form.

The minutes and accounting books and records shall be open to inspection upon the written demand of any shareholder or holder of a voting trust certificate, at any reasonable time during usual business hours, for a purpose reasonably related to the holder's interests as a shareholder or as the holder of a voting trust certificate. The inspection may be made in person or by an agent or attorney and shall include the right to copy and make extracts. Such rights of inspection shall extend to the records of each subsidiary corporation of the Corporation.

Section 8.08 Inspection by Directors. Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of every kind as well as the physical properties of the Corporation and each of its subsidiary corporations. Such inspection by a Director may be made in person or by an agent or attorney. The right of inspection includes the right to copy and make extracts of documents.

Section 8.09 Annual Report to Shareholders; Waiver. The Board shall cause an annual report to be sent to the shareholders not later than one hundred twenty (120) days after the close of the fiscal year adopted by the Corporation. Such report shall be sent at least thirty (30) days before the annual meeting of shareholders to be held during the next fiscal year. Notwithstanding the foregoing, so long as the shares of

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the Corporation are held by fewer than one hundred (100) holders of record, no annual report shall be required.

In the event that an annual report is required, the annual report shall contain:

(a) a balance sheet as of the end of the fiscal year;

(b) an income statement;

(c) a statement of changes in financial position for the fiscal year; and

(d) any report of independent accountants or, if there is no such report, the certificate of an authorized Officer of the Corporation that the statements were prepared without audit from the books and records of the Corporation.

The foregoing requirement may be satisfied by the Corporation when the Corporation has an outstanding class of securities registered under Section 12 of the Securities Exchange Act of 1934 if the Corporation complies with 17 C.F.R. § 240.14a-16, as it may be amended from time-to-time, with respect to the obligation of a corporation to furnish an annual report to shareholders pursuant to 17 C.F.R. § 240.14a-3(b).

Section 8.10 Financial Statements. If no annual report for the fiscal year has been sent to shareholders, then the Corporation shall, upon the written request of any shareholder made more than one hundred twenty (120) days after the close of such fiscal year, deliver or mail to the person making the request, within sixty (60) days thereafter, a copy of a balance sheet as of the end of such fiscal year and an income statement and statement of changes in financial position for such fiscal year.

Section 8.11 Construction and Definitions. Unless the context otherwise requires, the general provisions, rules of construction, and definitions in the California Corporations Code as in effect from time to time shall govern the construction of these Bylaws and references to particular sections of the California Corporations Code shall include any successor provisions.

ARTICLE IX.
INDEMNIFICATION

Section 9.01 Right of Indemnification. Each person who was or is a party or is threatened to be made a party to or is involved (as a party, witness, or otherwise), in any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (a "**Proceeding**"), by reason of the fact that the person, or another person for whom that person is the legal representative, is or was a Director, Officer, employee, or agent of the Corporation or is or was serving at the request of the Corporation as a Director, Officer, employee, or agent of another foreign or domestic corporation, partnership, joint venture, trust, or other enterprise, or was a Director, Officer, employee, or agent of a foreign or domestic corporation that was a predecessor corporation of the Corporation or of another enterprise at the request of the predecessor corporation, including, without limitation, service with respect to employee benefit plans, whether the basis of the Proceeding is alleged conduct in an official capacity as a Director, Officer, employee, or agent or in any other capacity while serving as a Director, Officer, employee, or agent (an "**Agent**"), shall be indemnified and held harmless by the Corporation to the fullest extent authorized by statutory and decisional law, as the same exists or may in the future be interpreted or amended (but, in the case of any such amendment or interpretation, only to the extent that the amendment or interpretation permits the Corporation to provide broader indemnification rights than were permitted prior to the amendment) against all expenses, liability, and loss (including, without limitation, attorney's

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fees, judgments, fines, ERISA excise taxes and penalties, amounts paid or to be paid in settlement, any interest, assessments, or other charges imposed, and any federal, state, local, or foreign taxes or liens imposed on any Agent as a result of the actual or deemed receipt of any payments under this Article) incurred or suffered by the person in connection with investigating, defending, being a witness in, or participating in, including, without limitation, appellate proceedings, or preparing for any of the foregoing in, any Proceeding ("**Expenses**"). The right to indemnification conferred in this Article shall be a contractual right. It is the Corporation's intention that these Bylaws provide indemnification in excess of that expressly permitted by Corp. Code, § 317 as authorized by the Corporation's Articles of Incorporation.

Section 9.02 Authority to Advance Expenses. Expenses incurred by an Officer or Director, acting in that corporate capacity in defending a proceeding, shall be paid by the Corporation in advance of the final disposition of that proceeding; provided, however, that if required by the California Corporations Code, such expenses shall be advanced only on the delivery to the Corporation of an undertaking by or on behalf of that Director or Officer to repay the amount if it shall ultimately be determined that the Director or Officer was not entitled to be indemnified by the Corporation as authorized in this Article or otherwise. Expenses incurred by other Agents of the Corporation, or by the Directors or Officers not acting in their corporate capacity, including, without limitation, service with respect to employee benefit plans, may be advanced on the receipt of a similar undertaking, if required by law, and upon any other terms and conditions as the Board deems appropriate. Any obligation to reimburse the Corporation for Expense advances shall be unsecured and no interest shall be charged these advances.

Section 9.03 Right of Claimant to Bring Suit. If a claim under these Bylaws is not paid in full by the Corporation within one hundred twenty (120) days after a written claim has been received by the Corporation, the claimant may at any time subsequent to the running of that time period commence a proceeding against the Corporation to recover the unpaid amount of the claim and, if successful in whole or in part, shall be entitled to be paid for the expense, including, without limitation, attorney's fees, of prosecuting the claim. It shall be a defense to any proceeding, other than an action brought to enforce a claim for expenses incurred in defending a Proceeding in advance of its final disposition where the required undertaking has been tendered to the Corporation, that the claimant has not met the standards of conduct that make it permissible under the California Corporations Code for the Corporation to indemnify the claimant for the amount claimed. The burden of proving that defense shall be on the Corporation. Neither the failure of the Corporation (including its Board, independent legal counsel, or its shareholders) to have made a determination prior to the commencement of the action that indemnification of the claimant would be proper under the circumstances because the claimant has met the applicable standard of conduct set forth in the California Corporations Code, nor an actual determination by the Corporation (including its Board, independent legal counsel, or its shareholders) that the claimant had not met the applicable standard of conduct, shall either be a defense to the action or create a presumption that claimant has not met the applicable standard of conduct.

Section 9.04 Provisions Nonexclusive. The rights conferred on any person by this Article shall not be exclusive of any other rights that the person may have or may later acquire under any statute, provision of the Articles of Incorporation, agreement, vote of the shareholders or disinterested Directors, or otherwise, both as to any action in an official capacity and as to any action in another capacity while holding office. To the extent that any provision of the Articles of Incorporation, agreement, or vote of the shareholders or disinterested Directors is inconsistent with these Bylaws, the provision, agreement, or vote shall take precedence.

Section 9.05 Authority to Insure. The Corporation may purchase and maintain insurance to protect itself and any agent against any expense asserted against them or incurred by an agent, whether or not the Corporation would have the power to indemnify the agent against the expense under applicable law or the provisions of this Article, provided that, in cases where the Corporation owns all or a portion of the

shares of the company issuing the insurance policy, the company or the policy must meet one of the two sets of conditions set forth in Corp. Code, § 317.

Section 9.06 Survival of Rights. The rights provided by this Article shall continue as to a person who has ceased to be an Agent and shall inure to the benefit of the heirs, executors, and administrators of that person.

Section 9.07 Settlement of Claims. The Corporation shall not be liable to indemnify any Agent under this Agent: (1) for any amounts paid in settlement of any action or claim effected without the Corporation's written consent, which consent shall not be unreasonably withheld; or (2) for any judicial award, if the Corporation was not given a reasonable and timely opportunity, at its expense, to participate in the defense of the action.

Section 9.08 Effect of Amendment. Any amendment, repeal, or modification of this Article shall not adversely affect any right or protection of any Agent existing at the time of that amendment, repeal, or modification.

Section 9.09 Subrogation. In the event of a payment under this Article, the Corporation shall be subrogated to the extent of that payment to all of the rights of recovery of the Agent, who shall execute all papers required and shall do everything that may be necessary to secure those rights, including, without limitation, the execution of any documents necessary to enable the Corporation effectively to bring suit to enforce those rights.

Section 9.10 No Duplication of Payments. The Corporation shall not be liable under this Article to make any payment in connection with any claim made against the Agent to the extent the Agent has otherwise actually received payment (under any insurance policy, agreement, vote, or otherwise) of the amounts otherwise indemnifiable pursuant to these Bylaws.

ARTICLE X.
AMENDMENTS

Section 10.01 Amendment by Shareholders. New Bylaws may be adopted or existing Bylaws may be amended or repealed by the vote or written consent of the holders of a majority of the outstanding shares entitled to vote, except as otherwise provided by law, these Bylaws, or the Articles of Incorporation.

Section 10.02 Amendment by Directors. Subject to the rights of the shareholders herein, any Bylaw, other than a Bylaw or an amendment of a Bylaw changing the authorized number of Directors, may be adopted, amended, or repealed by the Board.

These Bylaws were adopted by the Directors of this corporation as of July 3, 2020.

Macy Newell, Secretary

AUTHORIZATION TO SEEK INFORMATION

July 1, 2021

Culture Holdings of Wildomar, Inc.
33982 Mision Trail, Suite A - B
Wildomar, CA
92695

To whom it may concern:

Culture Holdings of Wildomar, Inc. hereby authorizes the city of Wildomar to seek verification of the information contained within this application.

Sincerely,

Macy Newell
Owner

June 15, 2021

Edwin E. Manske
P.O.Box 1209
Wildomar, CA
92595

To whom it may concern:

We, Edwin & Janice Manske, the property owners of 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595, hereby authorize Culture Holdings of Wildomar, Inc. to submit an application for a Local License and a Conditional Use Permit for a commercial cannabis retail store, to be located at 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595.

Sincerely,

Edwin Manske

Edwin Manske
Property Owner

Janice Manske

Janice Manske
Property Owner

FROM :MANSKE FAX NO. :951-698-4530 Jul. 31 2021 04:40PM P1

STATEMENT OF QUALIFICATIONS

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CANNABIS CLUB

RESUME AND BIOGRAPHY

CHRIS FRANCY - OWNER AND CHIEF EXECUTIVE OFFICER

CHRIS FRANCY

LICENSED CANNABIS RETAIL STORE OWNER
OWNER OF

PROFILE

Owner and Operator of Legal Cannabis Retail Stores. Excellent communicator and team player. Succeeds and is reliable in a deadline-oriented environment. Problem solver with a tempered patience. Open to criticism. Attention to detail and believer in incremental improvements as a key to success.

CANNABIS LICENSE HOLDINGS

- SOAR Collective (OC3)- Santa Ana
- 680 Broadway Master (UrbnLeaf)- Seaside
- Modern Buds- Long Beach
- PTRE Management (Culture Cannabis Club)- San Bernardino
- Zinc Santa Partners (Culture Cannabis Club)- Moreno Valley
- Shannon SA- Moreno Valley
- River Releaf- Riverside

ACCOMPLISHMENTS

Awarded 3 of 30 citywide dispensary licenses in Santa Ana, CA.
Awarded 2 of 32 citywide dispensary licenses in Long Beach, CA.
Awarded 1 of 5 citywide dispensary licenses in San Bernardino, CA.
Awarded 1 of 3 citywide dispensary licenses in Seaside, CA.

CONTACT

714-642-8320
chris@canniedge.com

WORK EXPERIENCE

CannEdge, Inc **Chief Operating Officer**
2017-Present
Partner in cannabis real estate brokerage which offers license consulting services to Buyers and Tenants.

Founder / Owner **Multiple Cannabis Retail Stores in California**
2015-Present
Founder and owner of multiple successful, profitable cannabis retailers in Southern California, licensed within their respective city/county, and with the Bureau of Cannabis Control; C-Level Executive responsible for day to day operations, business decisions, and assurance of regulatory compliance.

CalCann Holdings, LLC **Chief Operating Officer**
2014-2017
Managed licensing efforts and government relations in SoCal cities of Desert Hot Springs, Lynwood, Adelanto, Santa Ana, Costa Mesa, Long Beach, Bellflower, and Laguna Woods. Engaged political consultants and developed valuable government relationships. Managed subcontractors for all facets of application development, such as architects, engineers, municipal attorneys, and technical writers.

Turn 5, Inc **President**
2001-2012
Co-Founded E-commerce retail company at the age of 18. Under Chris' leadership the company grew from the ground up, with no outside financing, to over $125m in annual B2C sales. Chris managed a variety of departments such as SEO & Web Development, Purchasing, Advertising, and Government Relations. At the time of his exit the company employed over 150 people.

EDUCATION

Marple Newtown H.S., Pennsylvania
1999-2002
3.9 GPA
AP Calculus and track one English student. Excelled in competitive exams. Chris was a recipient of academic scholarship with Drexel University. Attended classes a single trimester due to the rapid growth and demands of his E-commerce company Turn 5, Inc.

CANNABIS BUSINESS EXPERIENCE

Chris Francy is a successful regulated commercial cannabis entrepreneur that has played a role in pioneering the regulated cannabis industry since 2013. Chris' cannabis business experience features retail store-front, delivery, cultivation, manufacturing, and distribution operations. Before venturing into the cannabis space, while still in high school, Chris founded a computer components e-commerce retailer, which landed at #104 on the 2004 "Inc. 500" list of fastest-growing companies. He accepted the Young Entrepreneur Award in 2012 from the U.S. Small Business Administration in a White House Ceremony for his e-commerce start-up and eventually sold his successful e-commerce business to a major investor.

Chris began by funding, constructing, and operating a 12,000 square-foot indoor cultivation facility in 2013. He hired and supervised the staff of ten full-time employees handling every stage from cloning through trimming to curing. The facility featured sealed room environments to achieve peak indoor growing conditions. All vegetative and flowering rooms were fed with supplemental carbon dioxide and had fresh air timers for ideal plant growth. The rooms featured recirculatory carbon filter deodorizers, as well as, exhaust dusted carbon filters for fresh air cycles. Each individual growing room had atmospheric probes that would log minute by minute data to an iPonic device and the recorded data would be reviewed frequently to fine-tune the room conditions and experiment with different conditions for various strain types. Those parameters included temperature, humidity, carbon dioxide levels, watering intervals, light intensity, and nutrient dosages.

The strains of medicinal cannabis produced in Chris's facility were extremely varied for a medium-sized facility, with as many as 32 different strain types in production at any one time. His facility was one of the first indoor cultivation properties in California to grow the "Charlotte's Web" CBD dominant strain renowned for its effects on seizure prone patients.

In 2016 Chris purchased land and developed a 40,400 square-foot hybrid greenhouse facility in Desert Hot Springs, working together with his paid consultants, MSA Engineering and Prest-Vuksic Architects. Chris managed the project through its purchase, development, engineering phases, and entitlement phase (Conditional Use Permit).

When opportunities arose in 2015 to establish medicinal cannabis retail collectives in Orange County, Chris shifted his focus away from his cultivation operation to follow his true passionfor developing retail business, in a newly regulated cannabis market. Between 2015-2016 he founded and opened the *Orange County Cannabis Club ("OC3")* and *Bud & Bloom* medicinal cannabis stores. In 2018, he opened a third store in Long Beach called *Modern Buds*, followed by a fourth store in the city of Seaside, UrbnLeaf.

Chris' retail businesses have set the pace in California's cannabis industry and have garnered tremendously positive public exposure, including from national news outlets. The businesses have generated combined

revenues of over $20,000,000 and each continues to grow every year. The stores have been operating within a fast-changing regulatory environment in California. Each store, under Chris's leadership and guidance, strictly adheres to local and state regulatory changes. For instance, on January 1st of 2018, both of Chris's stores that were open at the time (*OC3 and Bud & Bloom*) were participants in some of the very first adult-use sales transactions legalized by MAUCRSA. These new laws brought on many new changes and challenges in the way existing cannabis collectives conducted their business. For example, all purchases were required after January 1st, 2018 to be made through state-licensed cannabis distributors, and later on July 1st, 2018 new regulations again went into effect with strict product standards requiring complete store inventory overhauls. Each step of the way, Chris maintained exemplary retail store operations that upheld compliance amongst rapidly shifting local and state laws.

Chris continues his entrepreneurship with several new cannabis retail facilities, currently licensed and in construction. He has partnered with the Culture Cannabis Club brand to bring a warm and inviting retail design (similar to that of Starbucks) appealing to all ages and classes, that utilizes a streamlined shopping and order process for a comfortable and heightened retail experience. These stores are being built in Moreno Valley and San Bernardino. Retail applications are pending in the cities of Oxnard, Porterville, Pomona, Antioch, El Monte, and Wildomar. All of these stores will follow the design footsteps of the Culture sister store designs, seen in Long Beach (opening August 2020), Banning (opening October 2020), and Riverside County (opening 2021).

Operational Retail Cannabis Stores Currently Owned by Chris Francy

Modern Buds in Long Beach, CA

SOAR Collective (DBA: OC3) in Santa Ana, CA

680 Broadway Master (Urbn Leaf) in Seaside, CA

Former Retail Cannabis Stores Owned and Sold by Chris Francy

Bud & Bloom in Santa Ana, CA

Retail Stores Opening Soon Owned by Chris Francy

PTRE Management in San Bernardino (doing business as Culture Cannabis Club)

Zinc Santa Partners in Moreno Valley (doing business as Culture Cannabis Club)

Shannon Santa Ana in Moreno Valley

Antioch, Pomona, Porterville, Oxnard, El Monte, Wildomar (doing business as Culture Cannabis Club)

CULTURE
CANNABIS CLUB

BUREAU OF CANNABIS CONTROL
CALIFORNIA

Bureau of Cannabis Control
(833) 768-5880

Adult-Use and Medicinal - Retailer License
Provisional
Storefront

LICENSE NO:
C10-0000590-LIC

VALID:
8/27/2019

LEGAL BUSINESS NAME:
680 BROADWAY MASTER LLC

EXPIRES:
8/26/2020

PREMISES:
680 BROADWAY AVE, SUITE A
SEASIDE, CA 93955-4205

Non-Transferable

Prominently display this license as required by Title 16 CCR § 5039

BUREAU OF CANNABIS CONTROL
CALIFORNIA

Bureau of Cannabis Control
(833) 768-5880

Adult-Use and Medicinal - Retailer License
Provisional
Storefront

LICENSE NO:
C10-0000207-LIC

VALID:
6/14/2019

LEGAL BUSINESS NAME:
SOAR COLLECTIVE

EXPIRES:
6/13/2020

PREMISES:
3122 HALLADAY ST
SANTA ANA, CA 92705-5666

Non-Transferable

Prominently display this license as required by Title 16 CCR § 5039

BUREAU OF CANNABIS CONTROL

Bureau of Cannabis Control
(833) 768-5880

Medicinal - Retailer Temporary License

LICENSE NO:
C10-18-0000127-TEMP

VALID:
12/7/2018

LEGAL BUSINESS NAME:
MODERN BUDS, LLC

EXPIRES:
4/6/2019

PREMISE:
3730 E BROADWAY
LONG BEACH, CA 90803-6173

Non-Transferable

Prominently display this license as required by Title 16 CCR § 5039

City of Santa Ana

Effective: 09/08/2017
Expires: 09/08/2018

Permit No.: 2015-02
Police Case No.: 15-05576

REGULATORY SAFETY PERMIT

THIS IS TO CERTIFY THAT THE LOCATION DESCRIBED BELOW HAS BEEN INSPECTED AND THAT IT COMPLIES WITH ORDINANCE NO. 2864 AS OF THE DATE INSPECTED. SAMC SECTION 16-617(a) – EVERY MEDICAL MARIJUANA COLLECTIVE SHALL OBTAIN A REGULATORY SAFETY PERMIT FROM THE POLICE DEPARTMENT. IT SHALL BE UNLAWFUL FOR ANY PERSON, ASSOCIATION, PARTNERSHIP, OR CORPORATION TO ENGAGE IN, CONDUCT OR CARRY ON, IN OR UPON ANY PREMISES WITHIN THE CITY, A MEDICAL MARIJUANA COLLECTIVE WITHOUT THE REQUIRED PERMIT. **REQUESTS FOR RENEWAL MUST BE RECEIVED A MINIMUM OF 60-DAYS PRIOR TO THE EXPIRATION DATE LISTED ABOVE.**

BUSINESS OWNER: **Christopher Francy**
NAME OF COLLECTIVE: **SOAR Collective dba: OC3**
COLLECTIVE ADDRESS: **3122 S. Halladay Street**
CITY AND STATE: **Santa Ana, CA 92705**

Chief of Police 9/7/17

SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES AND SHALL NOT BE REMOVED EXCEPT BY THE CHIEF OF POLICE

License Number	License Type	Business Owner	Business Contact Information	Business Structure	Premise Address	Status	Issue Date	Expiration Date	Adult-Use/Medicinal
C10-0000590-LIC	Cannabis - Retailer License	Christopher Francy	680 BROADWAY MASTER LLC : 680 Broadway Master LLC : Email- chris@cannedge.com : Phone- 7146428320 : Website- urbnleaf.com	Limited Liability Company	680 BROADWAY AVE SEASIDE, CA 939554205 County: MONTEREY	Active	08/27/2019	08/26/2020	BOTH

CULTURE
CANNABIS CLUB

JULIE LE – OWNER AND CHIEF MARKETING OFFICER

Julie Le

12 Windrow Road, Tustin, CA 92782 juleslelosa@gmail.com

Julie is an Asian-American self-made entrepreneur that has owned and consulted for restaurants, nail salons, and cannabis companies. Julie is a consultant of Eagle Rock Cannabis Dispensary in East Los Angeles. Julie is passionate about women's rights, female education and empowering young women to take charge of their life through financial independence. She is a cannabis advocate and has used her success in the business world as an entrepreneur to bring capital, team building, and community involvement to the cannabis industry. Julie is a talented business leader, visionary and operator.

Self Employed *(Venture Capital)*
Present
A venture capitalist focusing on investment and consulting of cannabis organizations. Focus on financial viability, team building, and community benefits. Developed high level relationships with industry experts, community leaders, and owners expanding her network of influence across CA. Projects include:

- **Sea of Green Management, LLC** *Present*
  Help strategize for the launch of Sea of Green Mgmt, a cannabis dispensary company. Work with other Principals to develop company objectives. Establish strategic alliances and partner relationships. Prepare marketing plan and product sales strategies.

- **Eagle Rock Herbal Collective, LLC** *2015 – Present*
  Manage Eagle Rock, a cannabis dispensary located in East Los Angeles. Provide marketing strategies and maintain oversight of Eagle Rock's staff and overall business. Handle hiring and employment matters. Conduct financial assessments and projections for purposes of business expansion. Maintain finanical records and coordinate filings and related matters with outside accounting firm. Hanlde community benefit outreach with local governement leaders and explore civic programs to aid underserved groups and populations.

Muy Nail Salon and Spa, *Owner and Director*
2009 – 2014
Manage nail salon and oversee all matters of the business including financial, employment, advertising, merchandise, real estate and business transactions. Grew client base through outreach and strategic alliances with other businesses and community groups. Developed multiple lines for gift certificates and increased sales strategies.

Jyua Restaurant, *Manager*
2004 - 2009
Oversee staff and schedule staff schedules, hiring and termination of staff, handled reservations, party's and catering matters. Placed orders with vendors for food and liquor. Helped owners achieve quarterly goals through promotions and festivites. Balanced financial books and collaborated with outside accountants on quarterly reports.

CANNABIS BUSINESS EXPERIENCE

Julie Le is an Asian-American self-made entrepreneur that has owned and consulted for restaurants, nail salons, and cannabis companies. Julie is a consultant of Eagle Rock Cannabis Facility in East Los Angeles. Julie is passionate about women's rights, female education and empowering young women to take charge of their life through financial independence. She is a cannabis advocate and has used her success in the business world as an entrepreneur to bring capital, team building, and community involvement to the cannabis industry. Julie is a talented business leader, visionary and operator.

Julie's licensed commercial cannabis experience through numerous partnerships over the years is reflected in her ownership, management, directorship, and/or financial interest, in the following licenses (some of which the assets have been built and sold since their inception and Julie's involvement):

1. Two, City of Los Angeles, CA, Priority M ("Proposition D" Era) Retail and Microbusinesses: JC Calso Jolly and Eagle Rock Dispensary (sold)
2. City of Moreno Valley, CA Retail: Moval Nourish
3. City of San Bernardino, CA Retail: PTRE Management, LLC
4. City of California City, CA Retail (license won and pending final issuance)
5. City of Calexico, CA Retail: Elemental Holistic Care Corp.
6. City of Calexico, CA Microbusiness: Elemental Holistic Growth Corp.
7. County of Riverside, CA Microbusiness: (License won and awaiting conditional use approval) River Releaf, LLC
8. City of Adelanto, CA, Cultivation, Manufacturing, Distribution: HD Biotech
9. City of Richmond, CA Medium Cultivation: HIP Carson

Retail Experience. Julie has expanded on her passion for assisting female operated businesses thrive in the regulated cannabis industry. Julie sees each business' unique challenges as an opportunity to build a future for each affiliate involved. Her approach to consulting retail cannabis businesses is stoic and steady. She provokes thought, asks the hard questions, and guides business owners to solve their problems with a quantifiable and actionable approach. Julie is a former director of the Eagle Rock Herbal Collective, a Los Angeles Retail facility established in 2007. She currently owns several other licensed cannabis operations.

Cultivation. Julie has consulted with business operators at a 24,000 sq. ft. cultivation facility in the city of Adelanto, which operates with a high demand for its high quality, tested product. Julie assists the business ensure compliance with local and state regulations, maintenance of best practices, and staying on the cutting edge of the cannabis industry. She has helped hire some of the best operators in cultivation to take the facility to steady rising success. Julie believes in establishing industry leading, disciplined, fiscally responsible, and compliant operations maintaining an above-board operation at her current facilities. Some things she has implemented include above regulatory random lab testing of products for quality and pollutants, regular third-party security protocol reviews and entry level local hiring programs offering a path to employment in the growing cannabis industry.

Community. In addition to full-time cannabis business consulting, Julie is also involved in community organizations and non-profits focused on helping to empower women entrepreneurs, domestic abuse recovery, and children. She was an early participant in SCORE LA's Triple L Program which serves to assist eager female entrepreneurs of Los Angeles and her businesses actively donate to and volunteer with Good Shepard Shelter of Los Angeles which is a domestic abuse shelter for women and children.

CULTURE
CANNABIS CLUB

MACY NEWELL – OWNER AND COMMUNITY DEVELOPMENT DIRECTOR

MACY NEWELL

MACYNEWELL@GMAIL.COM
714-310-9023

SKILLS

- Successfully assists clients find and secure locations for their cannabis businesses, including advising on building specifications necessary for each license type
- Source competitive and compliant real estate that meets all local and state zoning, setback, and sensitive use buffer requirements. Qualify property with local municipality and procure sensitive use reports from licensed GIS surveyors
- Diligent and dedicated agent and consultant that takes care of her customers
- Has a keen eye for detail which ensures businesses are compliant with all relevant laws
- Excellent at managing multiple projects, a large staff, and business operations
- Dynamic speaker and advocate

CANNABIS LICENSES

Macy Newell owns two commercial cannabis licenses in the State of California: one is a 20,000 square foot licensed commercial cannabis cultivation operation in Richmond, California. The address of the licensed premises is 350 Carlson Blvd. Richmond, CA 94804. The cultivation operations are currently under construction, with an anticipated start date in Q4 of 2020. The second is a licensed retail store-front in the City of Banning, with an anticipated grand opening in Q4 2020

EXPERIENCE

LICENSED REALTOR | C1 BROKERS | 2015 – PRESENT

LOCATE PROPERLY ZONED COMMERCIAL AND INDUSTRIAL PROPERTY FOR CANNABIS CLIENTS ACROSS THE STATE OF CALIFORNIA; ADVISE CLIENTS ON BUILDING SPECIFICATIONS WITH REGARD TO NECESSITY OF SPECIFIC CANNABIS OPERATIONS

EXECUTIVE ASSISTANT/REAL ESTATE MANAGEMENT | KUSH SUPPLY | 2014 – 2016

EXECUTIVE ASSISTANT TO THE COMPANY FOUNDERS; REAL ESTATE MANAGEMENT, PROCUREMENT OF PROPERTIES, AND ASSIST EXECUTIVES IN MANAGING HIGH LEVEL DECISIONS AND TASKS

LICENSED REALTOR | TARBELL | 2011 – 2015

LOCATE PROPERLY ZONED COMMERCIAL AND INDUSTRIAL PROPERTY FOR CANNABIS CLIENTS ACROSS THE STATE OF CALIFORNIA; ADVISE CLIENTS ON BUILDING SPECIFICATIONS WITH REGARD TO NECESSITY OF SPECIFIC CANNABIS OPERATIONS

OFFICE MANAGER | ALOTTA H2O WATER TRUCKS | 2007 – 2011

MANAGE ALL INTERNAL OPERATIONS OF FAMILY OWNED AND OPERATED WATER TRUCK AND STREET SWEEPING OPERATION; MANAGE PAYROLL, STAFFING, BILLING, CUSTOMER RELATIONS, AND CLIENT INTAKE.

CULTURE
CANNABIS CLUB

CANNABIS BUSINESS EXPERIENCE

Macy Newell has been a professional in the cannabis industry for 7 years. As a licensed real estate agent, she caters to the needs of her cannabis clients by locating numerous properties properly zoned and compliant per the local municipality. She has practiced as a real estate agent for close to 7 years now, and in this short time she has made many meaningful connections. Her involvement in procuring real estate for cannabis entrepreneurs lead to Macy obtaining her first cultivation license. She realized that her knowledge of products, operations and compliance was growing to give her a competitive advantage in the continuously expanding cannabis market. Before she decided to apply for a retail permit herself, she assisted other cannabis groups in doing so. She has successfully assisted clients obtain licenses in Moreno Valley, Santa Ana, Los Angeles, Long Beach, Richmond and other Cities across California. She single-handedly locates suitable buildings, liaises with the property owners, educates the property owners on cannabis business, and helps lift the stigma on cannabis that keeps many property owners hesitant to enter agreements with cannabis business operators. Receiving raving reviews from colleagues and clients alike, Macy has made a name for herself as "an operator and entrepreneur that goes above and beyond to serve her clients and make solid, fair, business deals."

Macy also brings her background in business management to the operations team. She has extensive experience managing small to medium groups of employees, and her dedication to organization and best practices means that businesses operating under her wing are cognizant of compliance, organization, quality assurance, and customer satisfaction. Macy looks forward to organizing events and liaising with the City to bring the best of Culture to the community. Macy is innovative and has a keen eye for upcoming opportunities, a skill that will help the business thrive in the City, while taking care of its neighbors.

PLANNING AND BUILDING SERVICES DEPARTMENT
Planning Division

City of Richmond

January 17, 2018

Macy Newell
c/o Zohar Schwartz
5940 College Avenue, Suite K
Oakland, CA 94618

PROJECT NO:	**PLN17-346**
PROJECT NAME:	MACY EAST BAY CULTIVATION FACILITY
LOCATION:	350 CARLSON BLVD, BUILDING 5
APN:	513010005
STATUS:	APPROVED WITH CONDITIONS

Dear Mr. Schwartz,

At its November 2, 2017 meeting, the Planning Commission approved the Conditional Use Permit and Certificate or Appropriateness for your project, subject to the conditions of approval listed.

The Planning Commission's decision is subject to a 10-day appeal period which ended at 5:00 PM, on November 13, 2017. Since no appeals were filed by the end of the appeal period, this decision has become final. At this time, you may prepare an application for building permits. We recommend that you discuss the building permit application submittal requirements and fees with the Building Division prior to submitting your application as they vary by project type. The Building Division can be reached at (510) 620-6868. Your project plans will need to be signed off by the Planning Division prior to submitting your building permit application to the Building Division. This letter and all conditions of approval must be incorporated into each plan set you submit.

Please do not hesitate to contact me at (510) 620-6662 for any questions you might have. It has been a pleasure working with you through the planning process.

Sincerely,

ROBERTA FELICIANO
PLANNER II

FINANCIAL RESOURCES

EXPLANATION OF USE OF FUNDS

Owner Chris Francy will provide the company with a $1,200,000 line of credit for initial construction costs and first year operating expenses. Since our money comes from our owners, we know we can get started on our project as soon as the city grants all necessary permits and permissions. We do not have to delay while searching for outside funding sources.

Tenant improvements = $307,919.55

First 3 months of operating expenses = $464,882.47

We anticipate tenant improvements + first 3 months of start-up expenses to total approximately $772,082.02.

This leaves Culture with more than enough financial cushion for tax withholding and any unforeseen costs that may arise. Owner Chris Francy may loan beyond his initial $1,200,000 of funding if necessary.

[See Business Plan for full Profit & Loss Statement and Pro Forma]

CULTURE
CANNABIS CLUB

PROOF OF FUNDS

charles SCHWAB

Schwab One® Account of
CHRISTOPHER ROBERT FRANCY

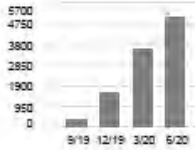
Account Number
[redacted]6805

Statement Period
June 1-30, 2020

Account Value as of 06/30/2020:$ 5,041,468.64

Change in Account Value	This Period	Year to Date
Starting Value	**$ 4,423,838.78**	**$ 1,549,077.53**
Credits	1,101.55	2,002,262.14
Debits	0.00	0.00
Transfer of Securities (In/Out)	0.00	0.00
Income Reinvested	(1,027.23)	(2,082.22)
Change in Value of Investments	617,555.54	1,492,211.19
Ending Value on 06/30/2020	**$ 5,041,468.64**	**$ 5,041,468.64**
Total Change in Account Value	**$ 617,629.86**	**$ 3,492,391.11**
	13.96%	**225.45%**

Account Value [in Thousands]



Asset Composition	Market Value	% of Account Assets
Bank Sweep[X,Z]	$ 1,643,115.18	33%
Equities	2,789,798.00	55%
Equity Funds	325,125.46	6%
Exchange Traded Funds	283,430.00	6%
Total Assets Long	**$ 5,041,468.64**	
Total Account Value	**$ 5,041,468.64**	**100%**

Overview

- 55% Equities
- 6% Equity Funds
- 33% Bank Sweep [X,Z]
- 6% Exchange Traded Funds

We care about our relationship with you.

In this envelope you will find a booklet containing important information about our services. **Please read this booklet first.** Our **Client Relationship Summaries** highlight the nature of the brokerage and investment advisory relationships available at Schwab, as well as how our brokerage and advisory services and fees differ from each other. Our **Best Interest Disclosure** gives more detailed information about our business practices that apply when we act as a broker-dealer and make a recommendation to you. You can always visit Schwab.com/transparency to find the most up-to-date versions and read the latest information about our commitment to acting in your best interest. Thank you for entrusting Schwab with your investment needs. (0620-0A7A)

CULTURE
CANNABIS CLUB

OneWest Bank
A Division of CIT Bank, N.A.

Customer Service Information

For Assistance Call:
877.741.9378

Visit Us Online:
www.owb.com

Written Inquiries:
OneWest Bank
P.O. Box 471
Santa Monica, CA 90401

00006721 TOWCN202002020052301 01 00000000
CHRISTOPHER FRANCY REV LIV TR
DTD 6/29/11
RESTATED ON 3/7/18
CHRISTOPHER FRANCY, TTEE
4 WHISPER CIR
LADERA RANCH CA 92694-0207

Statement Date: May 23, 2020
Days in Statement Period: 30

PREMIUM MONEY MARKET

Account Number: [redacted]53

Statement Summary

Previous Statement Balance as of 04/23/20	**354,279.37**
+ Deposits / Credits	289.85
- Withdrawals / Debits	- 0.00
- Checks	- 0.00
Ending Balance as of 05/23/20	**354,569.22**

Deposits / Credits

Date	Description	Amount
05/23	INTEREST CREDIT	289.85
Total Deposits / Credits		**289.85**

Ledger Balances

Date	Amount	Date	Amount
04/23	354,279.37	05/23	354,569.22

CULTURE
CANNABIS CLUB

NEVADA STATE BANK
THE DOOR TO YOUR FUTURE

P.O. Box 990 • Las Vegas, NV 89125-0990 | www.nsbank.com

Statement of Accounts
Page 1 of 4
This Statement: June 21, 2021
Last Statement: May 21, 2021

Primary Account 983476763

DIRECT INQUIRIES TO:
Reddi Response
24-hour Account Information:
Las Vegas: (702)383-0009
Reno: (775)852-6611
1 (800) 727-4743 (outside local areas)

Loan By Phone
Las Vegas: (702)399-Loan (5626)
Reno: (775)851-8811
1 (800) 789-4671 (outside local areas)

0005527

CHRISTOPHER FRANCY
THE CHRISTOPHER R FRANCY REVOCABLE
LIVING TRUST
10833 SCAMADELLA ST
LAS VEGAS NV 89141-3844

SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Basic Checking Account	[redacted]	$2,315,099.79	

BASIC CHECKING ACCOUNT 983476763

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
2,119,741.93	209,680.08	14,322.22	0.00	2,315,099.79

8 DEPOSITS/CREDITS

Date	Amount	Description
05/28	3,000.00	DEPOSIT 7373024966
05/28	6,916.67	DEPOSIT 7373024964
05/28	10,613.41	DEPOSIT 7373024960
05/28	10,808.63	DEPOSIT 7373024962
05/28	27,666.24	DEPOSIT 7373024958
06/07	15,600.00	SWEETWATER CANYO ACH BA REF # 021158003610652 1108324359
06/07	134,809.10	DEPOSIT 7373046578
06/15	266.03	Madison Rich Opp Distri Investor ** REF # 021166010369219 1106401947

5 CHARGES/DEBITS

Date	Amount	Description
05/27	796.89	USBANK LOAN PAYMENT *******175461REF # 021146005692253 1106716500
06/02	2,149.91	United Wholesale Mortga *******456 REF # 021153010120964 1107543452
06/14	10,340.09	CAPITAL ONE CRCARDPMT REF # 021165008645860 1107330953
06/16	1,032.83	USBANK LOAN PAYMENT *******157650REF # 021166010624677 1107026188
06/21	2.50	PAPER STATEMENT FEE 0000103823

0 CHECKS PROCESSED

There were no transactions this period.

AGGREGATE OVERDRAFT AND RETURNED ITEM FEES

	Total for This Period	Total Year-to-Date
Total Overdraft Fees	$0.00	$0.00
Total Returned Item Fees	$0.00	$0.00

To learn more about our other products and services that may lower the cost of managing account overdrafts or to discuss removing overdraft coverage from your account, please contact Customer Service or visit your local branch.

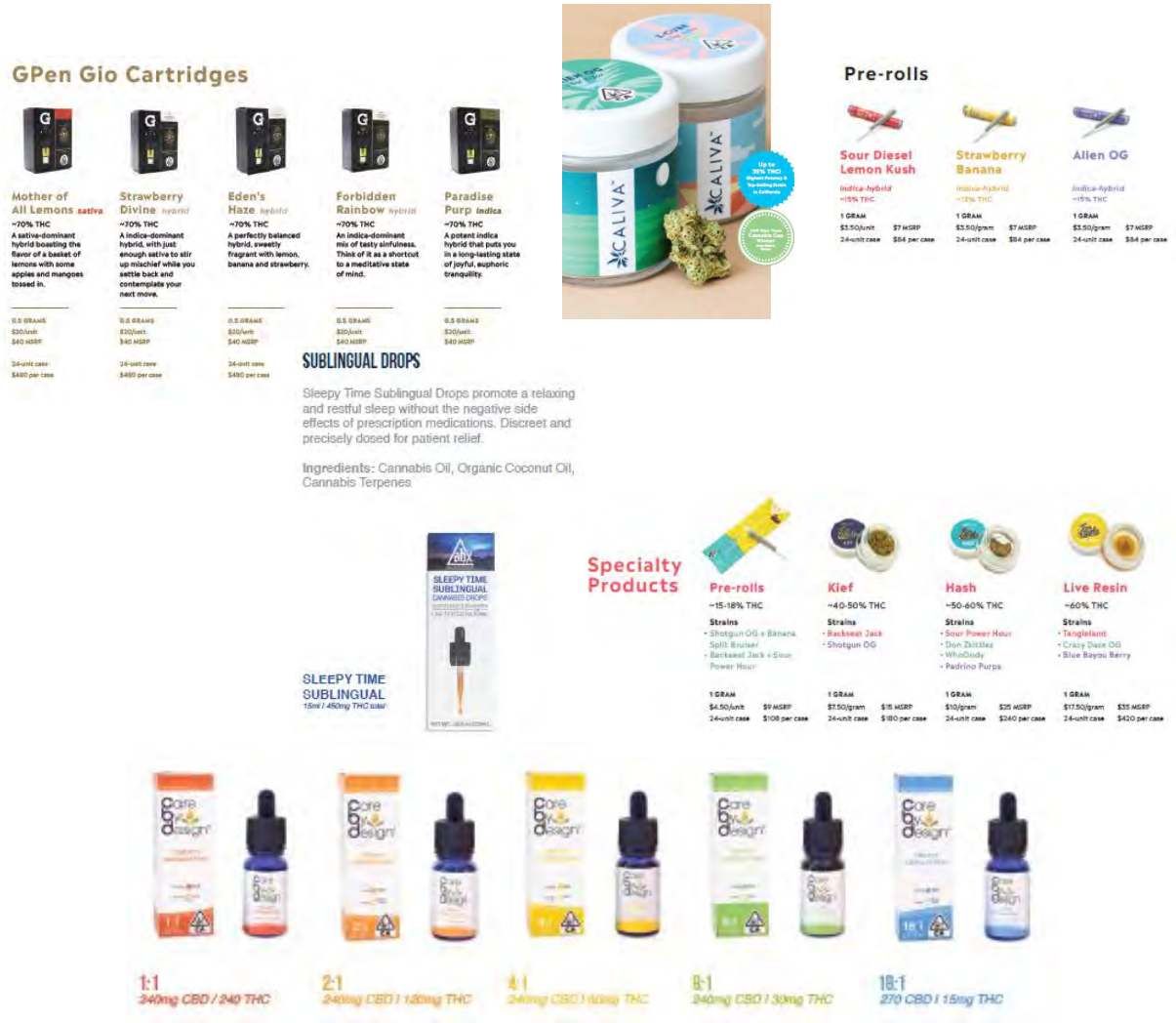
A division of Zions Bancorporation, N.A. Member FDIC

PROJECT DESCRIPTION

CULTURE
CANNABIS CLUB

DESCRIPTION OF PRODUCTS AND SERVICES

Culture carries a variety of brands and strains, which will be adjusted to meet the quantity and variety demanded by our customer base. These are a few examples of the types of products and partnerships already in place to stock our sister store in Long Beach, As we stock our shelves for our other locations, we will be able to get a good understanding of market demands by the time our Wildomar location opens at the Q1 of 2022, and we will be able to incorporate future *Culture* branded products in our offering as well.



CULTURE
CANNABIS CLUB

COAST

COAST Pre-rolls: 5.5 grams of flower per tin, 7 prerolls (filtered or non-filtered)
Dream (indica); Chill (hybrid); Excite (sativa); or CBD Blend
$7.00/tin
20 per case

COAST singles: .8gr flower (same flavors) Filtered and unfiltered
$1.00/each **SPECIAL PRICING**
40 per case

smooth.

SMOOTH

Premium Mixed - light Humboldt-Grown Flower

White Tahoe Cookies, Illemonati, Jelly Sickle, Sunset Sherbet, Sundae Driver - **$13**

Flower Plant, Birthday Cake **$12**

Chem D - 12.65%, Gelato, Gelato 33 - **$6.40**

Smooth Pre-roll - $3.25
Cookies, Chem D, Gelato, Gelato 33, Grease Monkey, Pluther

CHOCOLATE BITES

These delectable edibles combine the finest, all-natural ingredients and the convenience of microdosing for on-the-go enjoyment. Delicious bites are available in a variety of award-winning milk and dark chocolate flavors.

CHOCOLATE BITES (100mg THC)

Wholesale $10/unit

Case size: 1 unit

CALIFORNIA RAISINS
Milk Chocolate
.625mg THC/piece

STRAWBERRY
Milk Chocolate
3mg THC/piece

STRAWBERRY
Dark Chocolate
3mg THC/piece

HIGHBUSH BLUEBERRY
Dark Chocolate
.625mg THC/piece

SALTED CARAMEL ALMONDS
Dark Chocolate
.625mg THC/piece

18

Specialty Products

Pre-rolls

~15-18% THC

Strains
- Shotgun OG x Banana Split Bruiser
- Backseat Jack x Sour Power Hour

1 GRAM
$4.50/unit $9 MSRP
24-unit case $108 per case

Kief

~40-50% THC

Strains
- Backseat Jack
- Shotgun OG

1 GRAM
$7.50/gram $15 MSRP
24-unit case $180 per case

Hash

~50-60% THC

Strains
- Sour Power Hour
- Don Zkittlez
- WhoOody
- Padrino Purps

1 GRAM
$10/gram $25 MSRP
24-unit case $240 per case

Live Resin

~60% THC

Strains
- Tanglelant
- Crazy Daze OG
- Blue Bayou Berry

1 GRAM
$17.50/gram $35 MSRP
24-unit case $420 per case

CULTURE
CANNABIS CLUB

GOLD COAST

GOLD COAST pre-rolls
Strains include: Blackjack, Super Glue, Alien OG, Blue Cookies, Lemon OG, Strawberry Banana, Game Changer, SuzyQ CBD

$2.50 / .8 gram
40 per case

FLi™

****New Redesigned FLi High Terp Cart - $11**

- High Potency Premium Distillate - 75-85% (.5 gram)
- 5 Strains - Jack Herrer, Blueberry Kush, Grape Stomper, Tangie and Pineapple Express
- Over 90 natural terpenes are used to formulate our family of strains
- All New iKrusher Hardware with solid ceramic coil (same as Heavy Hitters) that delivers thicker vapor without compromising flavor
- All New Recycled Packaging - fully recyclable and biodegradable

CLOSEOUT SALE

FLi High Terp Syringe*: $22/full gram ... ****Special Pricing** $11.00**
Tangie, Super Lemon Haze, Blueberry, Skunk#1

FLi Dabbing Oil*: **SPECIAL PRICING $10//gram**
GG#4
Sour Tangie

FLi™
CANNABIS-INFUSED
MINI MINTS

FLi Mini-Mints:
Fresh Mint Indica; Sour Apple Hybrid; Sunny Citrus Hybrid, Juicy Mango Sativa, Wild Grape Indica ...20 mints/5mg THC per mint
100mg THC per bottle
$3.50 - **SPECIAL PRICING**
20 per case

NANO BIODERM™
Premium Cannabis Cell Cream

NANOBIODERM
cell cream
Nanotechnology cellular pain relief cream:

Pain, Arthritis, PMS, Neuropathy

$30/bottle - 1oz -
****SPECIAL PRICING****
12 per case

$20 /bottle - ½ oz - **SPECIAL
12 per case

CLOSEOUT SALE

ESTIMATED QUANTITY OF PRODUCTS

Accessories & Apparel. We will carry accessories such as jars, boxes, rolling devices, smoking/vaping devices, batteries and glassware. We will carry our branded apparel such as t-shirts, hats, and jackets. We currently carry 63 accessories and 6 different apparel options.

Edibles. We currently offer 76 different edible options of varying weights and quantities, under 17 different brand names. Edibles are a large part of the growing cannabis market. A Cannabis edible is a THC-infused product that can be consumed by the client. Infusing Cannabis into foods is a long-practiced and very effective method to use Cannabis as medicine. Culture plans to offer several different edible product lines to cater to the various, nutritional, financial and taste needs of clients. Infusing Cannabis into foods is a long-practiced and very effective method to use Cannabis as medicine. Careful dosing is important. This may include beverages, coffees, pastries, chocolates, and gummies. Edibles can be as effective as smoking or vaping.

Concentrates. This type will ensure clients have a variety of consumption methods that suit each person's needs and lifestyle. Our line is designed to provide high levels of cannabinoids and THC in a readily accessible form which provides instant relief for serious conditions. We currently carry 115 different oil cartridges from 10 different brands, 91 oil extracts from 11 different brands, and 35 solvent-less extracts from 5 different brands.

Raw Flower. We currently offer 126 raw flower products, under 17 different brand names. Raw Cannabis Flower will be sold in a mix of Indica and Sativa depending on client demand. Indica is known to reduce nausea, increase appetite and fight depression while Sativa is known for its uplifting effects that energize clients with strong cerebral effects. Finished, dried, manicured, cured Cannabis will be sold in 0.5g increments. Culture plans to begin with 25-50 medicinal varieties of Cannabis. We also currently carry 45 different pre-roll cigarette options.

Services. We value overall wellness for our customers and community. This is why we have set up other wellness programs for our verified customers, such as yoga courses, massage or physical therapy with licensed professionals, and community education courses. We also offer private consultations to ensure our visitors feel heard, and understand all of their wellness options. Our customers come to us for a multitude of desires and needs, and know they can rely on our expertise and care. We will ultimately choose a location that suits the space requirements of the services we wish to offer as well.

Tinctures. A Cannabis tincture is a cannabis-based extract that is infused with alcohol. We carry 16 different tinctures at our Dispensary. Typically, the flowers and trim leaves are used. This product provides easy dosing for clients with rapid absorption. This line is designed to make dose control easy for clients, with rapid absorption and effect. Tinctures can be flavored for better taste.

Topicals/Personal Care. We currently carry 21 different topical/personal care options for our customers, from creams, body oils, bath soaks, patches, and lip balms. Topicals are ideal for assisting clients who are arthritic or have aching injuries. Topicals have an analgesic and anti-inflammatory effect to reduce or eliminate pain.

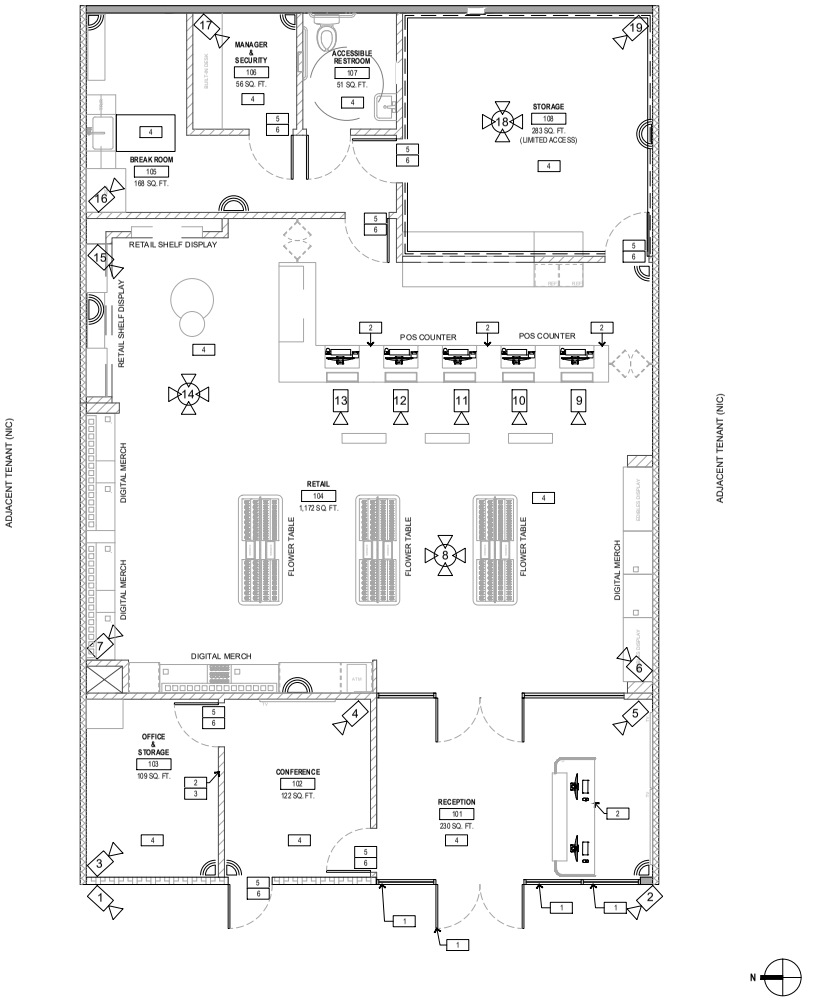
FLOOR PLAN

LEGEND

- SECURITY CAMERA 16 PROPOSED
- FISH-EYE SECURITY CAMERA 3 PROPOSED
- MOTION SENSOR 6 PROPOSED
- 180-DEGREE MOTION SENSOR 4 PROPOSED

KEYNOTES

1. ALARM CONTACTS
2. HOLD UP DEVICE (PANIC BUTTON)
3. ALARM CONTROL PANEL
4. EMERGENCY LIGHTING
5. MAGNETIC LOCK
6. FOB LOCK



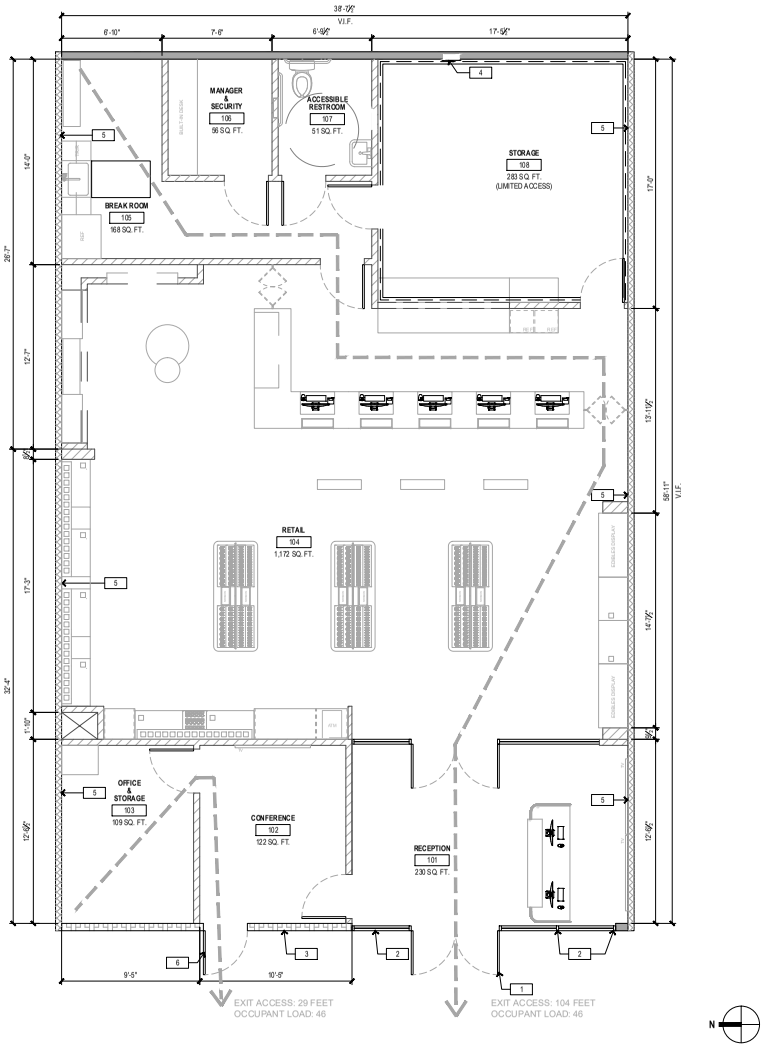
PROPOSED SECURITY PLAN 1/4"=1'-0" (2)

LEGEND

- EXISTING EXTERIOR WALL
- NEW NON-BEARING WALL
- EXISTING DEMISING WALL
- NEW EXTERIOR WALL

KEYNOTES

1. EXISTING STOREFRONT DOOR TO REMAIN
2. EXISTING STOREFRONT MULLIONS AND GLAZING TO REMAIN
3. PROPOSED STOREFRONT CMU WALL
4. EXISTING ELECTRICAL PANEL TO REMAIN
5. EXISTING DEMISING WALL TO REMAIN
6. PROPOSED NEW EXTERIOR DOOR



PROPOSED FLOOR PLAN 1/4"=1'-0" (1)

HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

LICENSED ARCHITECT C-34970 REN. 09/30/21 STATE OF CALIFORNIA

CULTURE CANNABIS CLUB OF WILDOMAR
33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

PROPOSED FLOOR PLAN & SECURITY PLAN

Project Number:
Plan Check Number:
2021-06-09 CUP SUBMITTAL

SHEET A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

dwg last saved: Jun/5/2021 1:02 PM by: Raquel Hernandez
sheet plotted: Jun/05/2021 @ 1:02 PM
drawing file name: plan.dwg

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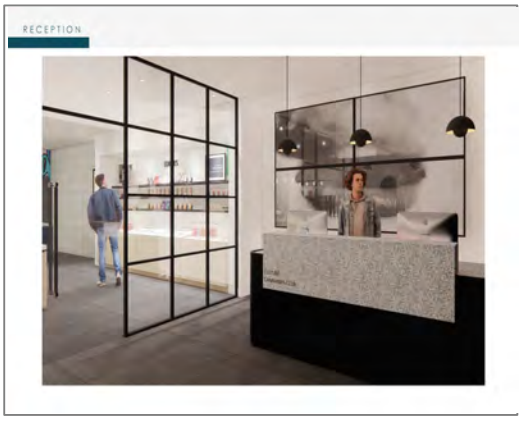
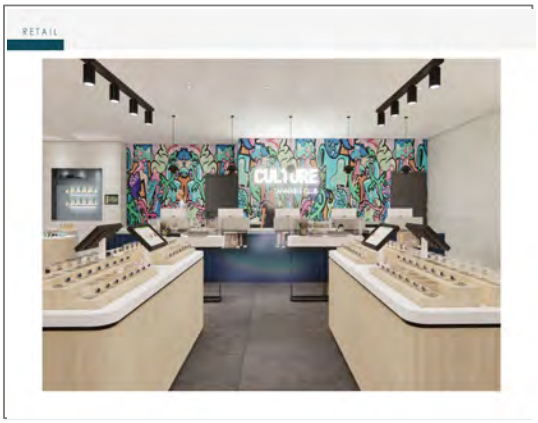
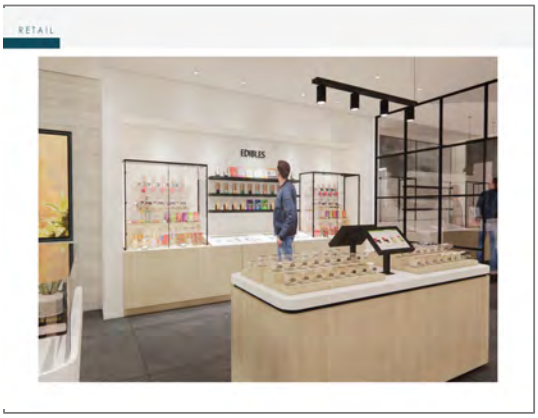
PROPOSED FACILITY DETAILS

The total square footage of the proposed retail facility is 2,275 square feet. Customers and scheduled visitors enter the main door into a 230 square foot Reception Area. Here, customers will have their identification checked and will communicate with the reception team their Medical Patient status, Culture membership status, be offered orientation if they are new, and/or have their secure file updated with any information changes. Customers will wait their turn in Reception Area until they are invited to proceed to the Sales Floor. The Sales Floor, controlled by an electronic buzz-in system, is diligently controlled for customer flow and adjusted based on the number of Budtenders and Security on shift. The Sales Area is 1,172 square feet of display cases where customers can browse, ask questions, and make their desired selection for purchase. Once purchases have been finalized, products will be placed in Opaque Child-Proof Packaging, before customers exit a secure door directly from the Sales Area.

Beyond the Sales Area is a Limited Access Area, accessible only by approved staff members, and approved guests accompanied by a staff member. There is a Secure Storage room of 283 square feet, Security Monitoring/Management/Conference Room of 181 square feet, an Employee Break Room of 168 square feet, and a unisex Bathroom of 51 square feet.







ISOMETRIC VIEW

RECEPTION

RETAIL

RETAIL

RETAIL

RETAIL

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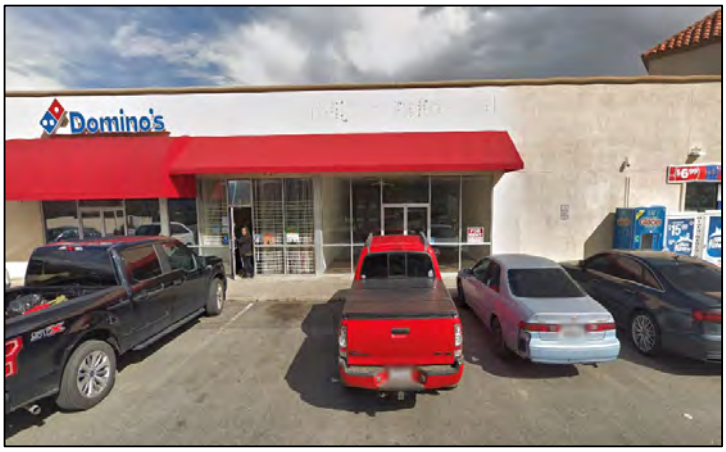
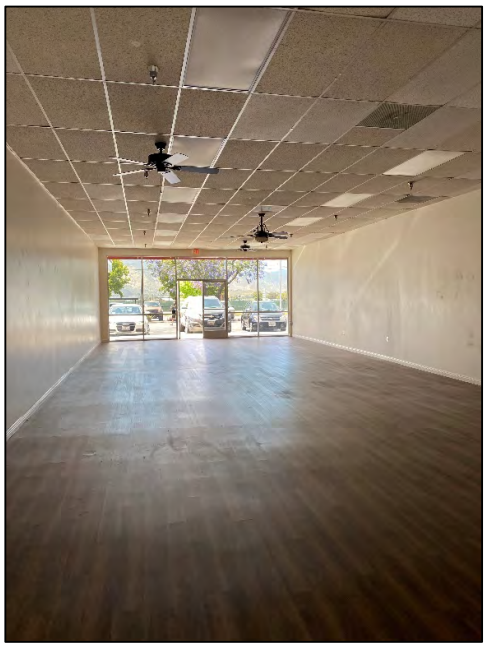
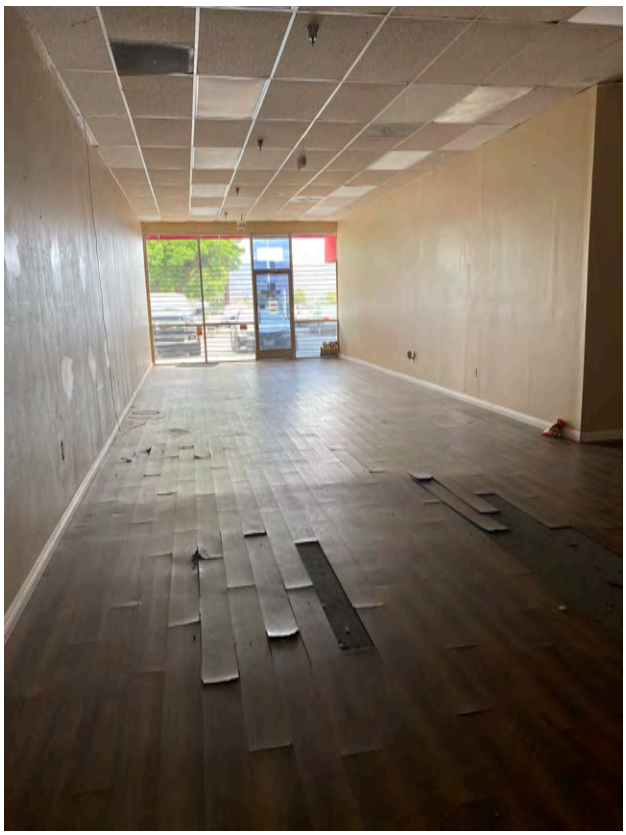
PHOTOS OF PROPOSED PREMISE







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HOURS OF OPERATION

Hours of operation will be from 8am-10pm daily, unless otherwise directed by the City.

Store Opening Procedure and Policy

- One security guard will be onsite at all times, and especially aware of staff opening and closing routines.
- At least two employees must be present to open the facility.
- The security guard will give the employees an "all clear" that the perimeter of the building and nearby streets have been surveyed.
- The two employees will enter the facility, while the security guard is stationed at a distance from the entrance and with clear view of the street.
- Upon entering the facility, the employee will re-lock the front door and disarm the premises' alarm system. If the employee is threatened while disarming the system, he/she will enter a duress code into the alarm system keypad.
- After disarming the premise alarm system, one employee will be stationed in view of the door, and the security guard will walk around the premises to look for signs of intruders or forced entry. The employee will pay special attention to restrooms, offices, and other areas where an intruder may hide. If an intruder is suspected, or a sign of forced entry is noticed, the employee will immediately leave the facility and call 9-1-1 and then call the facility's third-party licensed security company. If the employee cannot exit the facility safely, employee will determine if a panic button can safely be alarmed, or if he/she should seek protection out of harms way.
- After checking the interior of the facility, the inside employee will post the predetermined "all-clear" signal to the security guard.
- If the guard does not receive a text of "all-clear" after five minutes or sees signs of anything suspicious, he/she will immediately call 9-1-1.
- Safes, cash kiosks, and vaults should be disarmed at the latest practical time. If an employee is threatened while disarming the vault he/she will enter a duress code into the alarm system keypad.
- The front door will remain locked until opening time.
- Before opening for business, all camera views will be checked to make sure cameras are working and aimed properly. Surveillance and recording devices will also be checked to verify that it is recording. Any problems with the cameras or recording devices will be immediately reported to the security company.
- Before unlocking the doors, all security cameras will be reviewed and the guard will be notified for an "all-clear" to unlock the doors.

Store Closing Procedure and Policy

- Fifteen minutes before closing time the security guard will position him/herself at a distance from the building for a line of sight of the street. The closing manager will let security know when the last customer/patient is out of the inside and will lock the patron entry door from inside. An employee will be stationed at the front door to let any patrons remaining in the facility out one at a time.
- Employees and security guard should take special notice of any customers/patients that seem to be loitering or intentionally trying to be last in line. Anyone who seems to be intentionally loitering should be reported to the to the manager and security guards.
- No customers/patients will be admitted after the doors have been locked.
- Any employees attempting to gain entrance must show proper identification. No vendors or service technicians will be allowed access unless they have been given prior authorization.
- After the final customer/patient leaves, and the front door has been locked, one employee will conduct an initial walk-through of the area.
- Special attention will be paid to restrooms, employee area, storage rooms, inventory room, and any areas where individuals could be hiding.

- One employee will be designated to conduct a final walk through of the premises before final closing. At this time, the employee will confirm that all cash, negotiable items, and valuables have been properly stored and that all safes and cabinets have been locked. The alarm system controlling the safes, cash kiosks, and vaults will be armed at this time.
- Prior to leaving, all lights will be turned off, except for those lights that will allow the lobby to remain visible from the street after hours.
- Two or more employees will remain in the facility until final closing.
- Before leaving, closing manager shall review the security cameras for an "all-clear" to exit and then text the security for an "all-clear" to exit. The closing manager will arm the premise alarm system and verify that the employee exit door is locked from outside. Remaining employees will be escorted to their vehicle by the security guard.

OPERATING TIMELINE AND NARRATIVE OF CONSTRUCTION AND TENANT IMPROVEMENTS

PROPOSED IMPROVEMENTS

Most of our tenant improvements will be aesthetic. The unit at this time is empty with no internal walls or fixtures. Therefore, demolition will be minimal. The unit already has a functioning sprinkler system. We will ensure all electrical and plumbing is updated and functions properly, and we will ensure an adequate HVAC system which meets the requirements of cannabis retail operations is installed. We will insert non-load bearing walls (see floor plan) to create a: Reception, Sales Area, Employee Break Room, Secure Product Storage room, and a Management/Security/Meeting room. After all structure and utility components are sufficient, we will follow our Culture design concept to create a beautiful store with natural wood and stone features throughout, with touches of blue and green accent in line with our brand.

ASSUMPTIONS TO CALCULATE PROJECTED DATES

Planning Review and Corrections will take 2 months = complete by September 1, 2021

Interviews with City Council will take 2 months = complete by November 15, 2021

Issuance of Permits will take 1 month = complete by December 15, 2021

DESIGN/PLAN REVIEW

Complete September 1, 2021

Entitlement (CUP)

- Drawing and other document prep: 2-3 weeks
- Plan check/Building/Fire/Police Department Review: 5-8 weeks (this heavily depends on the city)

Construction Documents

- Survey and creation of as-builts: 2 weeks
- Plan preparation: 4 weeks
- Permitting: 8-12 week (this heavily depends on the city)

SIGNAGE APPROVAL

Complete October 1, 2021

All signage at the licensed premises will conform to city Municipal Code.

ISSUANCE OF STATE LICENSE(S)

Complete September 1, 2021

We will submit for and obtain a Type-10 Store-Front Retail license for Medicinal and Adult-Use with the Bureau of Cannabis Control. Current processing time to receive a Provisional State License is approximately 4-8 weeks from the time of issuance of a City license. A Provisional State License cannot be issued until a valid City license has been issued.

ISSUANCE OF CBOP/LAND USE PERMIT

Complete September 1, 2021

We anticipate it will take anywhere from 4-8 weeks to obtain a final approved Land Use Permit from the City Planner.

ISSUANCE OF BUILDING PERMIT

Complete November 31, 2021

We anticipate it will take anywhere from 8-12 weeks to obtain all necessary building permits to commence tenant improvements from the City.

COMPLETION OF CONSTRUCTION

Approximate January 31, 2022. We project tenant improvements to take 8-12 weeks to complete.

ISSUANCE OF OTHER REGULATORY PERMITS

Complete February 31, 2022 and pending final Health Department and Business Licensing inspections.

We anticipate it will take anywhere from 4-8 weeks from the time of a City issued license/permit to obtain all other regulatory permits to operate.

OPENING OPERATIONS

Quarter 1, 2022. If completion of construction is on schedule for July-August 2021, pending final City Health Department and Building inspections, we project commencing retail sales by September-October 2021.

STATEMENT OF DELIVERY SERVICE

Delivery service to customers that place mobile orders will be provided through our retail store.

Culture shall not deliver cannabis or cannabis products to any location outside of California or to any location within California where the delivery of cannabis or cannabis products has been prohibited by the city or county. Our procedures for customer identification and delivery address identification are described in further detail below.

DELIVERY PLAN

Culture utilizes secure delivery vehicles that can:

- Adequately monitor delivery processes
- Comply with state and city delivery protocols
- Ensure the security of delivery drivers and inventory being transported

PROCEDURE

- Delivery Car Loading:
  - Loading at the facility will take place under the supervision of a security guard at the front parking lot of the facility. All products will be transported from the dispensary to the vehicle and from the vehicle to the designated drop-off locations in a sealed and locked container. Access to the container will require both combination input on an electronic keypad and a physical key.
  - All cannabis goods must be placed in an opaque exit package prior to leaving the premises
  - Delivery car will not contain more than $5,000 of cannabis goods at any time
- Delivery Window:
  - Deliveries will only take place between 8:00 a.m. and 10:00 p.m.
- Tracking:
  - Deliveries will be made only within the State of California which we confirm by requiring submission of GPS tracking records
  - All transport vehicles will be equipped with GPS monitoring and will be required to update the retailer upon every completed delivery
  - We will require the use of a real-time wireless reporting of all deliveries to monitor delivery, which helps prevent diversion during the delivery process. It also allows us to track the location and delivery time of products
- Secured Inventory:
  - Vehicles will be equipped with either a secure lockbox or locking cargo area
  - Vehicles will not have any cannabis identification, and no medicine or paraphernalia will be visible
  - The transport vehicles will be newer model and temperature controlled
  - Products remain in the locked transport container during transport. The incoming container will be removed from the delivery vehicle under the supervision of a minimum of two employees. The container will only be opened once it is securely inside the dispensary
- Delivery Drivers:

  - Deliveries will only be made by employees of the retailer
  - Drivers will be required to successfully complete training, how to prevent robberies, protect their lives, and stop "car jackings"
  - Drivers must remian with the delivery vehicle at all times when cannabis is present
  - Drivers shall possess a valid driver's licenses and carry identification which shall be made available to law enforcement or other federal, state, or local government officials, if necessary, to perform the inquiring entities functions and duties
  - While engaged in the transport of cannabis and within reasonable time before and after same, drivers may not wear any clothing or insignia which signifies the agent may be in possession of cannabis
- Transportation Manifest
  - Proof of automobile and corresponding liability insurance
  - The name, license number, and premises address of the retailer
  - The name; license number, and premises address of the consumer receiving the cannabis goods
  - The date and time of departure from the licensed premises and approximate date and time of departure from each subsequent customer location, if any
  - Arrival date and estimated time of arrival at each delviery location
  - Driver license number of the driver and the make, model, and license plate number of the vehicle used for transport.

VEHICLE INFORMATION

The specific vehicle information for each delivery vehicle to be utilized by Culture is demonstrated below. Culture will update this document as more vehicles are added and/or retired from delivery services. Further, if additional vehicles are used or the following information changes, Culture shall update the local and state registry with the updated delivery vehicle information.

Delivery vehicles will be maintained under an automobile insurance policy at a minimum or greater than the required minimum policy amounts set by the city and state regulations.

All delivery vehicles utilized by Culture will be equipped with a vehicle alarm system.

Only qualified employees, that have passed Culture's rigorous delivery specific training sessions, shall be allowed to deliver cannabis products. In addition, the employee must have a clean driving record and be over the age of twenty-one (21). Culture shall maintain an accurate, current list of delivery employees, and shall provide the list to the Bureau upon request. All delivery employees shall be at least 21 years of age, have a valid state driver's license, and have a clean driving record. Criminal background checks for all delivery employees will be conducted.

TRAINING

Delivery drivers hired by the dispensary shall be trained on delivery procedures and protocols enclosed within this delivery plan, in-line with the dispensary employee handbook, and in accordance with all local and state regulations. Delivery employees must follow the protocols of this dispensary, which aligns its procedures with those of the local and state regulations. No delivery driver may carry cannabis goods or products for any other licensed retailer, or any other cannabis business on his or her person, or in the dispensary's delivery vehicle, while performing deliveries on behalf of this dispensary. If the delivery driver is using a private vehicle, these same rules shall apply for the time during which the delivery driver is being employed and is being paid on the clock for this dispensary.

Training shall include, but not be limited to, driver safety and security, emergency preparedness, cash handling, product security, breaches of security, vehicle maintenance, vehicle inspections, rules and regulations for cannabis delivery services, identity verification methods, traffic laws, break rules, unplanned stops or unforeseen events, GPS and navigation system use, communication/radio system use, order fulfilling and manifest/logs, communicating with local law enforcement, customer service, community sensitivity, dangers and risks of the deviation of cannabis products.

No delivery driver shall commence working until all training courses have been completed to the satisfaction of the management team, and in accordance with local and state regulations.

All delivery employees will be trained on the city and state regulations for cannabis and will partake in all training exercises that the dispensary employees are mandated to attend. The dispensary may send a Manager

or an Assistant Manager on random "ride-along" trips, to ensure the driver is aware of and following all necessary protocols. Culture may choose to utilize body-camera devices for additional security and for training purposes.

Only employees directly employed by Culture shall deliver cannabis goods. Only specifically trained employees shall deliver cannabis products to end consumers. Prior to delivery, the employee shall perform a manual and visual inspection of the delivery vehicle and shall ensure the GPS tracking system and active alarm are fully functional. If there are any issues with the vehicle, especially the safety features, the vehicle shall not be used until the issue has been resolved. In addition, delivery drivers will enroll in an online driver education program which will teach them how to handle potential hazards they may encounter on the job. Each driver will be well informed on the following security and use policies regarding the delivery of cannabis products. No employee shall consume cannabis goods while on-duty, whether delivering cannabis goods to consumers, or while waiting for additional delivery requests at the premises.

Delivery employees will be trained on the following company policies:

- Company vehicles must only be used for official business;
- Delivery personnel may operate company vehicles only on randomly selected routes;
- Vehicles must be locked when they are parked and the alarm active;
- The interior and exterior cleanliness of cars must be maintained by the delivery employee;
- All traffic laws must be obeyed by the delivery employee, including speed limits;
- The delivery employee shall not use the vehicle to give rides to any person (employee or otherwise) unless approved by the manager, and necessary for the Dispensary's operations;
- The delivery employee shall refuel the vehicle at the end of the shift, and shall try to do so when there is no cannabis products or cash in the vehicle;
- A vehicle inspection form must be completed at the beginning of each shift. This inspection involves the checking of fluids, checking for vehicular damage, equipment defects, and security feature glitches;
- Cannabis products must be transported in a safe, secure, and locked storage compartment that is part of the delivery vehicle. Cannabis products must not be visible from the exterior of the vehicle;
- Drivers shall not make any unnecessary stops or detours, except in emergencies, and shall travel only from the dispensary to the consumer's address, from consumer address to consumer address, and/or from consumer address back to the dispensary.

INCOMING ORDER PROCESSING

Culture's website will provide to customers a user-friendly online shopping experience. There will be a complete list of products, organized by product type (topicals, pre-rolls, concentrates, edibles, etc.). Each product will have a clear picture and price on the main products page, and once clicked on, each product will have a specific product page complete with a full product description, average THC/CBD amount by percentage, effects of the product, and product reviews. Product reviews will be provided by customers. These reviews are meant to be helpful to other customers and will be screened for profanity or other offensive or harmful language.

Customers will create an online account by providing their email address, a password for their account, and their cell phone number. When ordering, customers will enter their name, driver's license/identification number, date of birth, height, eye and hair color, and delivery address. If this address is not at a private address in or around where it is permitted to deliver cannabis products to consumers, the order cannot be placed. The address will also be verified prior to delivery to ensure the address is not located on publicly owned land or any address on land or in a building leased by a public agency.

Cannabis delivery orders are placed online through Culture website, which is linked to the standard point-of-sale software. A retail store employee will be notified on the POS of an order placed for delivery, and if all information is complete and valid. Once the buyer and address have been verified as a physical address in California and not located on publicly owned land or on property leased by a public agency, the retail employee may prepare the order and inform the manager that a delivery is ready to leave the premise.

If at any time the company loses connectivity to its track and trace system for any reason, all deliveries will cease to take place, until such time that connectivity is restored. In the event of a loss of connectivity, the manager will communicate with the driver(s) that they should cease deliveries until further notice, and wait in the vicinity of their current location until further instructions are given. Should the manager anticipate the loss of connectivity to be for an unreasonably extended amount of time, the manager may instruct the delivery employee to cease all delivery activities and return to the premises with all cash and cannabis product to be re-counted and manually tracked for inventory.

PREPARING ORDERS

The retail store employee charged with receiving and processing delivery orders received through Culture's POS shall follow the dispensary's delivery fulfillment procedures.

All of the product information will be scanned using the barcode tracking system. The employee will confirm that all cannabis and cannabis products to be delivered are labeled and placed in a re-sealable, tamper-evident, child-resistant package and shall include a unique identifier for the purposes of identifying and tracking cannabis and cannabis products. All cannabis products to be delivered shall conform to the local and state regulations for packaging of cannabis products. Employees shall ensure that all labels on the cannabis products conform to the local and state regulations for labeling prior to exiting the facility. No product insufficiently packaged or labelled shall be permitted to leave the facility and should be properly handled according to the facility waste management protocols. No cannabis products that leave the facility intended for delivery shall be contained within any packaging that may be attractive to children.

A delivery manifest will be generated and printed for the delivery employee. The delivery employee will be provided with instructions for order of deliveries, routes, and reminded of cash protocol by the manager on duty, example below.

VEHICLE PRODUCT STORAGE

Only enclosed motor vehicles will be utilized by the dispensary. No foot, bicycle, skateboard, drone, public or other form of transportation will be utilized by the dispensary for delivery. Neither cannabis product nor cash shall be visible from outside the vehicle. The vehicle shall have permanently affixed lock boxes inside, one to store cannabis product and the other to store the cash. No cash or product shall be left unattended in

the vehicle unless it is locked and the alarm active, and no cash or product shall be left in the vehicle overnight. No portion of the enclosed box, container, or cage, as defined in section 5417 of the BCC Regulations, shall be comprised of any part of the body of the vehicle or trailer.

No more than $5,000 worth of cannabis product shall be in the vehicle at any given time. The value of cannabis goods shall be determined using the current retail price of all cannabis goods carried by, or within, the delivery vehicle of the dispensary delivery diver. The value of cannabis goods carried in the delivery vehicle for which a delivery request was not received and processed by Culture prior to the delivery employee departing from the premises will not exceed $5,000.

ORDER PROCEDURES

The manager will verify the delivery driver's cash on hand count, and will load the products to be delivered into the vehicle's secure, fixed, storage container. All loadings for delivery shall be done by the delivery driver and a security guard in the parking lot located at the front of the facility. No cash or cannabis goods shall be loaded into the delivery vehicle anywhere but in the facility parking lot. Both the delivery employee and the security guard will ensure the two-way communication system and GPS are in good working order. The manager will ensure the vehicle navigation system is in good working order, and that the pre-set routes have been loaded into the system. The delivery vehicle will have adequate fuel to avoid unnecessary stops. A delivery employee shall not leave Culture's premises with cannabis goods without at least one delivery order that has already been received and processed by Culture. The delivery employee shall only perform deliveries for Culture and shall not perform deliveries for any other third-party licensed retailer at the same time. For clarity, all cannabis products carried in a delivery employees' vehicle at any given time shall be those originating from one dispensary only. Delivery employees may not simultaneously deliver for more than one dispensary.

In accordance with state and local regulations, a delivery may be made to any jurisdiction within the State of California provided that such delivery is conducted in compliance with all delivery provisions of the Bureau. Additionally, at no time shall a delivery be permitted to be made to a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center. As proper due diligence, the licensed

business shall ensure, upon receipt of a delivery request, that the customers address is located within the State of California, is a physical location, and is not a school, day care center, or youth center as defined by the Division.

Before leaving Culture's premises, the delivery driver must have a delivery inventory ledger of all the cannabis goods in the vehicle. For each cannabis good, the delivery inventory ledger shall include (table below):

- Type of good
- Brand of good
- Retail value of each good
- Track and trace identifier of each good
- Weight, volume, or other accurate measure of each good

Following *each* customer delivery, the delivery inventory ledger must be updated to reflect the current inventory in possession of the delivery driver (i.e., in the vehicle).

DATE	**DELIVERY EMPLOYEE ID**	**PRODUCT DESCRIPTION**	**BRAND**	**WEIGHT**	**VALUE**

LOCATION TRACKING

A permanent Global Positioning System (GPS) device shall be affixed to each delivery vehicle and shall remain active at all times during the delivery, so that the licensed dispensary can track the geographical location of the vehicle. The GPS device for each vehicle will be owned by the dispensary and used for delivery operations only. Each vehicle will be equipped with an active vehicle alarm system. The GPS communications will be transmitted to the dispensary security system so that a manager or security personnel can track the delivery driver's location at all times. The driver shall not deviate or make unplanned stops except in the event of an emergency, for necessary rest, fuel, or vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable. All deliveries of cannabis goods shall be made in person; Culture shall not use unmanned vehicles for purposes of delivery. The GPS tracking system should be capable of tracking the delivery employee at all times and maintain a documented history of all locations traveled to by the delivery employee while engaged in delivery. All location history shall be maintained by the business for a period of no less than ninety (90) days and will be stored electronically and securely with Culture's electronic data storage system. All records will be made available to state or local officials at any time.

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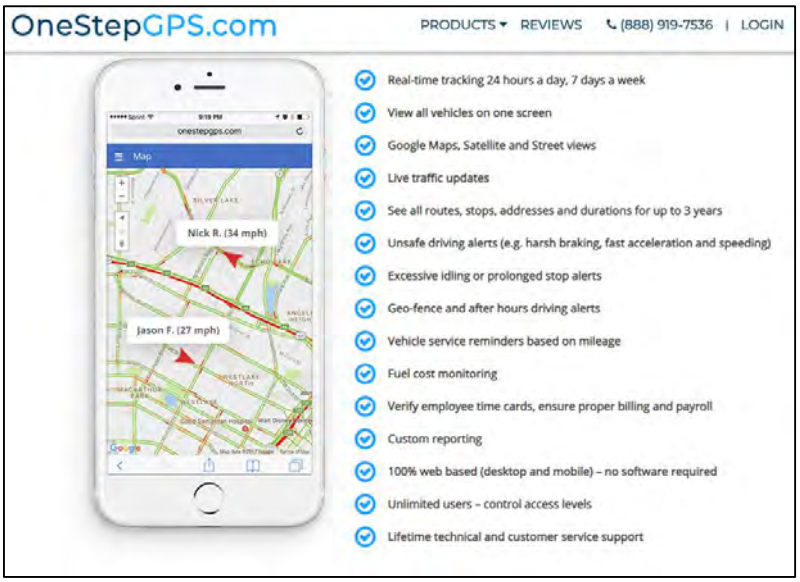


COMMUNICATION WITH HOS AT LICENSED PREMISE

The delivery employee shall use vehicle-mounted, hands free navigation system at all times, and a blue-tooth devide to make calls and communicate with retail security. The delivery employee shall not use a hand-held cell phone while driving and shall make efforts to maintain the navigation routes, except in the event of an emergency, for necessary rest, fuel, vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable. The delivery employee shall carry a copy of Culture's city and state retail licenses, the employee's government-issued identification, and an identification badge issued by Culture. Delivery employees shall avoid making unnecessary stops, or from deviating from the navigation system route or the delivery manifest instructions as much as possible. Should a delivery driver need to make a stop, re-fuel the vehicle, or deviate from the route, the manager or security guard shall be notified of all the pertinent details. The delivery driver shall maintain a log that includes all stops from the time the driver leaves Culture's premises to the time the driver returns to Culture's premises. The log shall also include the reason for the logged stop. The log shall be turned in to the manager upon the driver's arrival back at the dispensary. Culture shall maintain the logs pursuant to its record keeping policies.

NAVIGATION

The delivery employee shall use vehicle-mounted, hands free navigation system at all times, and shall make efforts to maintain the navigation routes, except in the event of an emergency, for necessary rest, fuel, vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable. Delivery employees shall not use hand-held navigation devices and shall not use their personal cell phones while driving, to either communicate with the dispensary, or to navigate. All navigation devices will be GPS communicating with the dispensary system so the manager can track the driver's route in real time. Should there be unforeseen events, such as construction or road-blockages, the delivery driver shall notify the dispensary manager of the anticipated change in route or stop to be made.

BREAKS AND STOPS

The driver shall take a route from the licensed dispensary to the delivery address, directly from delivery address to delivery address, or delivery address back to the licensed dispensary. All stops should be communicated to the dispensary manager. At no time shall the vehicle be left idling. Unattended vehicles must be locked with the alarm system activated. Required rest breaks shall be communicated to the dispensary manager and logged in the driver's stop log. Delivery employees shall not fulfill orders received while in the process of a delivery unless accompanied by a valid delivery request receipt. Delivery request receipts received while in the process of a delivery shall contain all information required by section 5420 of the bureau of cannabis control regulations, except the date and time of delivery and the consumer's signature. All cannabis product that is not intended for immediate delivery shall be accurately logged and the logs updated when fulfilling new delivery requests received while away from the dispensary. The delivery driver shall not leave the state of California while possessing cannabis goods. The driver shall not consume cannabis goods while delivering cannabis good to consumers, or at any time in between scheduled deliveries, including while on required rest breaks.

The delivery driver shall maintain a log that includes all stops from the time the driver leaves Culture's premises to the time the driver returns to Culture's premises (table below). The log shall also include the reason for the logged stop. The log shall be turned in to the Manager upon the driver's arrival back at the dispensary. Culture shall maintain the logs pursuant to its record keeping policies.

DATE	EMPLOYEE ID #	LOCATION OF STOP	REASON FOR STOP

RECEIVING NEW ORDERS

Delivery employees may receive orders while in the process of a delivery. All orders will originate from the dispensary, and the delivery employee shall not receive or fulfill orders for any other dispensary at the same time. Delivery vehicles will not carry any cannabis goods or products of a value in excess of $5,000. If a delivery driver does not have any delivery requests to be performed for a 30-minute period, the driver shall not make any additional deliveries and shall return to the licensed premises. Required meal breaks shall not count towards the 30-minute period.

When the dispensary receives new delivery order requests, a delivery request receipt will be electronically sent to a delivery driver that is currently out on or returning from a delivery. Culture will utilize electronic devices capable of receiving delivery request receipt information in the appropriate form to meet all state regulations. The dispensary will use its best efforts to utilize the driver closest to the delivery destination, and that has the necessary product to fulfill the order.

When a delivery employee receives a request electronically, the driver shall make a reasonable effort to finish the current delivery, and then stop or park the vehicle at a reasonable moment, and a reasonable location without violating any road or parking regulations. The delivery employee shall then review the delivery request receipt and cross-reference the vehicles current inventory log to ensure the request can be adequately fulfilled. Once this is confirmed, the delivery employee shall communicate with the dispensary manager that s/he can fulfill the request, shall confirm the most reasonable route to be taken, and anticipated time of the delivery. The manager and delivery employee shall both update their delivery manifest to account for the additional delivery/ies to be made. Stop logs, inventory logs, cash logs, and any other necessary documentation will be updated to include delivery requests received while outside the dispensary.

Culture will not stock delivery vehicles with more than a $5,000 value of cannabis products at any given time. Culture will use its inventory tracking system to evaluate sales and determine the best-selling products to supply the delivery driver with a variety likely to be requested by consumers. While the dispensary cannot anticipate the needs of every consumer, it will use its best efforts to keep a variety of products stocked in the delivery vehicle to fulfill orders sufficiently. In the case that none of the dispensary's drivers can fulfill a delivery request receipt, one of the drivers will need to return to the dispensary to fulfill the order before making the delivery.

DELIVERY REQUEST RECEIPT

- The delivery request receipt will include (see below):
- Name and address of Culture
- First name and employee number of the delivery employee who delivered the order
- First name and employee number of Culture employee who prepared the order for delivery
- The first name of the customer and a retailer-assigned customer number for the person who requested the delivery
- Date and time the delivery request was made
- Delivery address
- A detailed description of all cannabis goods requested for delivery, which shall include the weight, volume, or any other accurate measure of the amount of cannabis goods requested.
- The total amount paid for the delivery, including any taxes or fees, the cost of the cannabis goods, and any other charges related to delivery.
- Upon delivery, the date and time the delivery was made, and the handwritten or electronic signature of the customer who received the deliver
- The driver will only physically deliver the cannabis product to the consumer that ordered the product and shall manifest to the identity of the person and shall take a photo of the front and back of the identification. Finally, the consumer shall sign a copy of the delivery receipt. Culture may also choose to utilize handheld electronic scanning devices to verify the validity of the consumer's photo identification. A copy of the delivery receipt shall be furnished to the consumers upon delivery, a copy shall be sent electronically to the dispensary system, and a hard copy, if available, shall be maintained for record keeping.

DELIVERY REQUEST RECEIPT

Delivery Employee	
Prepared by	First Name: _____ Employee number: _____
Ordered by	First Name: _____ Employee Number: _____
Delivery Request	Customer First Name: _____ Customer Number: _____
Delivery Address	Date: _____ Time: _____ _____ _____ _____

CANNABIS GOODS	UID	Weight/ Volume	Number of Units	Total Weight/ Volume	Cost per Unit	Total Cost
			Cost of cannabis goods			
			Taxes			
			Fees			
			Delivery charges			
			TOTAL AMOUNT DUE			

Date & Time Delivery Made: _____
Customer Signature:

DELIVERY TO CONSUMER

Prior to arriving at any physical delivery location, Culture must have received a delivery request from a customer and provided the delivery request receipt to the driver electronically or in hard copy form.

Drivers will first look for standard parking, either street parking or parking lot parking (if available) to keep the vehicle from creating obstacles in the flow-of traffic. However, the drivers shall not park in reserved parking spots or attempt to navigate narrow driveways or thoroughfares that could create congestion and nuisance for residents. In the event parking is not possible or feasible, the driver will park in an area that creates the least amount of congestion and obstacle for any traffic, and shall not park near blind curves or hills. In addition, drivers will not use their horns to alert customers they have arrived, and shall be quiet and unobtrusive when walking through apartment common areas, shall not walk across lawns or landscape features, and shall try to remain on sidewalks, walkways, and compacted paths.

Once the delivery employee has arrived at the delivery location and legally parked as close to the address as possible, the delivery employee shall use the two-way radio communication device to inform the manager that he/she will be stepping out of the vehicle to make a delivery. Once the delivery employee is at the address, he/she will verify the consumer's identity by checking a valid, unexpired California driver's license, passport, or other acceptable form of government issued identification. The driver shall cross-reference the delivery manifest to the identity of the person and shall take a photo of the front and back of the identification. Finally, the customer shall sign a copy of the delivery receipt. A copy of the delivery receipt shall be given to the consumer, and a copy shall be maintained and sent electronically to the dispensary tracking system as well. All delivery receipts and identification verifications shall be maintained with Culture records for no less than seven (7) years. Culture may also choose to utilize handheld electronic scanning devices to verify the validity of the consumer's photo identification, electronic signatures, and an electronic record of all delivery sales.

If the delivery employee will be accepting payments in cash from the consumer, the delivery employee shall ensure that he/she is never carrying an abundance of cash on his/her person. The delivery employee shall only remove a reasonable amount of cash from the vehicle cash safe to give change to the consumer for the purchase. All cash shall be immediately stored in the vehicles safe.

RETURN TO DISPENSARY

The delivery employee shall return to the dispensary immediately upon completion of all delivery routes, or if the driver does not have any delivery requests to be performed for a 30-minute period, the driver shall return to Culture premises and not make any additional deliveries. The employee shall inform a manager of his/her return to the dispensary. Together with the security personnel, the manager and delivery employee shall unlock the vehicle safe and remove any cash to be deposited in the dispensary safe and shall return all undelivered cannabis goods to inventory, and all necessary inventory and track-and-trace records shall be updated as appropriate that day. All delivery manifests and delivery receipts shall be handed over to the manager for proper review and archiving. The manager shall review the receipts for any anomalies. Delivery employees shall not hang out in the delivery vehicles or loiter around the premises while waiting for their next delivery run to commence.

AUDITING

A copy of the delivery receipt given to the consumer shall be maintained and sent electronically to the dispensary tracking system. All delivery receipts and identification verifications shall be maintained with Culture records for no less than seven (7) years. When a delivery driver returns to the dispensary, all logs and receipts will be reviewed by the manager for accuracy and anomalies. Any issues will be addressed immediately by the manager, and law enforcement shall be notified if any suspicious activity is suspected.

Just as a retail location may use "secret-shoppers" to get an undercover look at the quality of the sales team, the dispensary may work with local law enforcement or hired personnel to set up "secret-shoppers" for the delivery operations. This will give the dispensary management team another assurance that delivery employees are following all protocol to mitigate the possibility of theft or diversion of cannabis products or cash.

Customer feedback is also an essential element of auditing the delivery services provided by the dispensary. Culture will send confirmation of delivery notifications to all customers who placed orders for delivery. Culture may also utilize feedback resources and customer surveys or questionnaires to get information on the process and quality of the delivery employee's service.

The dispensary management team will be responsible for closely monitoring the delivery routes and shall notify law enforcement immediately if any suspicious activity is suspected.

Each employee shall be assigned a distinct number by Culture that will allow Culture to identify the employee on documents or records using the number rather than the full name of the employee. Culture shall also assign customers a unique, distinct number that will allow Culture to identify the customer in documents or records using the number rather than the customer's full name. Upon request from the Bureau, Culture will be able to identify the employee or customer associated with the unique, given number. The driver shall verify the consumer's identity by checking a valid, unexpired California driver's license, passport, or other acceptable form of government issued identification.

PUBLIC BENEFITS PROPOSAL FOR DEVELOPMENT AGREEMENT

Culture anticipates contributing $262,757 of funds to the City in its first year of operations. This is calculated as 2% tax revenue (1% of City Sales Tax, 1% Measure AA, included in the City's 8.75% sales tax), public benefit fee ($20/gross square footage), and community benefit contributions (proposed 2% gross revenue). A greater explanation of our community benefit proposal to promote the public health, safety, and welfare is outlined below.

INCENTIVES TO THE CITY

Culture brings not only economic assistance, but support for many corners of the community. Advantages of our presence are local hiring and training commitments, volunteer hours, community beautification projects, substance abuse support, youth education events and seminars, domestic violence programs, outreach to the underprivileged and underserved communities, and much more.

TAX REVENUE

Based on current projections, Culture will be contributing a significant amount of tax revenue to the City, calculated at 2% of Total Product Sales (line item in Pro Forma projections), approximately $108,628 year one, $119, 491 year two, and $125,466 year three. Besides the significant tax revenue on gross sales, we will also pay the annual license fee, public benefit fee and community benefit contribution described below. Since we have a simple tenant improvement proposed, if we can expedite all building and permitting processes with the City to begin operations before our standard timeline, the City will start to see valuable revenue in just a matter of months.

CULTURE CARES PROGRAM

We will be an active supporter of the City of Wildomar by launching our **CULTURE CARES** program that will be headed by a Committee of 4 persons – two directors from Culture and two from the local community. The local community representatives will be essential to the governance and accountability of the program and it is achieving its mission of giving back to the community. Culture will appoint the City's Economic Development Director Kimberly Davidson to our 4-person committee, who has the knowledge and understanding of City needs to properly guide use in allocating the funds.

In addition to the standard development agreement benefit fee of $20 per square foot of gross retail space (2,275 square feet), with a 2-4% CPI annual increase as determined by the City, Culture is committed to budgeting **2% of gross revenue** to the **CULTURE CARES** program, to be distributed as the Committee deems necessary and beneficial. The first year is projected to accumulate $108,628. Culture will keep a record of all monetary donations in accordance with its accounting policies for tax purposes and record reviews by City Staff.

Our owners will maintain an open line of communication City leaders to determine where initial allocations of funds may go, including to the following:

- Community Contributions;
- Funding for Infrastructure;

- Phased infrastructure Improvements: Culture, guided by City leaders, is excited to take on any projects we can, over time, help to improve infrastructure;
- Funding for Additional Sheriff Patrols;
- Community Cleanup of Beautification Programs;
- Quantifiable Employment for Residents of the City (Culture will employ anywhere from 25-30 employees).

LOCAL NON-PROFITS PROGRAMS

Culture has begun reaching out to local organizations to determine where the **CULTURE CARES** program can direct its efforts. There are several that align with our business practices and philosophies, of which our Committee will further explore upon licensure.

The Initial Programs are:

Wildomar Park Nights

Movie in the Park	Sat 7/25/20	7pm	Marna O'Brien Park
Wildomar Night at the Storm	Fri 7/31/20	8pm-10pm	Storm Stadium League Field
Drive in Movie Night	Sat 8/8/20	7pm Little	Marna O'Brien Park
Astronomy Night	Sat 8/22/20	7pm-9pm	Marna O'Brien Park
Mariachi Night	Sat 9/12/20	8pm-10pm	Marna O'Brien Park
Trunk or Treat	Sat 10/24/20	5pm-8pm	Fire Station 61
Breakfast with Santa	Sat 12/12/20	8am-11am	

Furthermore, Culture is ready to support the projects that the city has in place such as the Responsible Compassion Program to help the City solve homelessness through a partnership with **Social Work Action Group (SWAG)**.

Culture will also commit to a minimum of 20 hours a month of community service lead by its dedicated staff and ownership team. We are cognizant that human connections are just as important as money. Our **CULTURE CARES** staff will coordinate the volunteer hours to ensure we can provide the maximum benefit to our neighbors.

QUANTIFIABLE EMPLOYMENT FOR CITY RESIDENTS

We anticipate hiring approximately 25-30 employees to work in the retail store. We aim to hire a majority of full-time employees, and leave room for part-time employees that seek limited hours. Part-time staff helps us pad shifts to adjust for peak sales periods (whether it be daily or seasonally), and during promotional periods when we expect more traffic.

Overview of Positions:
General Manager ("GM") - Responsible for oversight of all operations, day-to-day decision making, staffing, product selection, security oversight, etc.

Assistant Manager ("AM") - Responsible to assist GM in day-to-day operations, if no GM is on site, an AM shall always be present.

Budtender - Responsible for Sales Floor management, direct sales to customers, and customer education

Reception - Responsible for employee check-in, verifying identification, patient/customer file management

Product Procurement - Responsible for tracking sales performance and product selection based on sales forecast, demand, and market trends.

Inventory Control Manager - Responsible for management of deliveries, storage of products, inventory audits, quality control, and waste management.
Security - A hired security firm will provide security guards that will work in shifts, rotate positions from Reception Area, Sales Floor, security camera surveillance, delivery/delivery car oversight, facility security, customer sales room flow.

Delivery Driver - Responsible to drive either company issued or personal, approved vehicles for mobile deliveries to verified customers at legal locations.

3 YEAR STAFFING PLAN INCLUDING PAY

	Year 1		Year 2		Year 3		Year 4		Year 5	
Position	Employees	Pay Rate/Hr	Employees	Pay Rate/Hr	Employees	Pay Rate/Hr	Employees	Pay Rate/Hr	Employees	Pay Rate/Hr
General Manager	1	$36	1	$36	1	$38	1	$38/hr	1	$38/hr
Assistant Manager	2	$24	2	$24	2	$26	2	$26/hr	2	$26/hr
Budtender	16	$15	16	$16	16	$17	16	$19/hr	16	$19/hr
Reception/Dispatcher	3	$13.50	3	$14	3	$15	3	$17/hr	3	$17/hr
Inventory Manager	1	$22	1	$22	1	$23	1	$24/hr	1	$25/hr
Delivery Personnel	3	$15	3	$16	3	$16	3	$17/hr	3	$17/hr

Culture is committed to its staff and is offering a fantastic plan for experience levels from entry level to more senior positions. Some of these benefits include:

- Double time pay for those working on 8 listed holidays a year.
- 8 vacation days per year.
- 4 personal days per year (for use as sick etc.)
- Pay rates for entry level positions that is 150% or more than the state or federal minimum wage levels. (California minimum wage chart source: https://www.dir.ca.gov/dlse/faq_minimumwage.htm)
- Additional bonus compensation awarded to every staff member in the store based on store performance which can increase earnings by up to 15%.
- Management in training programs focused on developing employee skills and promoting from within.

Culture looks forward to hiring our staff from the local community which will contribute to substantial new jobs for the area. Culture is committed to hiring at least 75% of its employees from the city. Culture has crafted a hiring plan to ensure that whenever possible residents are hired and trained as daily staff. We ensure that the pay for each position is above average for comparable positions in the area.

Culture knows that there is limited experience in the cannabis industry in the City. In order to increase the hiring pool Culture offers entry level positions and includes comprehensive training including online courses on the types of cannabis, verifying doctor recommendations, checking ID's, responsible consumption, California state laws and regulations, and all other cannabis industry knowledge. This ensures that Culture has the most qualified and knowledgeable staff from the area. Culture takes the necessary measures to advertise and interview residents through several media platforms including the Chamber of Commerce website, Craigslist, local newspapers, and hiring programs supporting the placement of veterans in the community.

CONTINUING EDUCATION

Culture has an extensive employee training program which is required before any employee can interact with customers or patients. Culture has a 4-week program which includes classroom learning, printed reference materials, situational role playing, and on-the-job training with a current employee. Culture has many qualified employees that have signed offer letters who will bring their expertise to Culture and the training programs. These employees, owners, and managers will be responsible in ensuring all current training is accurate and up to date with recent changes in the laws, emerging research in the cannabis field, changing legal status in state and federal courts, and other changes as they become relevant. The employee training program will include lessons relevant to the purchaser education plan. The goal of these lessons is to have properly informed employees who will abide by State laws, while serving the public with accurate, current knowledge to pass on to purchasers. Some of the topics covered in the employee training program that are relevant to purchaser education include:

- Understanding how to dispense cannabis according to State laws
- Educate customers about local/state/federal laws
- Educate clients on legally transporting cannabis
- Assist customers in making informed product selections
- Give suggestions to patients on products and ingestion methods based on their needs
- Identify product diversion threats
- Understand the resources available to customers

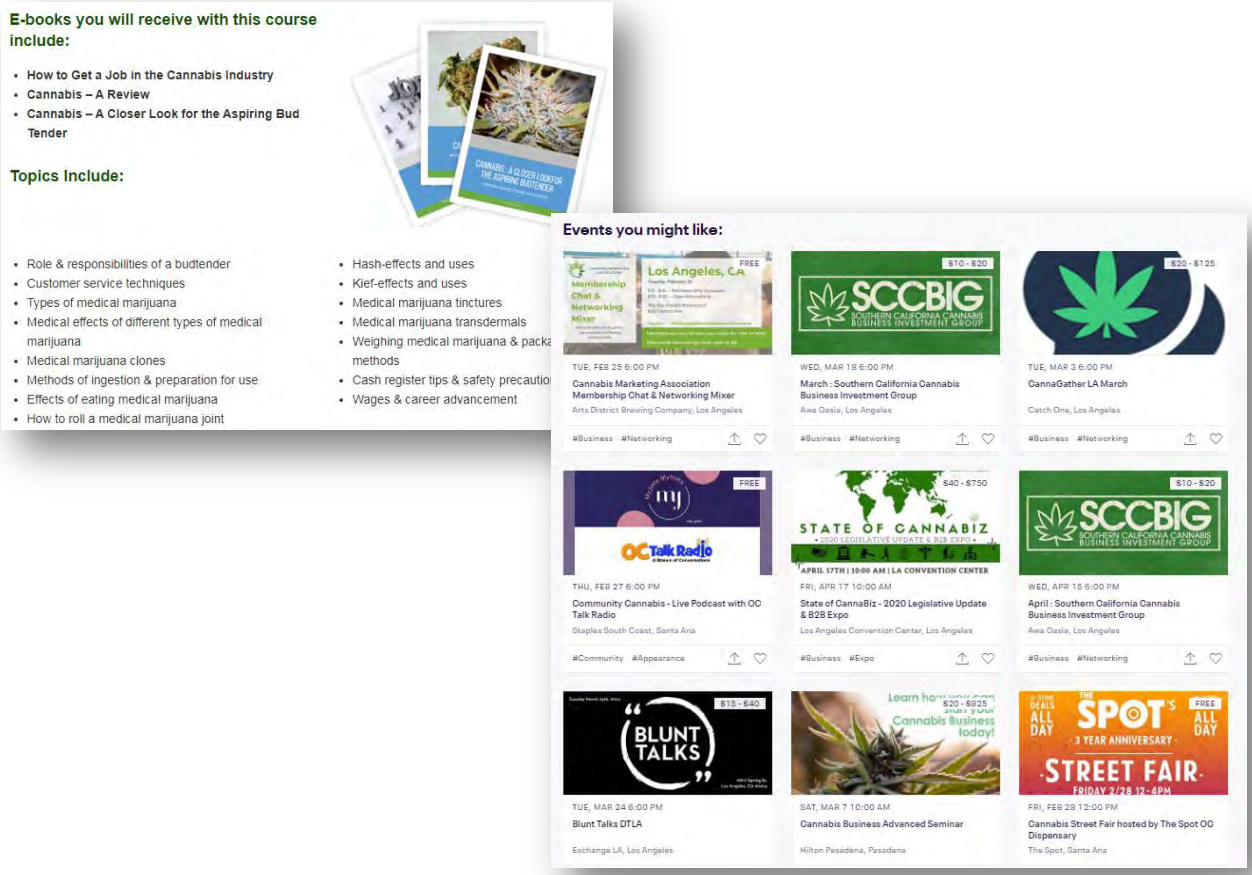
NOTE: All employees will be trained on how to make suggestions to medical cannabis patients while not prescribing, recommending, or treating any specific illness or diagnosis. Culture's employees are not trained medical professionals, and as such, will always inform our customers that they may merely suggest and inform, not diagnose or prescribe commercial cannabis for any reason at any time. They must inform all customers that they are not a qualified medical professional and they should seek the advice of their doctor before beginning or continuing with any kind of a cannabis regime. Our employees are tasked with providing accurate data to assist each customer make an informed decision for his/her needs.

There are several skills within the Retail Team that are straightforward, such as checking in an existing customer into the customer database. Once learned, these basic skills need minimal or no further development. However, working at Culture, there are additional, important skills that should be continuously developed and improved over time. Culture Budtenders must continuously deepen their knowledge of laws and regulations, as well as customers' rights, regarding the cannabis industry locally, statewide, and federally. In addition, associates will continuously grow their ability to effectively interact with all types of customers and all kinds of situations in a way that makes customers feel cared for and taken care of.
Culture will offer extensive, continuous training for all staff members and positions, as well as further cannabis industry education opportunities as they arise and are relevant to each member's advancement within the company. We encourage all our team members to seek out additional opportunities to take courses, attend seminars, take online web series or classes, and more, to deepen their knowledge and skills in the cannabis industry. Culture will offer financial assistance, in the form of partial or complete coverage of expenses for voluntary educational opportunities. For all company mandated education, Culture will cover all expenses in full.

Some educational opportunities our Culture employees may partake in include:

- Oaksterdam University
  https://oaksterdamuniversity.com/
- THC University Online Training Courses
  https:// thcuniversity.org/

- Cannabis Training University- How to become a Bud Tender https://cannabistrainininguniversity.com/
- Various cannabis events across Southern California



CHAMBER OF COMMERCE

Culture joins the City Chamber of Commerce, paying all dues and beginning the process of an online and print listing. The Chamber of Commerce is selected as a partnership due to its core values aligning with those of Culture. We see this membership as an important part of our local enterprise plan, opening access to a directory of local businesses and key insight into the important issues to the community.

Membership with the Chamber of Commerce will be beneficial in determining how our CULTURE CARES program funding and volunteer hours can be best spent. Macy Newell will be attending the next scheduled meeting to begin solidifying a relationship with the Chamber.

LOCAL VENDORS RFP

Besides direct hires for labor as noted in the business plan, Culture will stimulate broader economic development through the need of local vendors for supplies and services that will not be retained in-house. These services will be sourced from local vendors whenever possible. Culture will guarantee that at least 75% of its contracted service companies and vendors are in the Riverside County Limits. This includes third-party contractors such as electricians, building contractors, plumbers, landscapers, cleaning services, storage, security, accountants, consultants, marketing and other services not yet foreseen. Culture has already begun seeking proposals for cleaning, landscape, and security services.

ENCOURAGING OVERALL PUBLIC HEALTH

Culture is committed to encouraging positive health and wellness in the community through specific programs, community involvement, and its standard operating procedures. Community programs such as yoga, wellness education sessions, CBD education, and employee training are the cornerstones of our commitment. We also offer online tracking programs for medical and adult use customers to track their consumption, effects, and types of cannabis or CBD they find beneficial. This ensures that medical patients are focused on treating their various symptoms with the appropriate medicine and dosage. This also tracks consumption for all users to combat overconsumption through education.

ODOR ABATEMENT PLAN

CULTURE
CANNABIS CLUB

OVERVIEW

Culture has designed the following odor abatement plan which includes a filtration plan and system in accordance with the local regulations to prevent nuisance odors from being detected off site. The system will prevent cannabis odor which is distinctive to the operations from being detected in any neighboring suites, common areas, sidewalks, outside areas, adjacent lots, or anywhere outside of the operation. In addition to the following hardware and operations plan all products provided will be in a sealed child proof container and the "no on-site consumption" rules will be enforced by staff and security on and around the premises.

EQUIPMENT

Equipment technical data is included in the product inserts attached for industry standard Can Filter's line of Australian granulated activated carbon. This system is a proven method to eliminate volatile organic compounds, pollutants, gasses, and odors from the air, and is utilized by many cannabis operators in the industry. Combined with a Can Filter brand "whisper quiet adjustable speed can fan," the air is recirculated throughout the areas containing cannabis products and near entrance and exit doors to prevent odors from escaping the facility. The activated carbon literally traps and absorbs the carbon-based contaminants in the air.

CFM AIR CHANGE OVER CALCULATIONS

We have calculated air change over calculations based on the total volume of each section of the building. The air change over calculations provides a complete change over of the air every 3.8 to 19 minutes.

INSTALLATION

We include our proposed facility floor plan with an anticipated odor abatement system layout. The system will be installed by a professional contractor who will test the system to ensure functionality and that all stated air change over rates and cubic feet per minute rates are being achieved. In the customer areas such as the sales floor and the reception area, the system will be secured in the drop ceiling or on the wall and shielded from view using building materials that match the rest of the interior. In the storage room, the system will be in the drop ceiling or affixed to the wall at the city Building Department's direction.

OPERATIONS

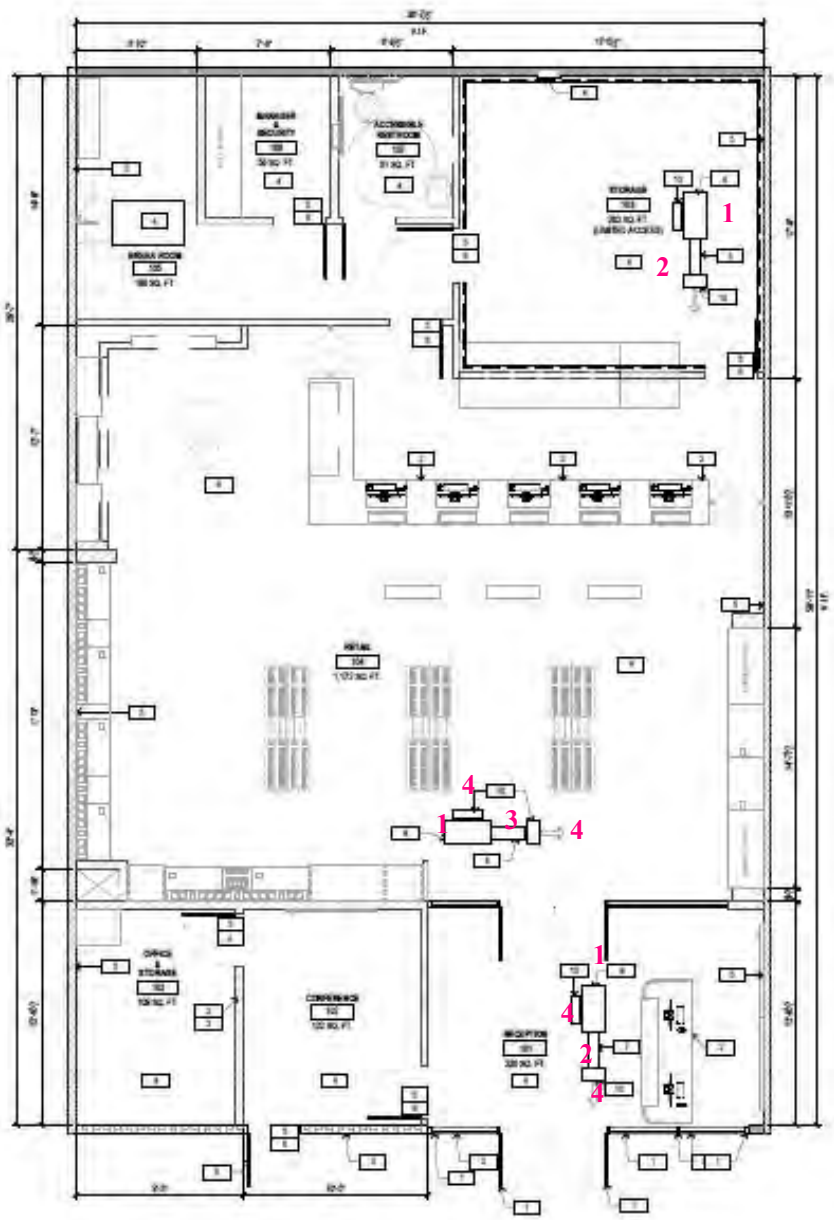
Culture will operate the odor abatement system in the reception and sales floor during business hours with and additional hour before and after to ensure all air in the rooms have been changed over several times. All product will remain in the secure storage room when the business is closed in sealed cabinets with the odor abatement hardware running 24 hours a day 7 days a week.

At the start of each business day a Culture employee will verify that all odor abatement equipment is functioning properly and check for odor at designated areas outside of the facility such as walkways, breezeways, parking lots, front and back portions of the buildings, near entrances and exits, and all shared interior and exterior areas.

Culture will create and maintain a maintenance schedule with an HVAC specialist who will replace the activated carbon filters at manufacturer recommended intervals, maintain the fans, clean all intake and exhaust grates, check all timers/switches, and ensure the system is functioning as described in this plan.

NEIGHBORHOOD COMPLAINT AND COMMUNICATION PLAN

Culture will meet with all its neighbors and the surrounding community and make both a phone number and email address available for anyone to contact our management team with any concerns or complaints about the operations including cannabis odor. These reports can be made anonymously, and the management team will respond promptly to these reports and adjust the filtration system to mitigate any odor issues.



1 - Can-Lite Filter Mini 6" x 16" 420 CFM

2 - Can-Fan Q-Max 6: 400 CFM Max set to speed 271 CFM (speed 3)

3 - Can-Fan Q-Max 6: 400 CFM Max set to 400 CFM (speed 1)

4 - Open Grill (Titus 50F or equal)

CULTURE
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ORDER CONTROL CALCULATOR

Air Changes Customer Sales Floor					
Room Area	1172	FT2			
Height	12	FT	CFM Proposed	400	CFM
Room Volume	14064	FT3	Complete Room Change Over Every:	35.2	Minutes

Air Changes Reception					
Room Area	230	FT2			
Height	9.4	FT	CFM Proposed	271	CFM
Room Volume	2162	FT3	Complete Room Change Over Every:	8.0	Minutes

Air Changes Storage					
Room Area	108	FT2			
Height	9.4	FT	CFM Proposed	400	CFM
Room Volume	1015.2	FT3	Complete Room Change Over Every:	2.5	Minutes

CULTURE
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The Original Can-Filters. canfilters.com

Home > Fans > Can-Fan Q-Max 6" 400 CFM

Can-Fan Q-Max 6" 400 CFM

SKU: 736749

Unrivaled airflow and whisper quiet operation.

At a Glance

Q-Max™ Pro Series Fans are a quiet line of fans that feature the familiar Max-Fan™ and Max-Fan™ Pro Series motors integrated with an acoustic foam liner in a muffler for maximum sound absorption. Unlike using most aftermarket mufflers, this integrated design muffles both the fan's intake and exhaust while also encapsulating the motor results in unrivaled airflow and whisper quiet operation. Q-Max™ fans also utilize built-in hang tabs for additional isolation and easy installation. Some models include a built-in 3 speed selector.

Details

- ETL Commercial/Industrial-rated
- Manufactured in Germany
- Built-in 3-speed controller

CULTURE
CANNABIS CLUB

- Fan built inside muffler with acoustic foam insulation
- Muffles both intake and exhaust, does the job of 2 mufflers in much less space
- Built-in hang tabs to isolate vibrations
- Optimized mixed flow is extremely energy efficient
- Lower operational cost than traditional centrifugal fans
- 5-year warranty
- Available in sizes 6" – 12"

TECHNICAL DATA **RECOMMENDED FILTERS**

CFM: 400 at 0wg*

RPM: 3322*

Max Watts: 69*

Amps: 0.62*

Weight: 12.9 lbs.

Length: 26.7"

Max. Height: 9"

Blade Design: Mixed Flow

Housing: Galvanized

Inlet/Outlet: 6"

Exhaust:

Can-Lite 6×24 (speed 1)

Can 66

Recirculating:

Can 33

Can-Lite 6×16

CULTURE
CANNABIS CLUB

The Original Can-Filters. canfilters.com

Home > Filters > Can-Lite Filter Mini 6" x 16" 420 CFM

Can-Lite Filter Mini 6" x 16" 420 CFM

SKU: 700597

At a Glance

Can-Filter® has designed and built the Can-Lite™ for convenience and long life. 100% Australian Granulated carbon, aluminum top and bottom, integrated flange and 51% open perforation are features of the Can-Lite™ filter. The Can-Lite™ is available in 12 sizes with a CFM range of 89 – 3000. Can-Lite™ is manufactured in a dedicated carbon filter plant in North America. Each filter is shrink wrapped, boxed and labeled for ease of use.

Details

- Made in North America
- 12 sizes from 89 – 3000 CFM, largest in industry
- Low pressure drop even on smaller sizes
- Lightweight Austrailian Granular carbon
- 2" Carbon bed
- 51% open perforation for maximum airflow

CULTURE
CANNABIS CLUB

TECHNICAL DATA **RECOMMENDED FANS**

Recommended Max CFM: 420 CFM

Prefilter: Yes

Flange: Built-in 6"

Outside Diameter: 26 cm / 10.25"

Height: 46 cm / 18.125"

Total Weight: 5.9 kg / 13 lbs. (with Box)

Carbon Weight: 4.3 kg /9.5 lbs.

Carbon Bed Depth: 2"

Max Operating Temp: 80ºC

Exhaust:

S600

Max-Fan 6" (speed 1)

Recirculating:

Max-Fan 6" (speed 2, 3)

Q-Max 6" (speed 1, 2, 3)

Pro-Series 6" (speed 1, 2, 3)

Can-Fan 6" HO

Call us:

(888) 478-6544

NEIGHBORHOOD COMPATIBILITY PLAN

NEIGHBORHOOD OUTREACH MEETING

Culture will hold neighborhood outreach meetings to proactively address concerns neighbors of our proposed location may have with us operating in their community. If possible, we will hold meetings before a public hearing is scheduled. We will also continue to hold public outreach meetings throughout our presence in the city to keep an open line of communication and respond to any potential concerns. Due to the last several months of government and social shut-down for the global pandemic, our owners have been limited in their ability to play this active role in the community. However, as soon as permitted, we will be present without neighbors and the city to adequately prepare for our proposed project.

NEIGHBORHOOD INTEGRATION

Culture is dedicated to integrating into the neighborhood as smoothly as possible. There are several ways we approach neighborhood integration, and we are amenable to meet the desires and needs of our community. We implement comprehensive policies with the objective of reducing the risk of creating any nuisance while improving the surrounding community. The methods we utilize to ensure integration occurs seamlessly is:

MINIMIZED SITE IMPACT

When we choose our site, we take into consideration the status of the building's construction and the level of impact our construction improvements may have. We make tenant improvements to our licensed facility keeping in mind the disturbance extended construction, dust, rubbish, and construction vehicles may cause. With these factors in mind, we chose a location in the city that will minimize the adverse impact of extended construction, and propose an expedited building process. The majority of our building improvements will occur internally, avoided sidewalk traffic interruptions, parking lot interruption, eyesores, noise, pollution, and unwanted vagrancy.

DAILY POLICIES

- Maintain a clean facility in good repair
- Ensuring customers, vendors, and employees behave appropriately when at the facility
- Excluding customers who break the rules or divert or attempt to divert cannabis products
- Providing a timely response to community concerns

SECURITY

Adequate security in and around the facility is a priority. The security incorporated at our facility will deter crime in the general vicinity. We also employ professional security guards to be on-site during all operating hours, and to patrol the facility in intervals while closed. Our state-of-the-art security surveillance system includes cameras, burglar alarms, fire alarms, and a panic system. All of our surveillance systems are connected to centrally monitored security companies, that alert us and the local authorities in case of breach or emergency. We also adhere to the following general policies:

- No loitering
- No unauthorized customers or visitors are permitted to enter the retail store
- No sale, dispensing, or consumption of alcoholic beverages in or around the retail store, including the parking lot

- No cannabis or cannabis products shall be left unattended or in an area that is not locked and secured, and no cannabis or cannabis product shall be inhaled, smoked, eaten, ingested, or otherwise consumed on the property, in the retail store, or in the parking areas of the property
- Employees and security shall ensure that individuals do not enter or remain on the facility grounds if those individuals are not engaging in activity expressly related to the operations of the business (i.e., if they are not customers or visitors with a bona fide business purpose).

PROTOCOLS FOR MITIGATING NOISE

If excessive or above normal onsite noise is detected by management, Culture will implement certain protocols as discussed below.

Culture will take the following steps any time it receives a noise complaint:

- Investigate and determine the likely source of the noise
- Access the effectiveness of available on-site management practices to resolve the noise event and immediately take steps to reduce the noise
- Determine if the noise traveled off-site by surveying the site perimeter and noting noise from the building; follow-up with neighbors as necessary, and
- Record the event for further investigation and operational review

No Heavy Machinery. The facility will not be operating any heavy commercial or industrial machinery that generates an excessive amount of audible noise, and any equipment used will not generate noise detectable outside the walls of the building.

No Loitering. Culture also has a strict "no loitering" policy, which shall be enforced by employees and the security guard, helping to mitigate noise from being generated in the parking lot. This policy shall include a maximum of ninety (30) minutes of parking for each parking space and no overnight parking.

Record Keeping. Any time Culture receives a noise complaint, a management-level employee must record the information relative to the event in Culture's records.

Noise Caused by Customer. If problematic noise is caused by persons on-site, the security guard shall approach the person(s) and request for the noise to be abated, if the person(s) refuse, the security guard shall request for the person(s) to remove themselves from the retail store. If the person remains noisy and disruptive and refuses to vacate the retail store, then the security guard shall follow protocols for mitigation of unruly persons (including alerting the local Police Department if necessary).

ENVIRONMENTAL IMPACT MITIGATION

Culture anticipates that our energy generation for the retail store will be minimal, similar to any other retail store of comparable size that has display cases to showcase products, standard retail store lighting, and a storage warehouse. Culture will not be cultivating or manufacturing at this location. No heavy machinery will be utilized, agricultural grow lights, or industrial processes will be conducted. There will not be heavy water usage such as that for an agricultural operation, and our waste and waste-water runoff will be minimal.

Culture is committed to implementing sustainable practices, renewable energy, and water-efficient buildings. Culture considers itself to be an environmentally conscious business and we are committed to considering and identifying all avenues and initiatives in order to be as 'Green' as possible. Culture will implement a range of energy-saving measures at the facility designed to reduce, reuse, and recycle, including:

- Energy-efficient lighting on the interior and exterior of the building;
- Water saving devices for all tap faucets and facilities;
- Use of recycled building materials (where possible) to reduce the carbon footprint of the facility; and
- Full recycling of any secondary packaging materials.

The business will have no environmental impacts or adverse effects on the surrounding area. No odor is emitted from the premises, and to be safe we install an odor mitigation system to ensure any potential odor generated is eliminated. The facility will have minimal or no impact whatsoever on sewage, drainage, solid waste disposal, energy, roads, or public transportation.

Ventilation and Odor Control. In accordance with the procedures set forth in this section, Culture will ensure the following:

- Storage areas have properly balanced ventilation systems
- The retail Manager ensures the regular maintenance of odor control equipment including regular cleanings and filter replacements as often as required
- Odor control equipment must employ activated carbon filtration and be serviced according to ions

Environmental Control Records. All environmental control adjustments and maintenance records must be recorded in Culture's records and maintained for a period of seven (7) years in accordance with applicable state law.

ENERGY-EFFICIENT VEHICLES

We will conduct retail delivery to end consumers and we will utilize only Hybrid vehicles to reduce fuel consumption and carbon emissions.

BIKE RACKS

We will have bike racks to encourage the use of alternative transportation for our customers arriving locally.

AIR EMISSIONS

Additionally, we are cognizant of the fact that procuring products locally dramatically reduces our carbon footprint. As we consider who and where to source our products from, we will consider not only their environmentally friendly procedures and practices, but also proximity to avoid unnecessary transportation expense, pollution, and burden on the environment.

COMMUNITY BENEFITS

Culture will be an active participant in the community through our *Culture Cares* program outlined in the **Defvelopment Agreement** section of this application. In tandem with the community benefits program involvement, we will be present and involved in local events such as community open houses, local chamber of commerce events, city/county fairs, and other events as they become available. Outside of the goals outlined

in the Community Benefits section, the staff will be on hand to answer questions from the public, inform the public about the most recent cannabis research, current legislative efforts to federally reschedule cannabis, the benefits, and effects of cannabinoids such as CBD, and offer in-store and one on one education sessions.

HANDLING COMPLAINTS

While we work tirelessly to mitigate an adverse impact on the community, we still afford our neighbors an outlet to voice any questions or concerns that may arise. By making a form readily available, people can voice their concerns and rest assured they will be answered and handled appropriately.

Culture Holdings of Wildomar, Inc.
Culture Cannabis Club
33980 Mission Trail, Wildomar

Complaint Intake Form

Name:_____

Phone:_____

Email:_____

Address:_____

Date of Occurrence:_____

Location of Occurrence:_____

Witness Contact Info:_____

Where any employee present or informed of the issue (employee name):_____

Nature of Occurrence:

_____
_____
_____
_____
_____
_____

Desired Resolution:_____

FOR INTERNAL USE:

Manager Review:_____

Date Reviewed:_____

Complainant Contacted:_____ **How:**_____ **When:**_____

Action take to Resolve: _____

_____

Authorities Notified: _____

Follow up Required: _____

ODOR MITIGATION

To preserve the retail facility and the community surrounding the retail facility, Culture has established methods to prevent the spread of odor beyond the retail facility walls and combat offensive odors within the retail facility. If an odor is reported coming from the retail facility at any time, Culture will make it a priority to find the source of the spreading odor and eliminate the cause. From there, Culture will revisit its standard operating procedures to determine appropriate modifications, if any.

Upon discovering odor escaping the retail facility in any quantity, Culture will:

- Immediately prioritize finding the source of the odor
- Eliminate the cause of the odor, and
- As necessary, modify the operating procedure to ensure the prevention of future incidents

CHARCOAL FILTERS

Culture will install multiple charcoal-filled carbon filters placed strategically in the facility to filter the offensive odor created by cannabis. Certain carbon filters will be set up as scrubbers where they constantly "scrub" the air by taking in dirty air and releasing clean air. Other filters will take in dirty air, filter it, and transport the air via ducts to a specific room to further cleanse it. Other filters will take in dirty air, filter it, and transport the air via ducts to a specific room to further cleanse it.

HVAC SYSTEMS

The facility will be equipped with Energy Star HVAC technology which allows an energy-efficient means of controlling the retail facility's climate, and the facilitation of proper ventilation to prevent the spread of unwanted odors. HVAC equipment will provide the following:

- Installation of vent dampers;
- Analysis of systems and replacement of inefficient components;
- Use of programmable thermostats and controls; and
- Sealing and insulation of ducts and hot water pipes.

VENTILATION AND ODOR CONTROL

In accordance with the procedures set forth in this section, Culture will ensure the following:

- Storage areas should have properly balanced ventilation systems; Dehumidifier equipment must be installed and maintained as necessary;
- The retail facility manager must ensure the regular maintenance of odor control equipment including regular cleanings and filter replacements as often as required;

- Odor control equipment must employ activated carbon filtration and be serviced according to ions.

Culture's air system will create negative air pressure between the interior and exterior of the premise to ensure that odors from within the premises will not be detected outside of the premises.

PARKING ANALYSIS PLAN

August 18, 2021

Hide Iwagami, Architect / CEO
Hestia Atelier, LLP
555 Anton Blvd. Suite 150
Costa Mesa, CA 92626

Re: Parking Analysis – Proposed Cannabis Retail
33980 Mission Trail, Suite A-B, Wildomar

Hi Hide,

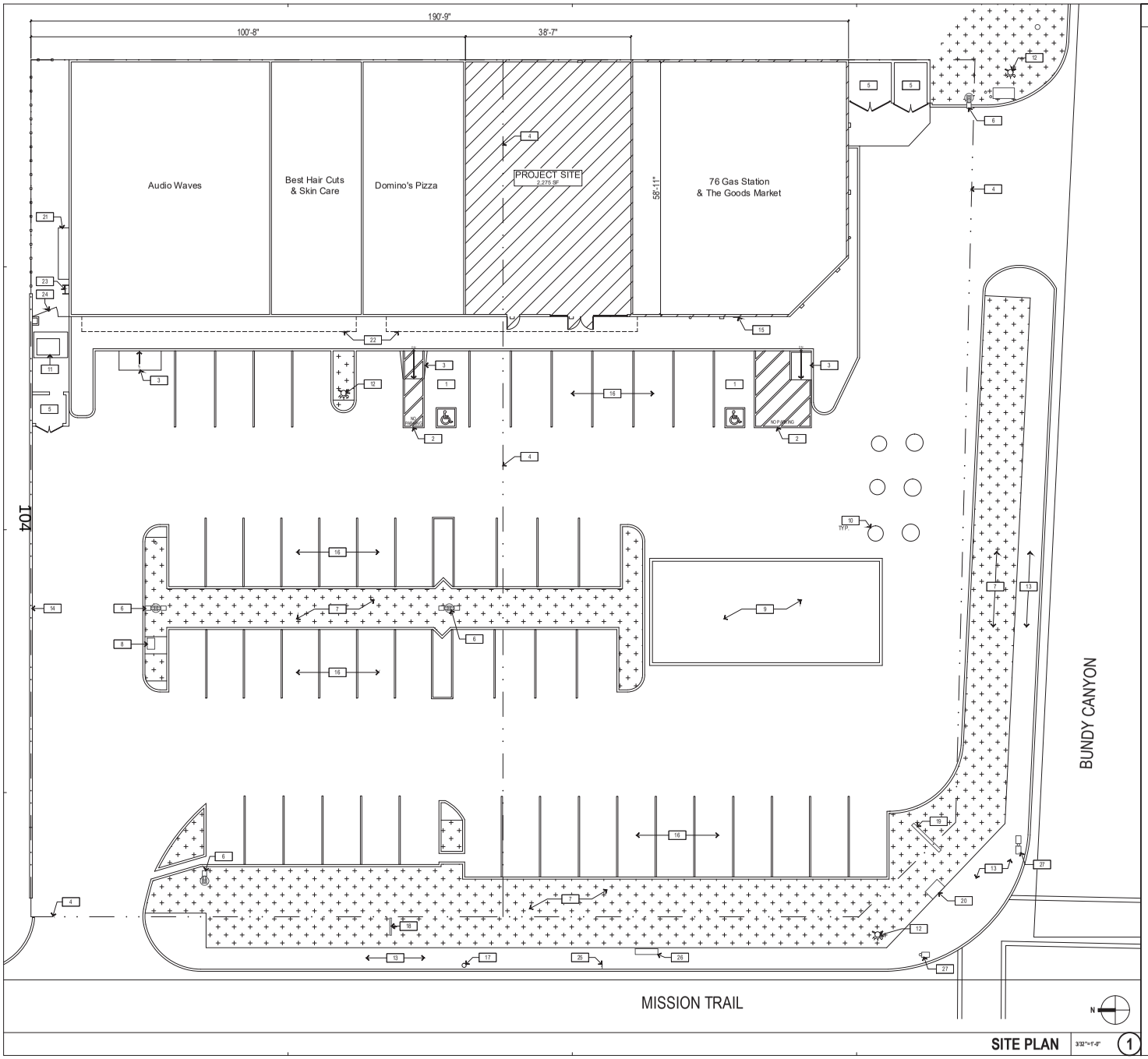
Per your request, we have conducted a parking analysis for the proposed cannabis dispensary. The study has shown that sufficient parking is provided to accommodate the parking demand of all existing and proposed uses. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of on-site parking.

PROJECT INFORMATION

The proposed cannabis dispensary is located at 33980 Mission Trail, Suites A and B, in the City of Wildomar. The proposed hours of business are 8 am to 10 pm daily. Suite A is currently vacant; Suite B is the former professional office of "Multiservicio Latino". The combined gross floor area will be 2,275 sq. ft. The site provides a total 52 parking spaces, including three (3) accessible spaces. Site plan is shown in **Exhibit 1**.

EXISTING TENANTS

Existing tenants in the same building include convenient store/gas station, hair salon, Domino's Pizza, etc. There is no other vacant unit besides the subject unit at the time of this study. A complete list of tenant information can be found in **Table 1**.



SITE PLAN 3/32"=1'-0" 1

KEYNOTES

1. EXISTING ACCESSIBLE PARKING
2. EXISTING ACCESSIBLE LOADING AREA
3. EXISTING CURB RAMP
4. PROPERTY LINE
5. EXISTING TRASH ENCLOSURE
6. EXISTING PARKING LIGHT
7. EXISTING LANDSCAPING
8. EXISTING MAILBOX CABINET
9. EXISTING GAS STATION CANOPY STRUCTURE
10. EXISTING GAS STATION MANHOLE
11. EXISTING TRANSFORMER BOX
12. EXISTING FIRE HYDRANT
13. EXISTING SIDEWALK
14. EXISTING CMU SITE WALL
15. EXISTING ACCESSIBLE PARKING SIGNAGE
16. EXISTING PARKING
17. EXISTING POWER POLE
18. EXISTING TENANT SIGNAGE
19. EXISTING GAS STATION SIGNAGE
20. EXISTING TRAFFIC SIGNAL CABINET
21. EXISTING SWITCHBOARD CABINET
22. EXISTING AWNING STRUCTURE ABOVE
23. EXISTING ROOF ACCESS LADDER
24. EXISTING ACCESS GATE
25. EXISTING BUS STOP SIGN
26. EXISTING BUS STOP BENCH
27. EXISTING STREET TRAFFIC LIGHTS

HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

LICENSED ARCHITECT
C-34970
REN: 09/30/21
STATE OF CALIFORNIA

Consultant:

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

SITE PLAN

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

SHEET

A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

sheet plotted: 6/9/2021 9:15:44 AM
drawing file name: plan.dwg

EXHIBIT 1. SITE PLAN

Table 1. Tenant Information and Joint Use Parking Matrix

Prepared:8/18/2021

K2 Traffic Engineering, Inc.

Address	Business Name	Use	Business Hours	Sq. Ft.	Wildomar Municipal Code	
					Parking Requirement	Req'd Parking Spaces
33982 Mission Trail	The Goods Market/ 76 Gas Station	Convenience Market	24 Hours/7 Days	2,847	1 per 200 Sq. Ft.	14.2
33980 Mission Trail Ste A, B	**(Proposed) Cannabis Retail**	**General Retail**	**Daily 8am-10pm**	**2,275**	**5.5 per 1,000 Sq.Ft.**	**12.5**
33980 Mission Trail Ste C	Domino's Pizza	General Retail (Take-Out Restaurant)	M-Th 10am-12am; F,Sa 10am-1am	1,321	5.5 per 1,000 Sq.Ft.	7.3
33980 Mission Trail Ste D	Best Hair Cuts and Skin Care	Barber/ Beauty Shop	M-F 9am-6pm; Sa, Su 9am-5pm	1,235	1 per 150 Sq. Ft.	8.2
33980 Mission Trail Ste E	Audio Waves	Auto Service (Stereo)	M-Sa 10:15am-6pm	2,728	4 per Service Bay	4.0
105				10,406	Total	46.2
Parking Demand						**47**
Parking Capacity						52
Surplus (= Parking Capacity - Parking Demand)						**5**

Source: Property Mangement

PARKING REQUIREMENT

According to Wildomar's Municipal Code (Section 17.188.03), the parking requirement for general retail, including neighborhood, community and regional shopping center is 5½ parking spaces per 1,000 sq. ft. net leasable floor area. The City's code does not specify any parking ratio for cannabis retail uses. For comparison purposes, the study found that Riverside County's Municipal Code (Section 17.188.03) requires one space per 200 sq. ft. of gross floor area (GFA) for cannabis retail uses. As a conservative approach, the study determines that 12.5 (Say 13) parking spaces should be provided for proposed cannabis retail store of 2,725 sq. ft. based on 5½ parking spaces per 1,000 sq. ft. net leasable floor area.

PARKING FOR OTHER TENANTS

Although the shopping center as a whole fits the description of a neighborhood, community and regional shopping center, the parking calculation look into specific uses of each tenant as shown in **Table 1**. For example, *The Goods Markets* (convenience market) has applied one (1) parking space per 200 square feet. *Best Hair Cuts and Skin Care* (hair salon and beauty shop) has applied one (1) parking space per 150 square feet. *Audio Wave* (auto service), car stereo sales and installation services, has applied four (4) parking spaces per service bay. The overall demand is 47 parking spaces for all tenants, including the proposed project and existing tenants. With a capacity of 52 parking spaces, the site has a parking surplus of five (5) spaces.

Table 2. Parking Calculation

	Parking Spaces
Overall Parking Demand (Project + Existing Tenants)	47
Parking Provided	52
Parking Surplus	5

SUMMARY

Parking for the proposed cannabis retail can be sufficiently accommodated by the existing parking capacity at the shopping center. No parking overflow onto adjacent roadways is expected. The site adequately provides three (3) accessible spaces among a total of 52 parking spaces, meeting the ADA requirement set forth by the American with Disability Act of 1990.

Regards,

K2 Traffic Engineering, Inc.

Jende Kay Hsu, T.E.
California Licensed TR2285

TITLE REPORT

First American Title

First American Title Company

207 Goode Avenue, Suite 410
Glendale, CA 91203
California Department of Insurance License No. 151

Order Number: 6200221 (MP)

Title Officer: Michelle Pascual
Phone: (818)550-2517
Fax No.: (866)878-7977
E-Mail: michelle.pascual@firstam.com
Owner: Edwin E. Manske and Janice L. Manske
Property: 33980 Mission Trail
Wildomar, CA 92595

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties*. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of June 23, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

To Be Determined

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Edwin E. Manske and Janice Lee Manske, as Trustees of The Manske Revocable Trust dated November 2, 1992

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE SIMPLE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. THE EFFECT OF A DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, AS SHOWN BY THAT CERTAIN DECLARATION DATED JUNE 18, 1934, AND RECORDED JUNE 20, 1934, IN BOOK 176, PAGE 293, OF OFFICIAL RECORDS, WHEREIN SAID WATER COMPANY DECLARES ITSELF TO BE THE OWNER OF 600 MINERS INCHES CONSTANT FLOW OF UNDERGROUND WATER SUPPLY UNDERLYING THE PROPERTY HEREIN DESCRIBED AND OTHER PROPERTY. SAID DECLARATION OF OWNERSHIP OF UNDERGROUND WATER RIGHTS BEING SUBJECT TO THE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER THEREFROM TO THE EXTENT THAT THE USE OF SAID WATER MAY BE NECESSARY FOR SAID OWNERS OF SAID OVERLYING LANDS.

4. An easement shown or dedicated on the Map as referred to in the legal description

   For: ACCESS OPENING and incidental purposes.

   The location of the easement cannot be determined from record information.

5. Abutter's rights of ingress and egress to or from MISSION TRAIL AND BUNDY CANYON ROAD EXCEPT THE ONE 30 FOOT OPENING PER PARCEL, have been dedicated or relinquished on the filed Map.

6. The following matters shown or disclosed by the filed or recorded map referred to in the legal description: CONDITIONS OF APPROVAL AS SHOWN IN SURVEYOR'S CERTIFICATE.

7. An agreement or covenant to hold land as one parcel recorded September 23, 1988 as INSTRUMENT NO. 1988-276585 of Official Records.

8. An easement for PUBLIC UTILITIES and incidental purposes, recorded February 24, 1989 as INSTRUMENT NO. 057920 of Official Records.
   In Favor of: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
   Affects: PARCEL 1

9. The fact that the land lies within the boundaries of the LAKELAND VILLAGE/WILDOMAR SUB-AREA Redevelopment Project Area, as disclosed by the document recorded August 05, 1999 as INSTRUMENT NO. 351785 of Official Records.

10. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

11. Water rights, claims or title to water, whether or not shown by the Public Records.

12. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

13. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.

14. **WE FIND NO OPEN DEED OF TRUST. THE COMPANY WILL REQUIRE SATISFACTORY PROOF, PRIOR TO INSURING THE CONTEMPLATED TRANSACTION, THAT THE SUBJECT PROPERTY IS FREE FROM ANY ENCUMBRANCES. PLEASE PROVIDE THE FOLLOWING:**

    A. AN AFFIDAVIT (Click Here), EXECUTED BY ALL THE SELLERS/BORROWERS STATING THAT THE PROPERTY IS FREE AND CLEAR, AND NOTARIZED IN FRONT OF A FIRST AMERICAN APPROVED NOTARY;

    B. THE OWNER STATEMENT FROM THE ESCROW INSTRUCTIONS; AND

    C. A WRITTEN STATEMENT FROM ESCROW CONFIRMING WHO THE PROCEEDS WILL BE DISBURSED TO.

15. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

16. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

17. With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. General and special taxes and assessments for the fiscal year 2019-2020.

First Installment:	$6,213.46, PAID
Penalty:	$0.00
Second Installment:	$6,213.46, PAID W/ PEN
Penalty:	$659.40 (AMOUNT INCLUDES PENALTIES AND ANY COST/FEE AMOUNT)
Tax Rate Area:	025-068
A. P. No.:	366-160-070

2. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) COMMERCIAL STRUCTURE known as 33980 Mission Trail, Wildomar, California.

3. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

   None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

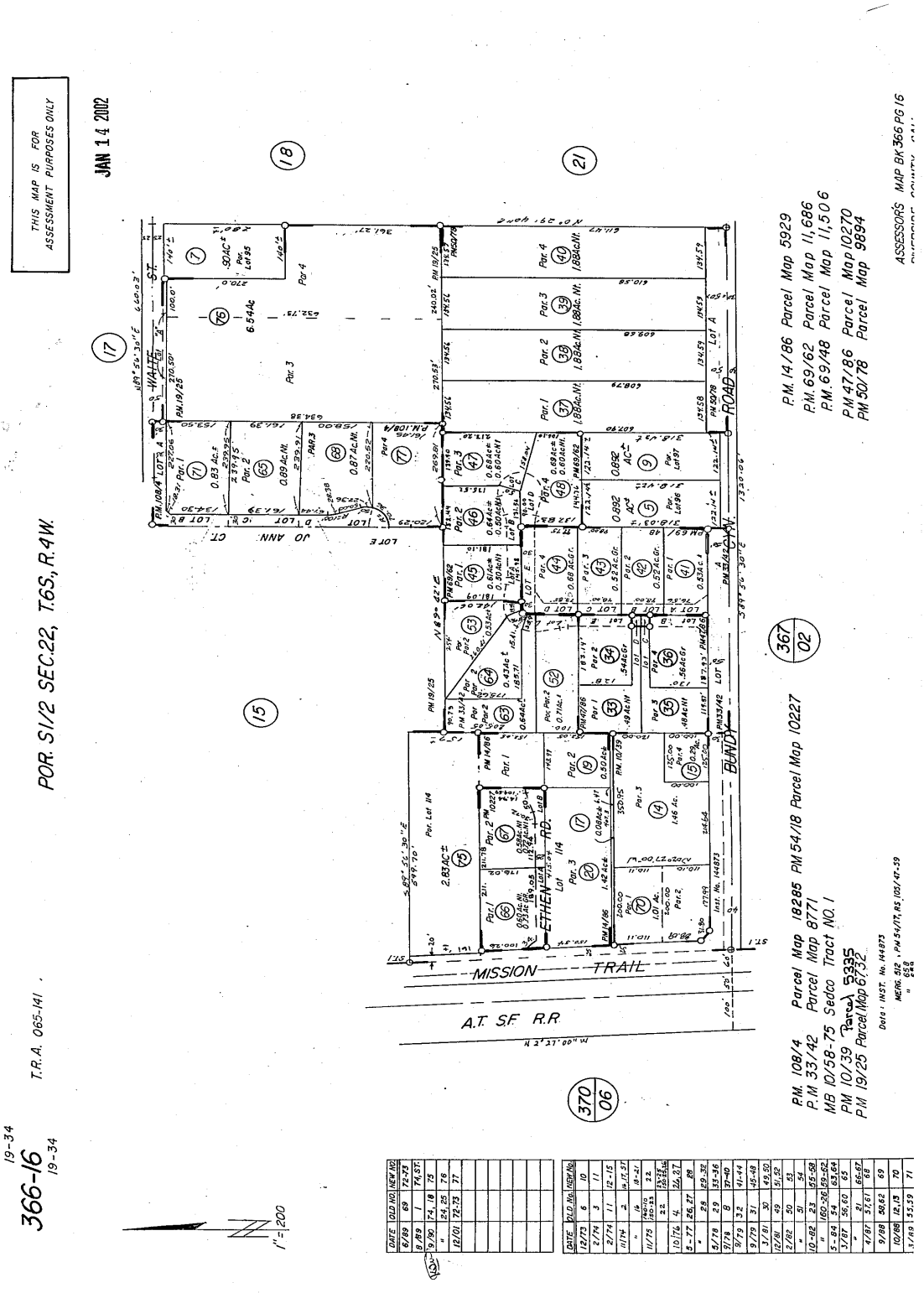
Real property in the City of Wildomar, County of Riverside, State of California, described as follows:

PARCELS 1 AND 2 OF PARCEL MAP NO. 5335, IN THE COUNTY OF RIVERSIDE AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10 OF PARCEL MAPS AT PAGE 39, RIVERSIDE COUNTY RECORDS.

EXCEPT THE INTEREST AS CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 1996-098502 OFFICIAL RECORDS.

THIS LEGAL DESCRIPTION IS PURSUANT TO "CERTIFICATE OF PARCEL MERGER NO. 512" RECORDED SEPTEMBER 23, 1988 AS INSTRUMENT NO. 1988-276585 OF OFFICIAL RECORDS.

APN: 366-160-070



DATE	OLD NO.	NEW NO.
6/89	69	72-73
8/89	1	74, ST.
9/90	74, 18	75
"	24, 25	76
12/01	72-73	77

DATE	OLD NO.	NEW NO.
12/73	6	10
2/74	3	11
2/74	11	12-15
11/74	2	16, 17, 21
"	16	18-20
11/75	140-143, 150-155	22
	22	23-25, 156
10/76	4	26, 27
5-77	26, 27	28
"	28	29, 32
5/78	29	33-36
9/78	9	37-40
9/79	32	41-44
9/79	31	45-48
3/81	30	49, 50
12/81	49	51, 52
2/82	50	53
"	51	54
10-82	23	55-58
"	160-166	59-62
5/84	54	63, 64
3/87	56, 60	65
"	21	66-67
4/87	57, 61	68
9/88	58, 62	69
10/88	12, 13	70
3/89	55, 59	71

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public, records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;

d. improvements on the Land;
e. land division; and
f. environmental protection.
This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)	$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)	$5,000

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
(a) a fraudulent conveyance or fraudulent transfer, or
(b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
(a) created, suffered, assumed, or agreed to by the Insured Claimant;
(b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

First American Title™

Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit https://www.firstam.com/privacy-policy/index.html. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information:** (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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First American Title™

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we've collected **personal information** include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
Business Purpose for Collection	The business purposes for which we've collected **personal information** include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity

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Categories of Third Parties Shared	The categories of third parties with whom we've shared **personal information** include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

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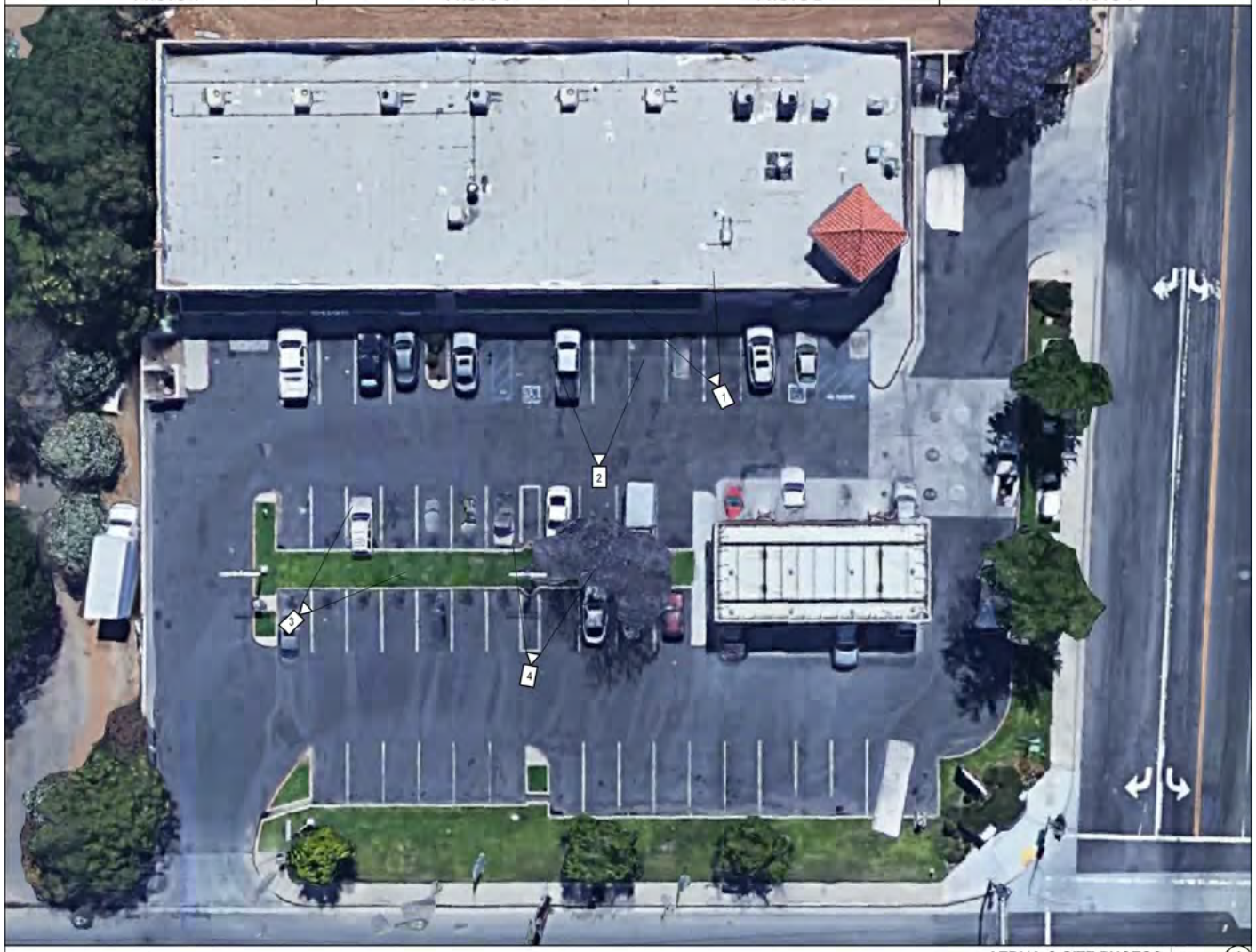
AERIAL PHOTOGRAPH

PHOTO 4

PHOTO 3

PHOTO 2

PHOTO 1



AERIAL & SITE PHOTOS NTS 1

555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

LICENSED ARCHITECT
C- 34970
REN. 09/30/21
STATE OF CALIFORNIA

CULTURE CANNABIS CLUB OF WILDOMAR
33980 MISSION TRAIL SUITE #A
WILDOMAR, CA 92595

AERIAL & SITE PHOTOS

Project Number:
Plan Check Number:
2020-07-10 CUP SUBMITTAL

SHEET
A5.0

PRELIMINARY - NOT FOR CONSTRUCTION

CONFIRMATION PROPERTY DOES NOT HAVE NON-CANNABIS INFUSED FOOD LICENSE

June 15, 2021

Edwin E. Manske
P.O.Box 1209
Wildomar, CA
92595

To whom it may concern:

We, Edwin & Janice Manske, the property owners of 33980-82 Mission Trail, Suite A and B, Wildomar, CA 92595, hereby confirm that the proposed premise is not currently permitted by the State of California or County of Riverside for the production of non-cannabis infused food products.

Sincerely,

Edwin E Manske

Edwin Manske
Property Owner

Janice Manske

Janice Manske
Property Owner

RADIUS MAP 100’

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 100 FEET: TO ANY RESIDENTIAL USE AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

100-FOOT RADIUS MAP 1"=20'-0" 1

HESTIA ATELIER
DESIGN ARCHITECTURE
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
RICHARD I. BRAUN
C-34970
REN. 09/30/21
STATE OF CALIFORNIA

Consultant

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

100- FOOT RADIUS MAP

Project Number:
Plan Check Number:

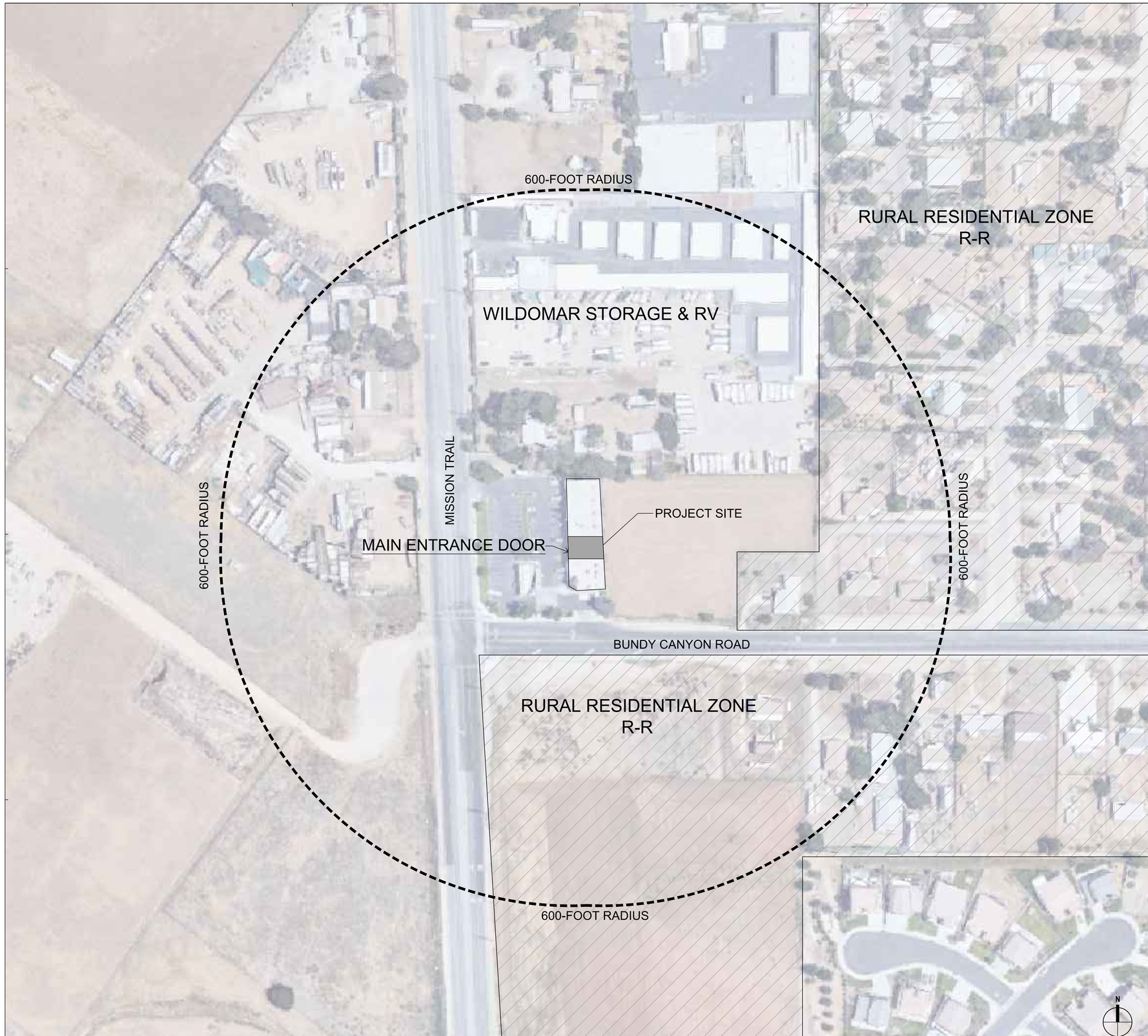
2021-06-09	CUP SUBMITTAL

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET

A1.1

RADIUS MAP 600’



600-FOOT RADIUS MAP 1"=100'-0" 1

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 600 FEET: TO ANY PUBLIC/PRIVATE SCHOOL, COMMERCIAL DAY CARE CENTER, PARKS AND/OR YOUTH CENTERS AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
RICHARD L. HERZAG
C-34970
REN. 09/30/21
STATE OF CALIFORNIA

Consultant

CULTURE CANNABIS CLUB OF WILDOMAR
33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

600-FOOT RADIUS MAP

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET

A1.2

dwg last saved: Aug/18/2021 11:16 AM by: Raquel Hernandez

sheet plotted: Aug/18/2021 11:16:54 AM
drawing file name: plan.dwg

PREMISE SITE PLAN, FLOOR PLAN, INTERIOR COLORED ELEVATION RENDERINGS

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL, SUITE A & B
WILDOMAR, CA. 92595

SYMBOL LEGEND

SYMBOL	DESCRIPTION
DETAIL REFERENCE	
2.4B / A7.0-1B	DETAIL NUMBER; SHEET NUMBER; SUBJECT POINTER
BUILDING AND WALL SECTIONS	
1A / A3.5	DETAIL NUMBER; CUT PLANE; SHEET NUMBER
EXTERIOR ELEVATION	
1A / A3.0	DETAIL NUMBER; SHEET NUMBER
INTERIOR ELEVATION	
A / 1 / A4.1 / B	ELEVATION NUMBER; DETAIL NUMBER; SHEET NUMBER; ELEVATION NUMBER
KEYNOTE	
101	
CEILING HEIGHT	
10'-0"	HEIGHT A.F.F. U.N.O
WALL TYPE	
101 / TYP.	WALL TYPE; SUBJECT WALL
ACCESSORY TYPE	
A101	
DOOR TYPE	
101	
WINDOW TYPE	
W10	
MISCELLANEOUS TYPE	
R101	
DELTA AND CLOUD	
1	
SIMPLE FINISH: MATERIAL AND COLOR	
A / 1	MATERIAL; COLOR
COMPLEX FINISH: MATERIAL, COLOR, & ADDITIONAL INFORMATION	
1 / A / P-3	MATERIAL; COLOR; ADDITIONAL INFO.
ROOM IDENTIFICATION	
COMPACTOR ROOM / F100 / 100 SF	ROOM NAME; ROOM NUMBER; ROOM FLOOR AREA
MATCH LINE	
MATCH LINE / SEE: A0.X.X	MATCH LOCATION SHEET
ROOM OCCUPANCY LOAD	
CLOSET / S-1 / 200 / 5 / 1,000	RM. OCCUPANCY GROUP; RM. NAME OR NUMBER; OCC. LOAD FACTOR; RM. FLOOR AREA; RM. OCCUPANT LOAD
EGRESS WIDTH	
STAIR #1 / 100 / 20" / 20"	EGRESS COMPONENT; OCCUPANT LOAD; REQ'D MINIMUM WIDTH; PROVIDED WIDTH
GRID LINE IDENTIFICATION	
A	GRID LINE IDENTIFICATION
xA	GRID LINE IDENTIFICATION (X' DENOTES EXISTING)

ABBREVIATIONS

FOR ADDITIONAL ABBREVIATIONS REFER TO THE DOOR SCHEDULE, FINISH SCHEDULE, AND THE ENGINEERS DRAWINGS

Ø	DIAMETER
#	SQUARE FOOT / FEET
&	AND
@	AT
℄	CENTER LINE
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
ABV.	ABOVE
A/C	AIR CONDITIONING
A/C	ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
ADD'L.	ADDITIONAL
A.D.	AREA DRAIN
ADJ.	ADJACENT
AFF.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
ASR.	AUTO. SPRINKLER RISER
AUTO.	AUTOMATIC
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
C	CAMBER
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.H.B.	CONCEALED HOSE BIB
C.I.	CAST IRON
C/J	CEILING JOINT
CJ	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CONCRETE OPENING CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CTR.	CENTER
CY.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DWG.	DRAWING
E	EAST
EA.	EACH
EJ	EXPANSION JOINT
ELEC.	ELECTRICAL
EL.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EPS	EXPANDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FA	FIRE ALARM
FDN	FOUNDATION
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISH FLOOR
FIN.	FINISH
FIXT.	FIXTURE
FLASH	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.H.C.	FIRE HOSE CABINET
F.H.	FIRE HYDRANT
FL	FLOW LINE
F.O.C	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF SHEATHING
FPRF.	FIREPROOF
FRT.	FIRE RETARDANT TREATED
F.S.	FINISH SURFACE
F.S.	FLOOR SINK
FSR.	FIRE SPRINKLER RISER
FT.	FOOR OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GC.	GENERAL CONTRACTOR
GI.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOUSE BIB
H.C.	HOLLOW CORE
HDR.	HEADER
HDW.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
HT.	HEIGHT
HVAC.	HEATING, VENTILATION, & AIR CONDITIONING
I.D.	INSIDE DIAMETER
I.E.	INVERT ELEVATION
IN	INCH
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.F.A.	NET FREE VENT AREA
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURED
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFD.	OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PART'N	PARTITION
P.L.	PROPERTY LINE
PL.	PLATE
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMBING
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PR.	PAIR
P.T.	PRESSURE TREATED
QT.	QUARRY TILE
R.	RISER
R./RAD.	RADIUS
R.D.	ROOF DRAIN
RDWD.	REDWOOD
REF.	REFER TO
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCING
REQ'D.	REQUIRED
REQ'MT	REQUIREMENT
RESIL.	RESILIENT
R.H.B.	RECESSED HOSE BIB
RM.	ROOM
R.O.	ROUGH OPENING
ROW.	RIGHT OF WAY
R.S.	ROUGH SAWN
R.W.L.	RAIN WATER LEADER
S.	SOUTH
SAT	SUSP. ACOUST. TILE
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT / FEET
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
SSK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL / STRUCTURE
SUSP.	SUSPENDED
SYM.	SYMETRICAL
T	TREAD
TB	TOP BEAM
TC	TOP OF CURB
TD	TOP OF DRAIN
TEL.	TELEPHONE
T&G.	TONGUE AND GROOVE
THK.	THICK
T.J.	TRUSS JOIST
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PARAPET
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.	TOP OF PAVEMENT
T.V.	TELEVISION
TYP.	TYPICAL
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITE TILE
V.I.F.	VERIFY IN FIELD
V.TR.	VENT THROUGH ROOF
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
W/O	WITHOUT
WP.	WATERPROOF
WR.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC
WT.	WEIGHT

PROJECT SCOPE

COMMERCIAL INTERIOR TENANT IMPROVEMENTS FOR CANNABIS DISPENSARY.
SCOPE OF WORK TO INCLUDE:

-REMOVAL CONSTRUCTION OF NON-BEARING WALLS

-CONSTRUCTION OF EXTERIOR BEARING WALLS

-HVAC

-ELECTRICAL

-PLUMBING

DEFERRED SUBMITTALS

- SIGNAGE
- SPRINKLER
- FIRE ALARM

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF HESTIA ATELIER, LLP AND ARE NOT TO BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON. OWNER IS LICENSED TO UTILIZE CONSTRUCTION DOCUMENTS FOR THIS LOCATION ONLY.
2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT / ENGINEER WHOSE SIGNATURE APPEARS HEREON.
3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
4. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION
5. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS. BY GOVERNING AGENCIES.
6. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER, CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK. ALL DIMENSIONS ARE TO BE ROUGH UNLESS OTHERWISE NOTED. ARCHITECT'S DRAWINGS SHALL GOVERN OVER STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS. ALL DRAWINGS SHALL BE ISSUED BY ARCHITECT.
7. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES POVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: CALIFORNIA BUILDING CODE 2016 EDITION
8. THESE DRAWING S DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
9. ALL GYPSUM WALL BOARD TO BE 1/2" OR 5/8" THICK TYPE "X", UNLESS OTHERWISE NOTED OR REQUIRED FOR SPECIFIC WALL CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
11. CONSTRUCT NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
12. EXACT LOCATION AND NUMBER OF EXIT SIGNS SHALL BE DETERMINED BY FIELD INSPECTOR AFTER THE INSTALLATION OF ALL MAJOR EQUIPMENT. CONTRACTOR SHALL CONDUCT SUCH FIELD INSPECTION PRIOR TO INSTALLATION OF ANY EXIT SIGNAGE.
13. FIRE EXTINGUISHERS SHALL BE PROVIDED AS FOLLOWS: 1 2-A10BC EXTINGUISHER FOR EACH 3000 SQ. FT. FIRE EXTINGUISHERS SHALL NOT EXCEED 75' TRAVEL DISTANCE AND SIGNS SHALL BE POSTED ABOVE ALL EXTINGUISHERS TO INDICATE THEIR LOCATIONS. EXTINGUISHERS SHALL BE MOUNTED MEASURING FROM THE TOP OF THE EXTINGUISHER TO FINISH FLOOR A MINIMUM OF 3' AND MAXIMUM OF 5'. EXTINGUISHERS LOCATED IN PUBLIC AREAS SHALL BE IN A RECESSED FIRE EXTINGUISHER CABINET(S) MOUNTED 48" TO CENTER OF CABINET(S) ABOVE FINISHED FLOOR LEVEL WITH MAXIMUM 4" PROJECTION FROM THE WALL. AN ADDITIONAL 2A 20BC EXTINGUISHER WILL BE REQUIRED NO MORE THAN 75' OF TRAVEL FROM ANY PORTION OF FUELING LOCATIONS. EXACT LOCATIONS OF EXTINGUISHERS SHALL BE DETERMINED BY FIELD INSPECTOR.
14. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN THE CBC TABLES 307.1(1) & 307.1(2).
15. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SECTION 11178.5 ALL SIGNAGE REQUIREMENTS OF SECTION 11178.5 SHALL BE SATISFIED.
16. COMPLY WITH CBC SECTION 3303 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.
17. WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.
18. ODOR CONTROL SYSTEM TO BE ODOR-ARMOR 420 BY BENZACO SCIENTIFIC ENGINEERED ODOR MANAGEMENT OR APPROVED EQUAL.
19. ANY DELAYED EGRESS SHALL COMPLY WITH CFC 1010.1.9.7 AND 1010.1.9.9 AS APPLICABLE.
20. ADDRESS NUMBERS SHALL BE MIN. OF 12 INCHES

GRAPHIC MATERIAL LEGEND

EARTH	GYPSUM BOARD
SHOWN IN SECTION	SHOWN IN SECTION
CAST-IN-PLACE CONCRETE	CONT. WOOD BLOCKING
PLAN OR SECTION	SHOWN IN SECTION
BRICK PAVERS	FINISHED WOOD
PLAN OR SECTION	SECTION OR ELEVATION
RIGID INSULATION OR SAFING	FINISHED WOOD
PLAN OR SECTION	SECTION OR ELEVATION
METAL - ROLLED SHAPE	SPRAY FIREPROOFING
PLAN OR SECTION	SHOWN IN SECTION
METAL - TYPE AS NOTED	BATT INSULATION P
PLAN OR SECTION	THERMAL OR
PLASTER ON METAL	ACOUSTICAL AS NOTED
LATH	GLASS
SHOWN IN SECTION	SHOWN IN SECTION
DENSGLASS	CMU
SHOWN IN SECTION	SHOWN IN SECTION

VICINITY MAP

PROJECT DATA

1 - ADMINISTRATION

A. ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.

2019 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY OF WILDOMAR MUNICIPAL CODES AND ORDINANCES

ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9

B. ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, ANSI 117.1-2003 AND 2016 CBC OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MOST RESTRICTIVE

3 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): M OCCUPANCY

B. **OCCUPANCY GROUP**

OCCUPANT LOAD (REFER TO A1.5 EGRESS PLAN FOR DETAILED OCCUPANT LOAD)

ROOM NAME	AREA (NET)	OCCUPANT LOAD
RECEPTION:	230 SF/15	16 OCCUPANTS
RETAIL:	1,172 SF/60	20 OCCUPANTS
STORAGE:	283 SF/300	1 OCCUPANT
CONFERENCE:	121 SF/60	3 OCCUPANTS
BREAK ROOM:	168 SF/60	3 OCCUPANTS
OFFICE & STORAGE	109/60	2 OCCUPANTS
MANAGER & SECURITY	56/60	1 OCCUPANTS
RESTROOM:	51 SF	ACCESSORY USE
TOTAL:	2,190 SF	46 OCCUPANTS

EXIT
REQUIRED: 1 EXITS
PROPOSED : 2 EXITS

PERMITTED EXIT ACCESS TRAVEL DISTANCE: 250 FT FOR MERCANTILE (TABLE 1017.2)
PROPOSED EXIT ACCESS TRAVEL DISTANCE: 104 FEET

4 - BUILDING & SITE DATA

A. CONSTRUCTION TYPE (CHAPTER 5): V-B
B. FULLY SPRINKLERED PER CHAPTER 9: YES
C. PROJECT AREA: 2,275 SF (GROSS SF)
D. NUMBER OF STORIES: 1 STORY
E. SITE ACREAGE: 1.01 ACRES
F. LEGAL DESCRIPTION:

1.01 ACRES IN PARS 1 & 2 PM 010/039 PM 5335

APN: 366-160-070

G. NUMBER OF PARKING (WILDOMAR MUNICIPAL CODE)

BUSINESS	PARKING REQUIREMENT	REQ'D PARKING SPACES
THE GOODS MARKET/76 GAS STATTION	1 PER 200 SQ. FT.	14.2
(PROPOSED) CANNABIS RETAIL	5.5 PER 1000 SQ. FT.	13.3
DOMINOS PIZZA	5.5 PER 1000 SQ. FT.	7.3
BEST HAIR CUTS AND SKIN CARE	1 PER 150 SQ. FT.	8.2
AUDIO WAVES	4 PER SERVICE BAY	4.0
TOTAL:		47.7

PARKING REQUIRED: 48
PARKING CAPACITY: 52
SURPLUS (PARKING CAPACITY - PARKING DEMAND) 4

CONDITIONAL USE PERMIT APPLICATION NUMBER -

5 - PLUMBING FIXTURE CALC

PROPOSED OCCUPANCY GROUP: M OCCUPANCY
GROSS SF: 2,275 SF

PLUMBING OCCUPANT LOAD FACTOR (TABLE A OF 2019 CPC CHAPTER 4)
GROUP M: 1/200
PLUMBING OCCUPANT LOAD: 2,275 / 200 = 12 OCCUPANTS

NUMBER OF FACILITIES
REQUIRED: 1 RESTROOM, GENDER NEUTRAL (2019 CPC SECTION 422.2 EXCEPTION 3)
PROVIDED: 1 RESTROOM, GENDER NEUTRAL

PROJECT DIRECTORY

APPLICANT:
BLOOMSTONE
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IRVINE, CA. 92606
PHONE: (714) 310-6023
E-MAIL: macy@bloomstoneco.com

ARCHITECT:
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E-Mail: hide.iwagami@hestiaatelier.com

STRUCTURAL/ MECHANICAL / PLUMBING / ELECTRICAL:
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SANDY, UT 84092
Phone: (801) 230-8103

DESIGNER:
CINN STUDIO — ATTN: CINDY LAM
18426 BROOKHURST ST.
FOUNTAIN VALLEY, CA 92708
Phone: (714) 234-6083

SHEET INDEX

	SHEET TITLE	PLAN CHECK	△	△	△	△	△	△
	ARCHITECTURAL							
T1.0	TITLE SHEET							
A1.0	SITE PLAN							
A1.1	RADIUS MAP (100')							
A1.2	RADIUS MAP (800')							
A1.3	PHOTOMETRIC PLAN							
A2.0	FLOOR PLAN							
A2.1	FIRE PROTECTION PLAN							
A3.0	ROOF PLAN							
A4.0	EXTERIOR ELEVATIONS							
A5.0	AERIAL & SITE PHOTOS							

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Consultant

LICENSED ARCHITECT — C-34970 REN. 09/30/21 — STATE OF CALIFORNIA

CULTURE CANNABIS CLUB OF WILDOMAR
33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

TITLE SHEET

Project Number:
Plan Check Number:
2021-06-09 CUP SUBMITTAL

△ △ △ △ △ △ △ △

SHEET
T1.0

PRELIMINARY - NOT FOR CONSTRUCTION

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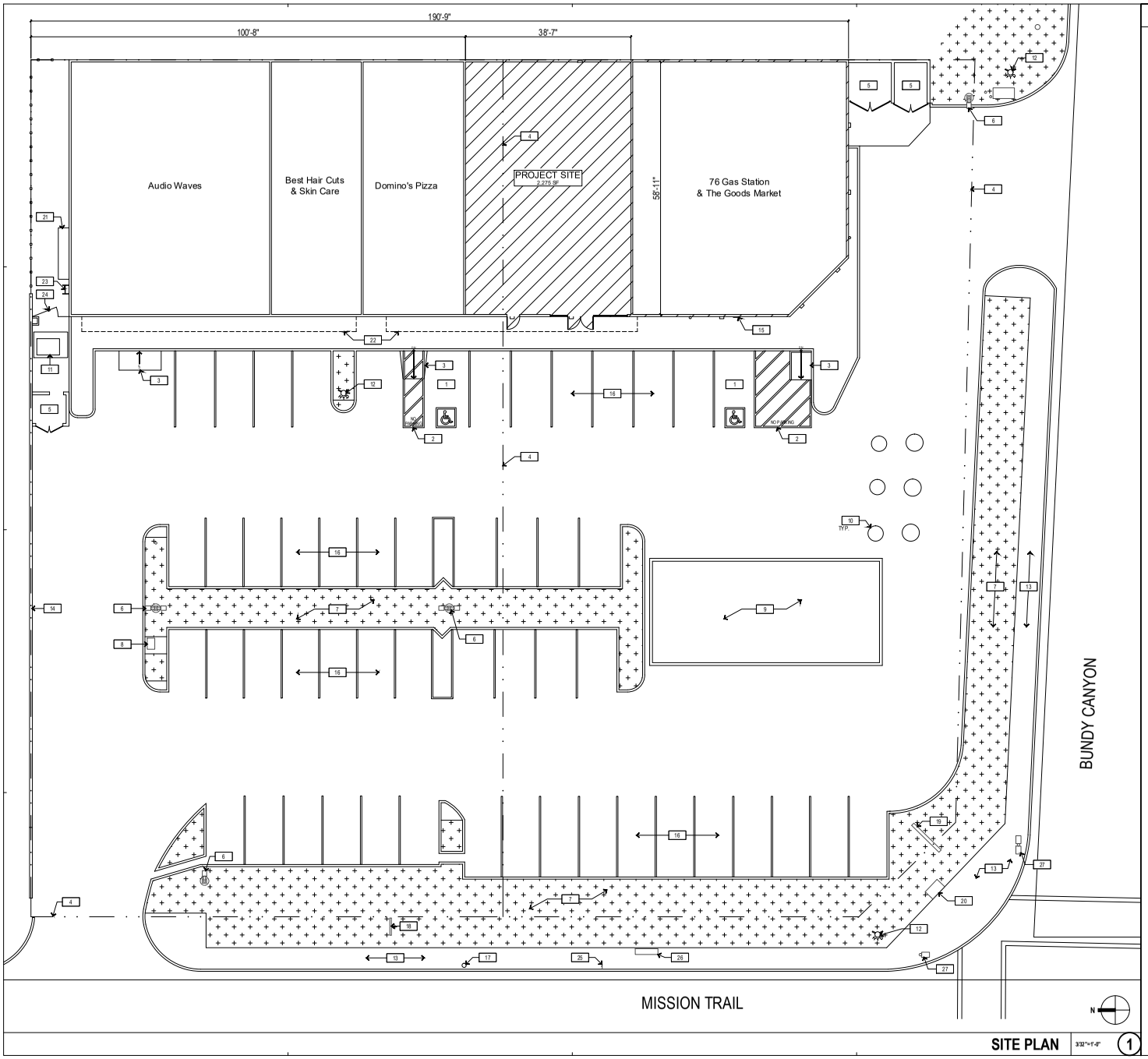

SITE PLAN 3/32"=1'-0" 1

KEYNOTES

1. EXISTING ACCESSIBLE PARKING
2. EXISTING ACCESSIBLE LOADING AREA
3. EXISTING CURB RAMP
4. PROPERTY LINE
5. EXISTING TRASH ENCLOSURE
6. EXISTING PARKING LIGHT
7. EXISTING LANDSCAPING
8. EXISTING MAILBOX CABINET
9. EXISTING GAS STATION CANOPY STRUCTURE
10. EXISTING GAS STATION MANHOLE
11. EXISTING TRANSFORMER BOX
12. EXISTING FIRE HYDRANT
13. EXISTING SIDEWALK
14. EXISTING CMU SITE WALL
15. EXISTING ACCESSIBLE PARKING SIGNAGE
16. EXISTING PARKING
17. EXISTING POWER POLE
18. EXISTING TENANT SIGNAGE
19. EXISTING GAS STATION SIGNAGE
20. EXISTING TRAFFIC SIGNAL CABINET
21. EXISTING SWITCHBOARD CABINET
22. EXISTING AWNING STRUCTURE ABOVE
23. EXISTING ROOF ACCESS LADDER
24. EXISTING ACCESS GATE
25. EXISTING BUS STOP SIGN
26. EXISTING BUS STOP BENCH
27. EXISTING STREET TRAFFIC LIGHTS

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C-34970
REN: 09/30/21
STATE OF CALIFORNIA

Consultant:

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

135

SITE PLAN

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

SHEET

A1.0

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SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 100 FEET: TO ANY RESIDENTIAL USE AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

100-FOOT RADIUS MAP 1"=20'-0" 1

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Seal

LICENSED ARCHITECT
RICHARD I. BRAUN
C-34970
REN. 09/30/21
STATE OF CALIFORNIA

Consultant

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

100- FOOT RADIUS MAP

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

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SHEET

A1.1

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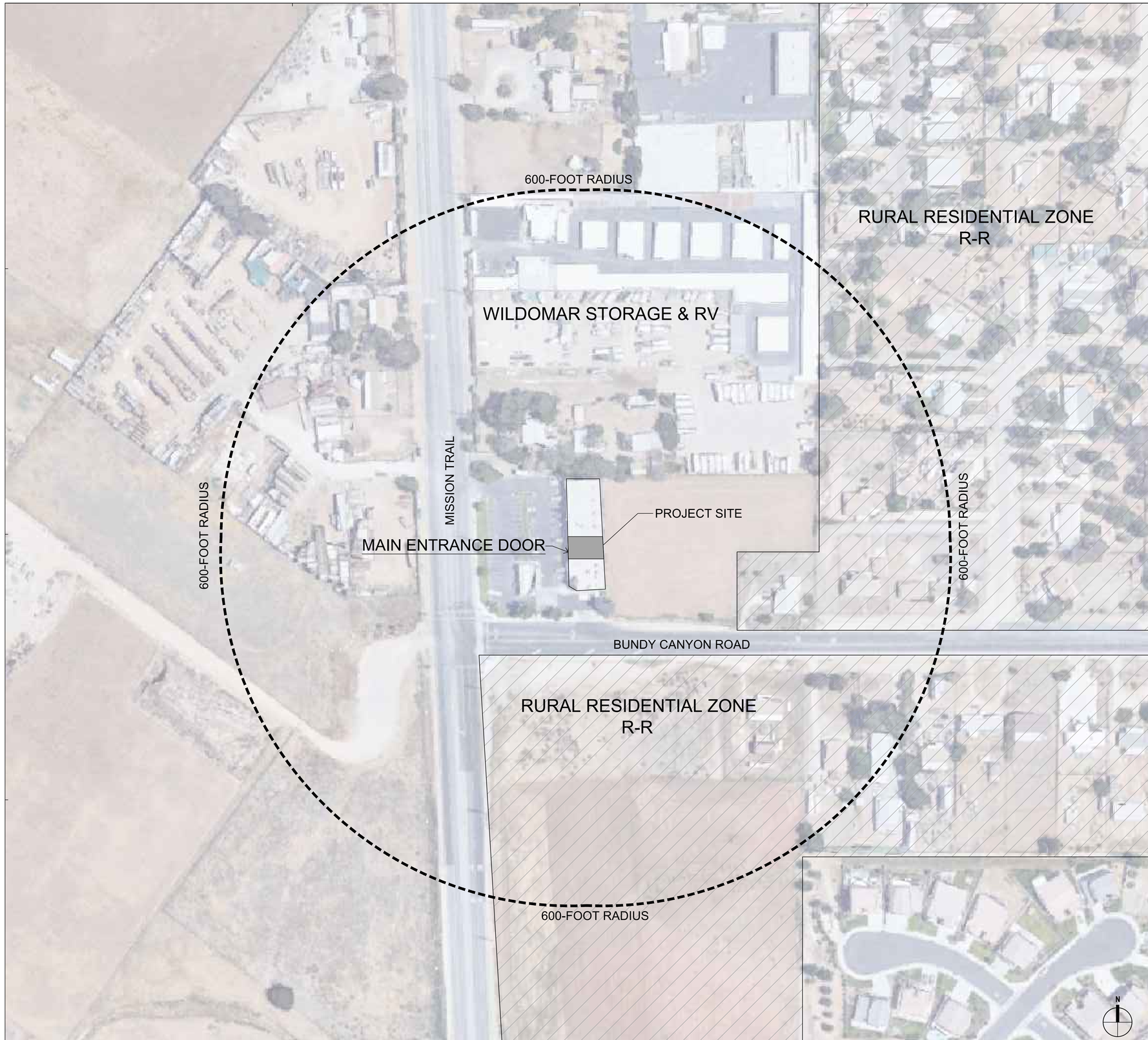

600-FOOT RADIUS MAP 1"=100'-0" 1

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 600 FEET: TO ANY PUBLIC/PRIVATE SCHOOL, COMMERCIAL DAY CARE CENTER, PARKS AND/OR YOUTH CENTERS AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

DESIGN | ARCHITECTURE
HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
RICHARD | HESTIA
C-34970
REN. 09/30/21
STATE OF CALIFORNIA

Consultant

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

600-FOOT RADIUS MAP

Project Number:
Plan Check Number:
2021-06-09 CUP SUBMITTAL

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET

A1.2

834

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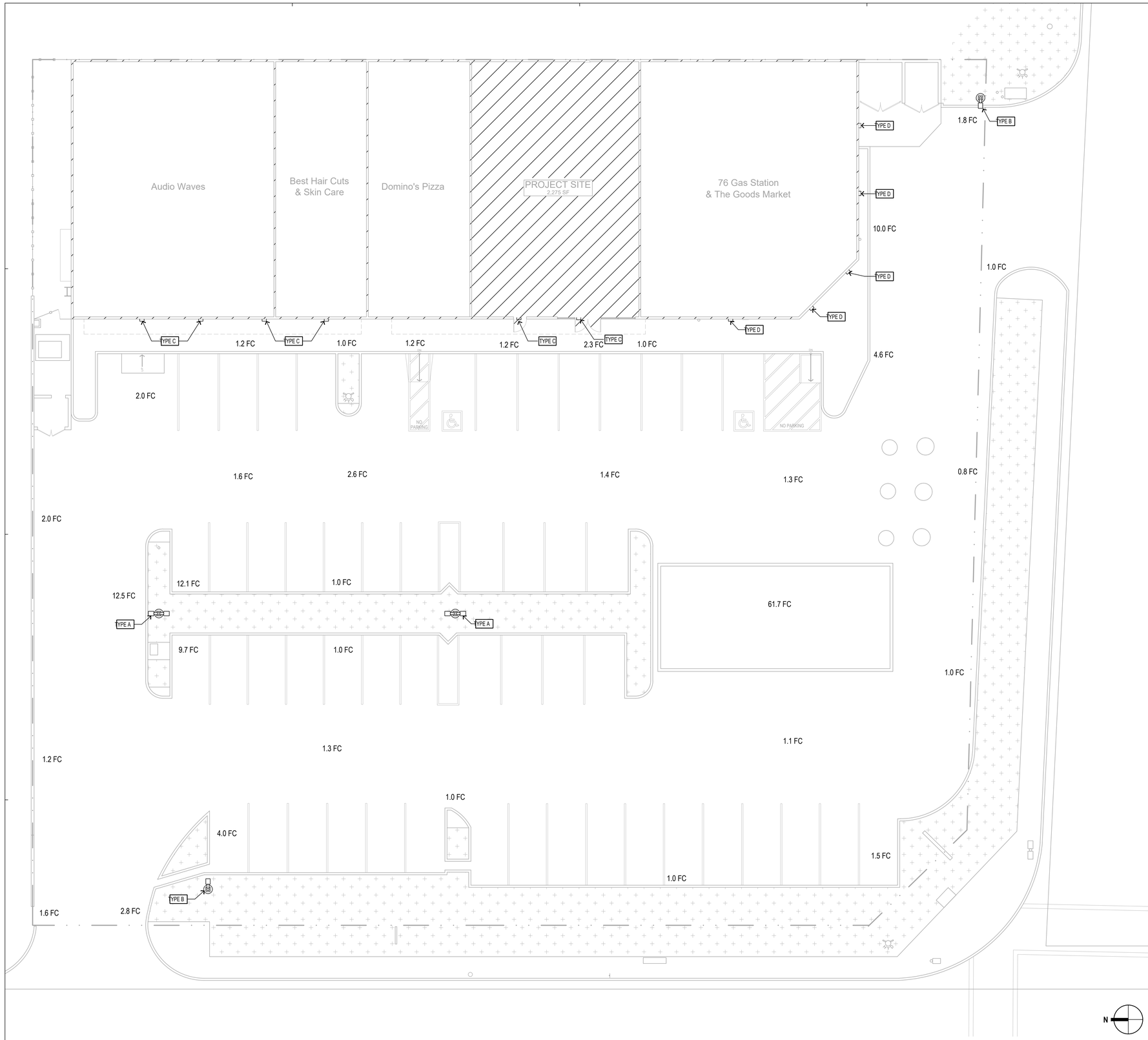
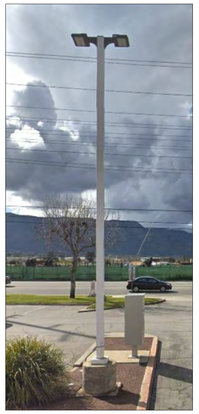


PHOTMETRIC PLAN

3/32"=1'-0"

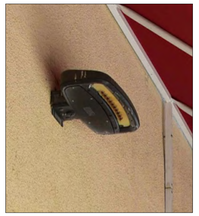
1

EXISTING LIGHTING TYPE LEGEND



LIGHTING TYPE A

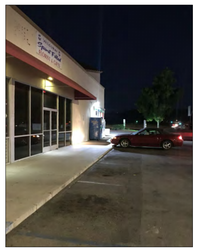
LIGHTING TYPE B

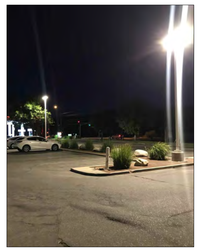


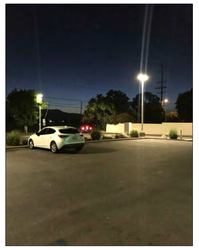
LIGHTING TYPE C

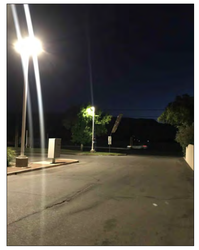
LIGHTING TYPE D

NIGHT PHOTOS









HESTIA ATELIER
DESIGN | ARCHITECTURE
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

Seal

LICENSED ARCHITECT
RICHARD I. BRADY
C-34970
REN. 09/30/21
STATE OF CALIFORNIA

Consultant

CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

PHOTOMETRIC PLAN

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

SHEET

A1.3

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LEGEND

- SECURITY CAMERA 16 PROPOSED
- FISH-EYE SECURITY CAMERA 3 PROPOSED
- MOTION SENSOR 6 PROPOSED
- 180-DEGREE MOTION SENSOR 4 PROPOSED

KEYNOTES

1. ALARM CONTACTS
2. HOLD UP DEVICE (PANIC BUTTON)
3. ALARM CONTROL PANEL
4. EMERGENCY LIGHTING
5. MAGNETIC LOCK
6. FOB LOCK

LEGEND

- EXISTING EXTERIOR WALL
- NEW NON-BEARING WALL
- EXISTING DEMISING WALL
- NEW EXTERIOR WALL

KEYNOTES

1. EXISTING STOREFRONT DOOR TO REMAIN
2. EXISTING STOREFRONT MULLIONS AND GLAZING TO REMAIN
3. PROPOSED STOREFRONT CMU WALL
4. EXISTING ELECTRICAL PANEL TO REMAIN
5. EXISTING DEMISING WALL TO REMAIN
6. PROPOSED NEW EXTERIOR DOOR
7. CAN-FAN Q MAX 6: 400 CFM MAX SET TO 271 CFM (SPEED 3)
8. CAN-FAN Q MAX 6: 400 CFM MAX SET TO 400 CFM (SPEED 1)
9. CAN-FAN LITE FILTER MINI 6"X 16" 420 CFM
10. OPEN GRILL (TITUS 50F OR EQUAL)

ORDER CONTROL CALCULATOR

Air Changes Customer Sales Floor

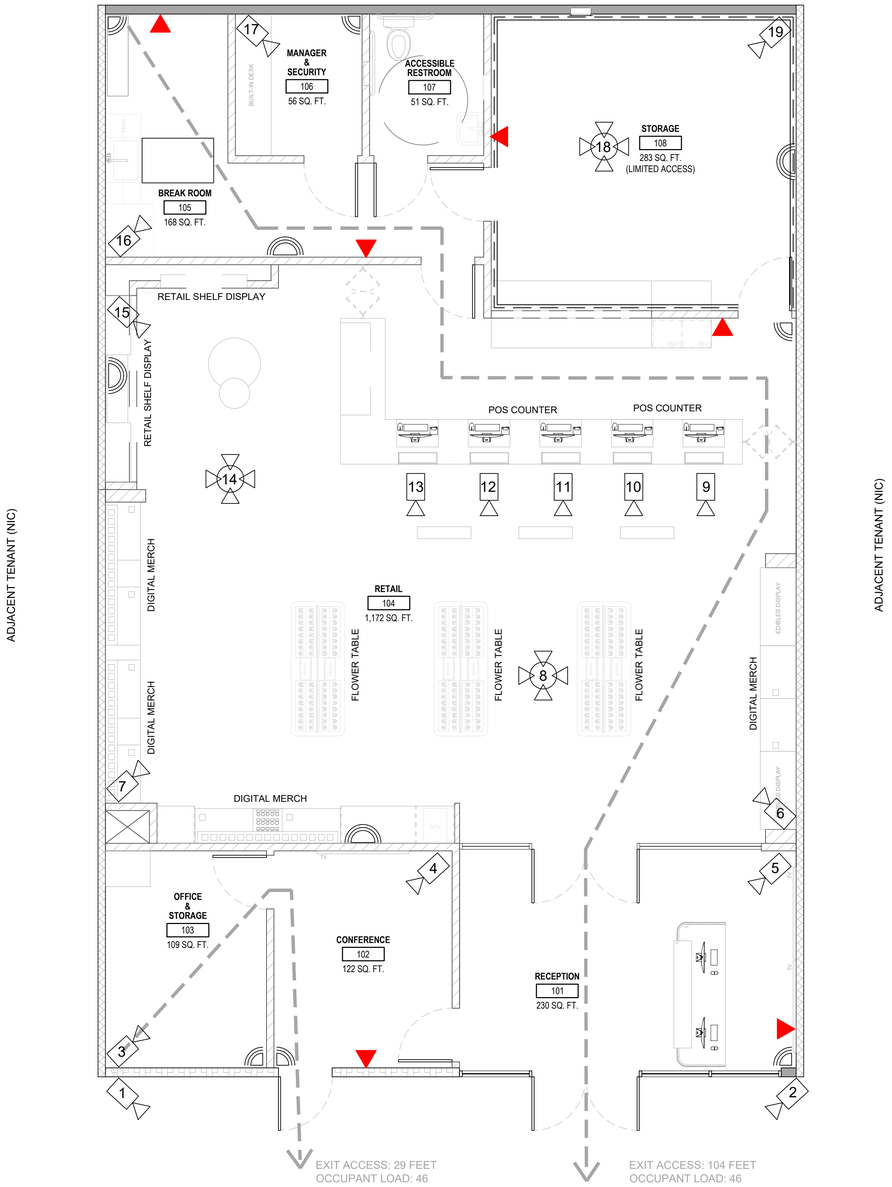
Room Area	1172	FT2			
Height	12	FT	CFM Proposed	400	CFM
Room Volume	14064	FT3	Complete Room Change Over Every:	35.2	Minutes

Air Changes Reception

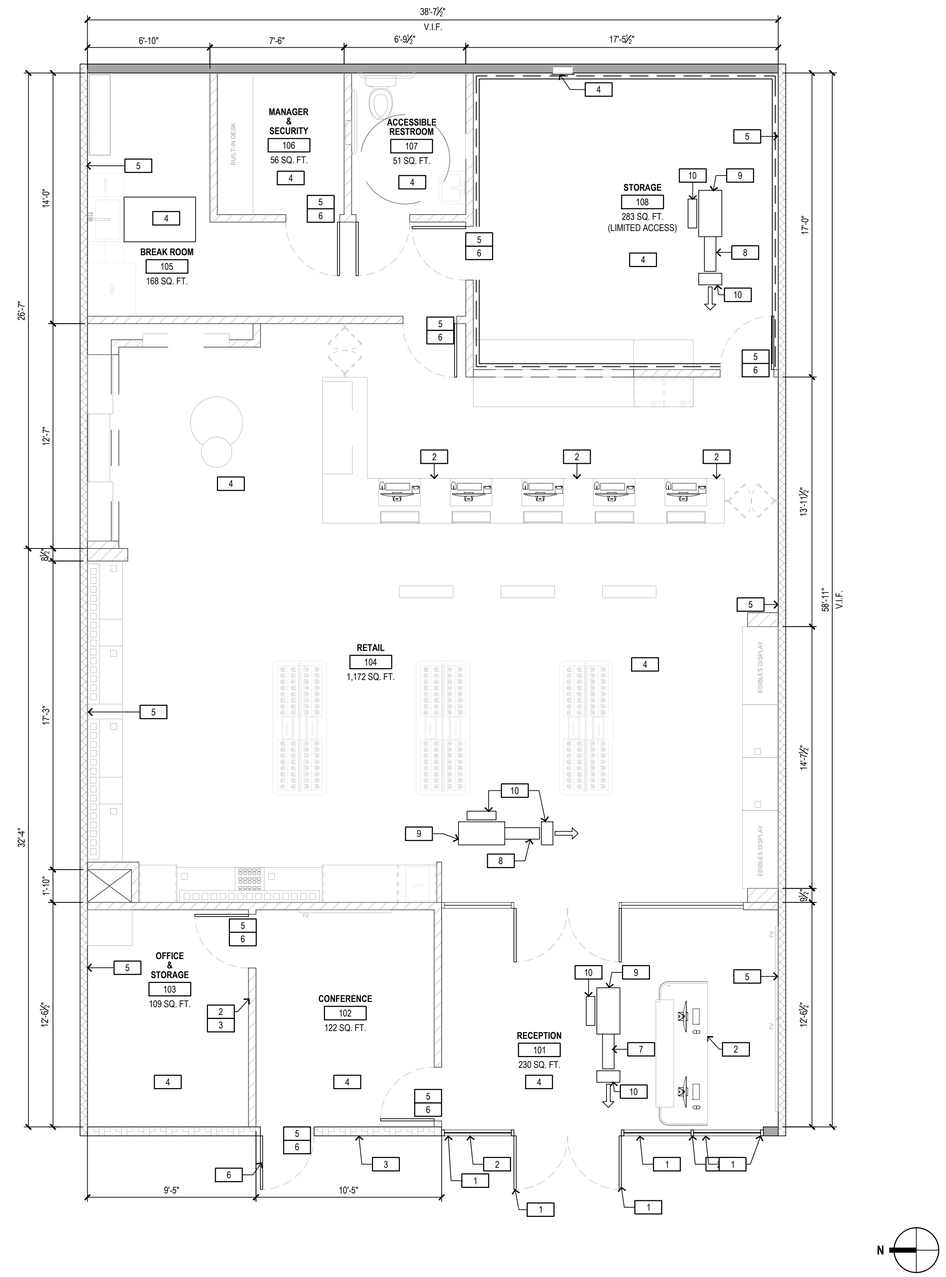
Room Area	230	FT2			
Height	9.4	FT	CFM Proposed	271	CFM
Room Volume	2162	FT3	Complete Room Change Over Every:	8.0	Minutes

Air Changes Storage

Room Area	108	FT2			
Height	9.4	FT	CFM Proposed	400	CFM
Room Volume	1015.2	FT3	Complete Room Change Over Every:	2.5	Minutes



PROPOSED SECURITY PLAN 1/4"=1'-0" 2



PROPOSED FLOOR PLAN 1/4"=1'-0" 1

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CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

PROPOSED FLOOR PLAN & SECURITY PLAN

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

SHEET

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GENERAL NOTES

A. THIS DESIGN & INSTALLATION REFLECTS N.F.P.A. 13, 2016 ED. AND THE RIVERSIDE COUNTY FIRE DEPARTMENT AMENDMENTS

1. THIS DRAWING SHOWS THE LAY-OUT OF THE SYSTEM AND INDICATES THE APPROXIMATE LOCATION OF EQUIPMENT AND PIPING. THE PIPING IS TO BE INSTALLED IN APPROXIMATELY THE AREA AS INDICATED ON THE DRAWINGS. HOWEVER, THE CONTRACTOR SHALL BE RESPONSABLE FOR ANY MODIFICATIONS AS MAY BE REQUIRED TO SUIT STRUCTURAL OR JOB CONDITIONS. CONTRACTOR SHALL FURNISH ALL OFFSETS, ADDITIONAL FITTINGS, PIPE ADJUSMENTS ETC., AS MAY BE REQUIRED TO MEET INSTALLATION CONDITIONS.
2. ONLY UL APPROVED AND NFPA LISTED EQUIPMENT SHALL BE USED.
3. THE CONTRACTOR IS TO REVIEW AND VERIFY ALL FIELD CONDITIONS, MEASUREMENTS, PLANS AND STOCK LISTS,
4. PENETRATIONS THROUGH FIRE RATED PARTITIONS TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE PARTITION.
5. CONTRACTOR IS TO PERFORM AND MEET ALL CODE REQUIRED TESTS, AND FILE A MATERIAL AND TEST CERTIFICATE PER NFPA #13 .
6. HYDRAULIC PLACARD TO BE PROVIDED AT THE BASE OF THE RISER ON CALCULATED SYSTEMS.
7. ALL HEADS SUBJECT TO MECHANICAL DAMAGE TO BE PROVIDED WITH HEAD GUARDS.
8. CONTRACTOR IS TO REPORT CONDITIONS REQUIRING CHANGES FROM PLANS TO THE ENGINEER PRIOR TO STARTING WORK.
9. SPRINKLER HEAD TEMPERATURE RATINGS TO BE IN ACCORDANCE WITH NFPA 13 OR OTHER GOVERNING CODE.
10. HANGERS ARE TO BE IN ACCORDANCE WITH NFPA 13. EARTHQUAKE BRACING TO BE PROVIDED WHERE REQUIRED.
11. FLUSHING CONNECTIONS TO BE PROVIDED AT THE ENDS OF CROSSMAINS.
12. AUXILIARY DRAINS TO BE PROVIDED WHERE REQUIRED TO DRAIN ALL PORTIONS OF THE SYSTEM.
13. RELIEF VALVES ARE TO BE PROVIDED ON GRIDDED SYSTEMS.
14. ALL WORK SHALL BE APPROVED BY AUTHORITIES HAVING JURISDICTION.
15. SPARE HEAD CABINET WITH REQUIRED # OF HEADS PER NFPA 2002, AND WRENCH, TO BE PROVIDED.

ALL PIPING 1" TO BE SCH 40 STEEL WITH THREADED ENDS.

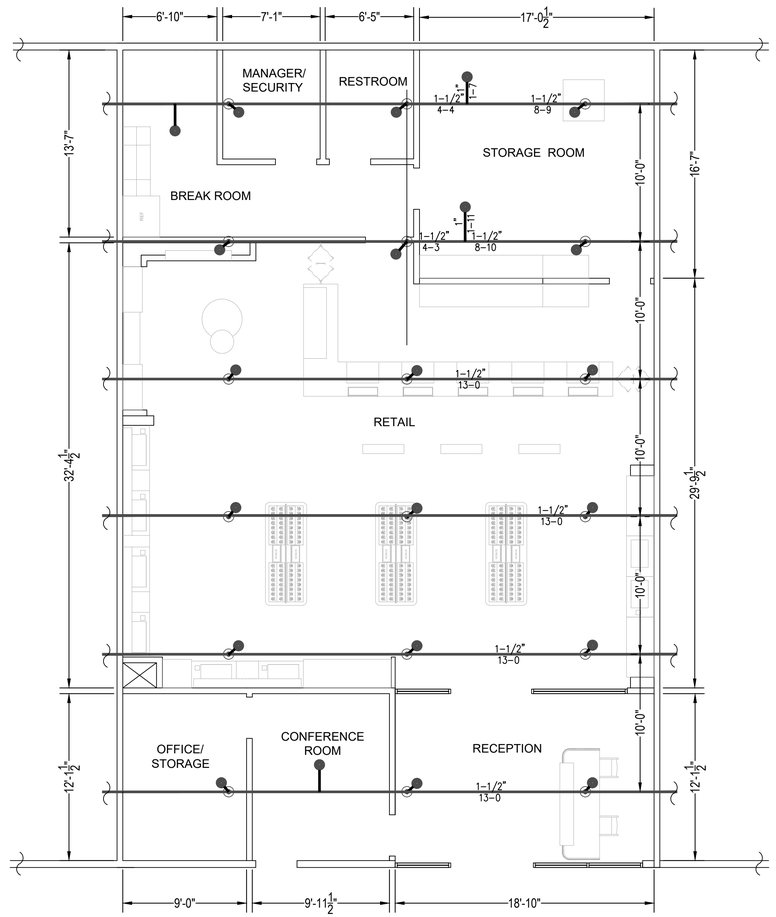
NOTES TO THE OWNER

A) THE SPRINKLER SYSTEM MUST BE MAINTAINED AND TESTED REGULARLY BY YOU OR YOUR AGENTS IN ACCORDANCE WITH NFPA REQUIREMENTS.

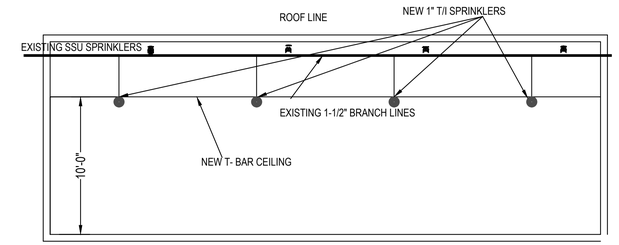
B) YOU MUST MAINTAIN SUFFICIENT HEAT THROUGHOUT THE PREMISES TO PREVENT SYSTEM FREEZING.

C) YOU SHALL INFORM TENANTS OF PROPER CARE NECESSARY TO MAINTAIN THE SYSTEM.

D) IF THE CONSTRUCTION OR OCCUPANCY IS ALTERED IN ANY WAY, THE SYSTEM WILL HAVE TO BE UPDATED ACCORDINGLY.



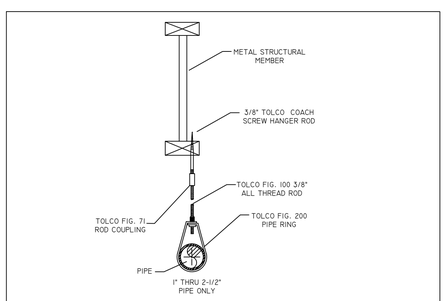
FLOOR PLAN



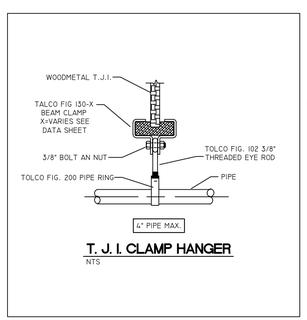
SECTION

PLAN CHECK NOTES
ALL EXISTING SSU COVERAGE TO REMAIN
ALL NEW PIPING TO BE 1" SCH. 40 THREADED
ALL HANGER SPACING TO BE PER NFPA 13, 2016 EDITION

ALL(14) NEW SPRINKLERS TO BE TYCO TY-FRB 5.6K 155 DEG. 1/2 "



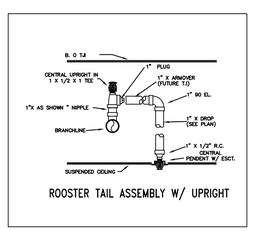
COACH SCREW HANGER
NTS



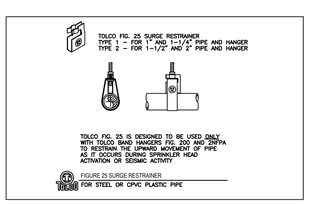
T. J. I. CLAMP HANGER
NTS

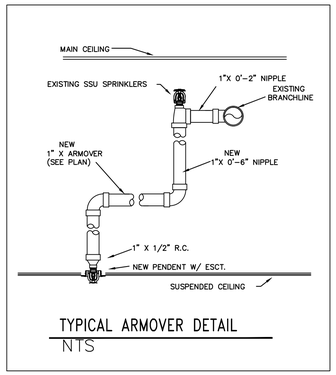
EXISTING TYCO TYFRB 200 DEG. SSU 1/2" 5.6 K
NEW TYCO TYFRB 155 DEG. SSP 1/2" 5.6 K
EXISTING 1-1/2" BRANCH LINES
NEW T/I ARMOVERS

LEGEND

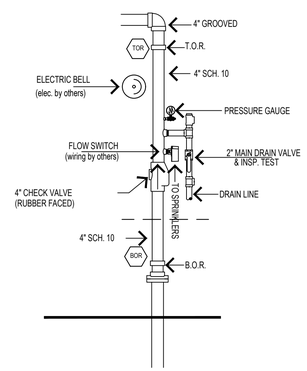


ROOSTER TAIL ASSEMBLY W/ UPRIGHT





TYPICAL ARMOVER DETAIL
NTS



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REN. 09/30/21
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DESIGN AND INSTALLATION BY: N.D.F.P
CA LICENSE: #682276

NICHOLAS DOMNICK FIRE PROTECTION
16224 SPACE DRIVE
MORENO VALLEY, CA
(951) 807-1347 (951) 242-7687 FAX

CULTURE CANNABIS CLUB OF WILDOMAR
33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

FIRE PROTECTION PLAN

Project Number:
Plan Check Number:
2021-06-09 CUP SUBMITTAL

SHEET
A2.2

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FIRE PROTECTION PLAN NTS 1

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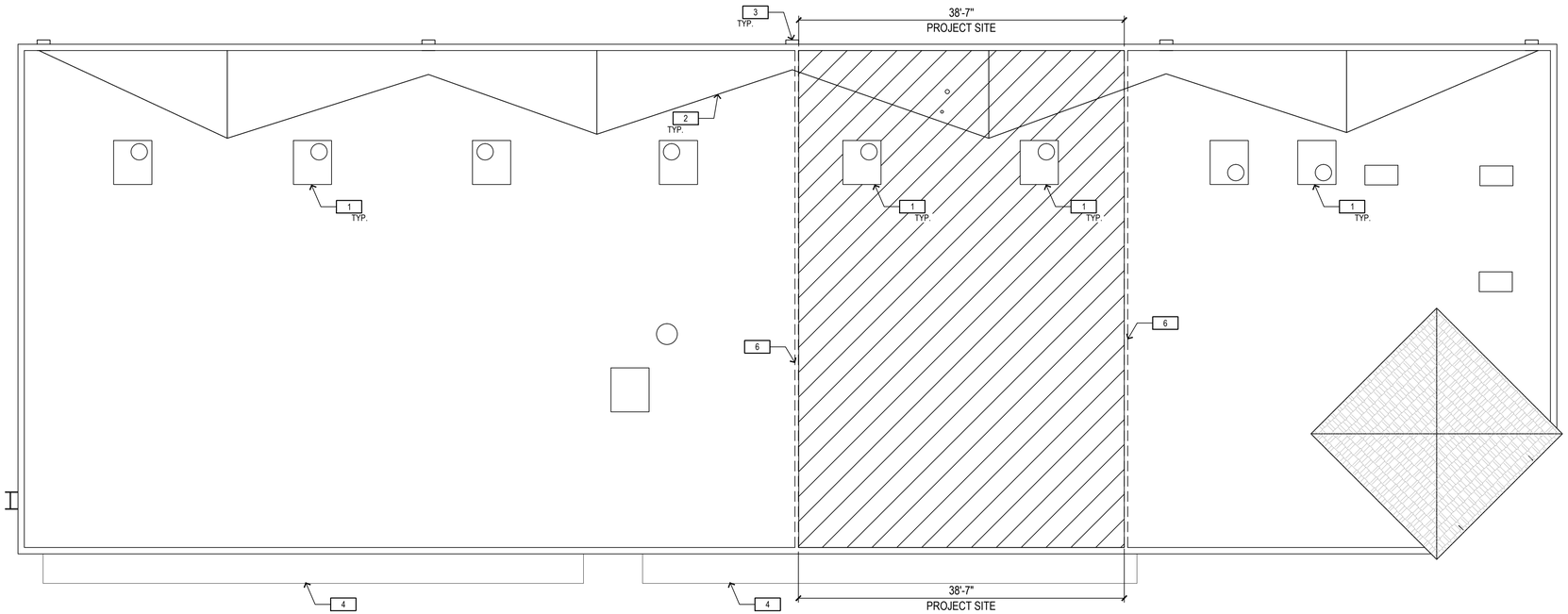

EXISTING ROOF PLAN

1/8"=1'-0"

1

KEYNOTES

1. EXISTING ROOFTOP UNIT
2. EXISTING CRICKET
3. EXISTING ROOF DRAIN
4. EXISTING AWNING STRUCTURE
5. EXISTING ROOF ACCESS LADDER
6. EXISTING DEMISING WALL BELOW

HESTIA ATELIER
DESIGN | ARCHITECTURE

555 ANTON BLVD. SUITE 150
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Seal

LICENSED ARCHITECT
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STATE OF CALIFORNIA

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CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

EXISTING ROOF PLAN

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

SHEET

A3.0

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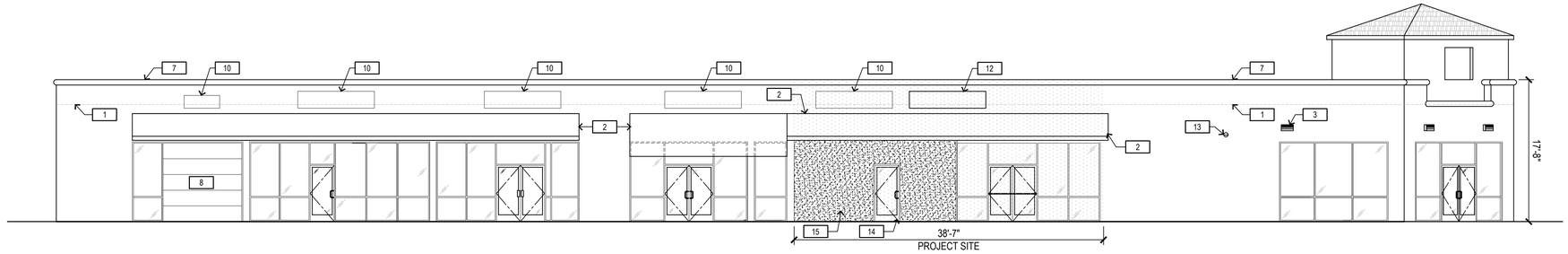
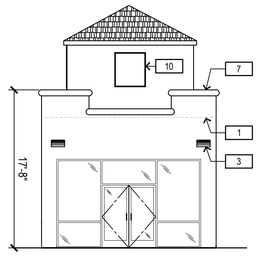
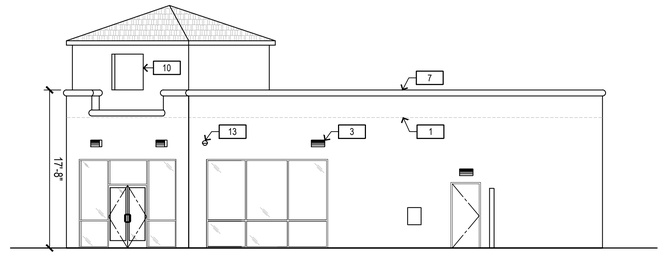


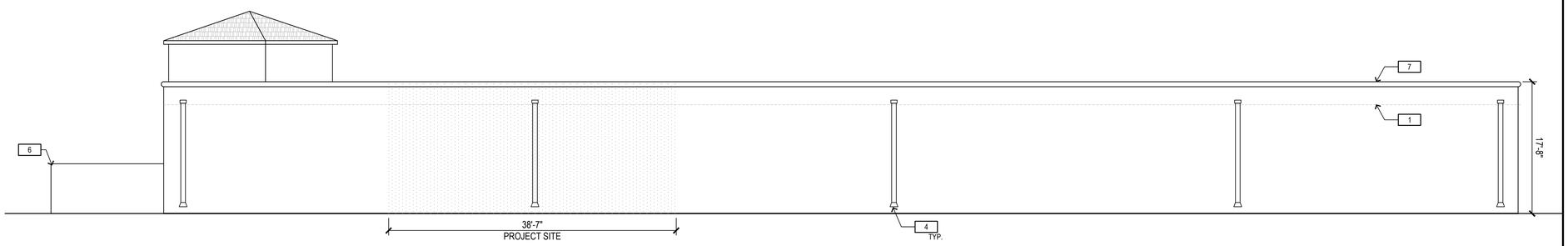
WEST ELEVATION 1/8"=1'-0" (5)



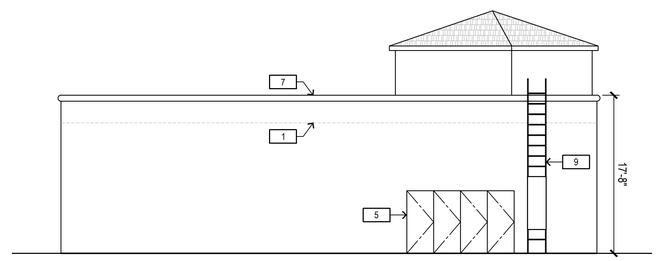
SOUTH WEST ELEVATION 1/8"=1'-0" (4)



SOUTH ELEVATION 1/8"=1'-0" (3)



EAST ELEVATION 1/8"=1'-0" (2)



NORTH ELEVATION 1/8"=1'-0" (1)

KEYNOTES

1	EXISTING ROOFTOP LINE
2	EXISTING AWNING
3	EXISTING SECURITY LIGHT
4	EXISTING ROOF DRAIN
5	EXISTING ELECTRICAL EQUIPMENT
6	EXISTING TRASH ENCLOSURE FENCE
7	EXISTING ROOF PARAPET
8	EXISTING OVERHEAD GARAGE DOOR
9	EXISTING ROOF ACCESS LADDER
10	EXISTING SIGNAGE
11	NOT IN USE
12	PROPOSED SIGNAGE
13	EXISTING SECURITY CAMERA
14	PROPOSED NEW DOOR
15	PROPOSED EXTERIOR STUCCO WALL

DESIGN | ARCHITECTURE
HESTIA ATELIER
555 ANTON BLVD. SUITE 150
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CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

EXTERIOR ELEVATIONS

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

SHEET

A4.0

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PHOTO 4

PHOTO 3

PHOTO 2

PHOTO 1

AERIAL & SITE PHOTOS NTS 1

DESIGN ARCHITECTURE
HESTIA ATELIER
555 ANTON BLVD. SUITE 150
COSTA MESA, CA. 92626

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STATE OF CALIFORNIA

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CULTURE CANNABIS CLUB OF WILDOMAR

33980 MISSION TRAIL SUITE A & B
WILDOMAR, CA 92595

AERIAL & SITE PHOTOS

Project Number:
Plan Check Number:

2021-06-09	CUP SUBMITTAL

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A5.0

PRELIMINARY - NOT FOR CONSTRUCTION

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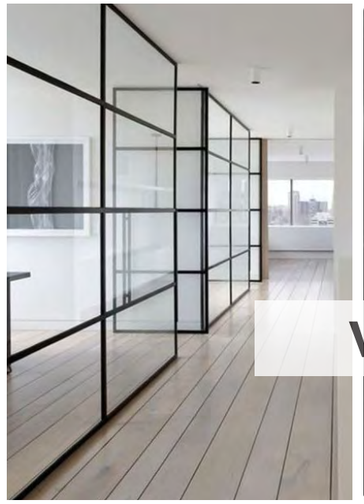
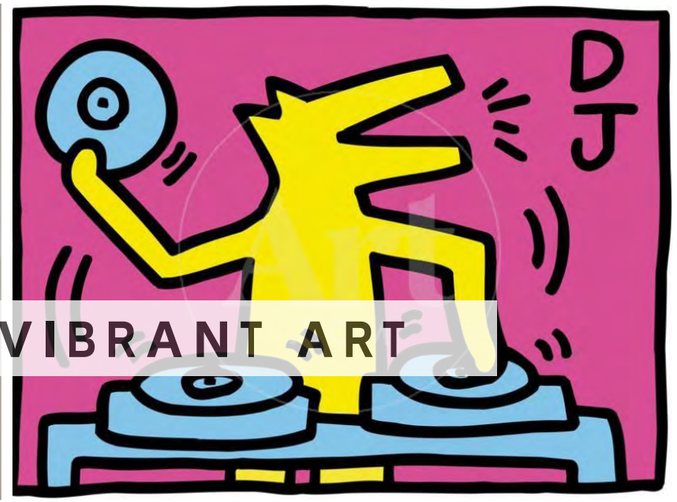
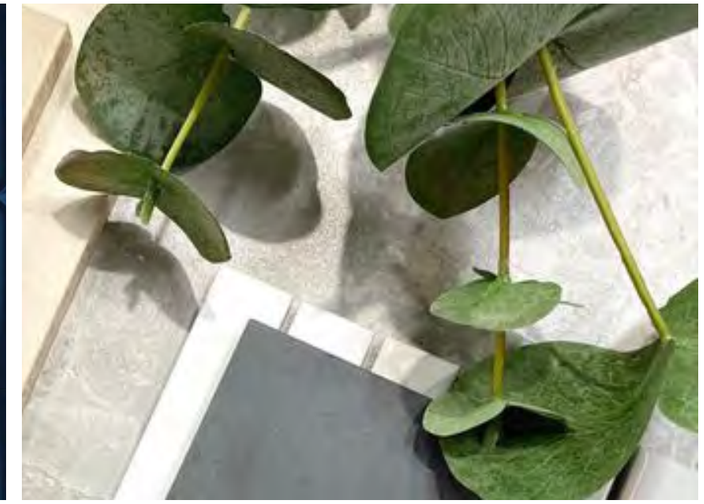
CONCEPT

Culture Cannabis embodies a fresh, energetic spirit and a casual, relaxed environment. Thoughtfully curated merchandising paired with sophisticated technology promotes a seamless shopping experience. Wood casework and textured finishes create a modern yet approachable and warm space. Prominent and unique edibles and Culture brand displays attract customers and add visual interest.



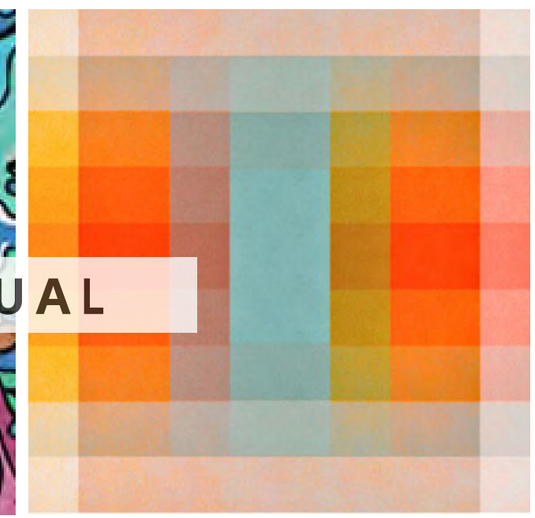


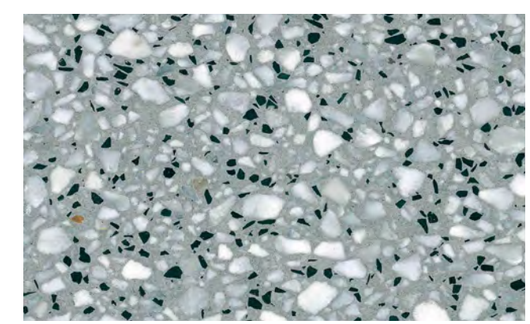
VIBRANT ART



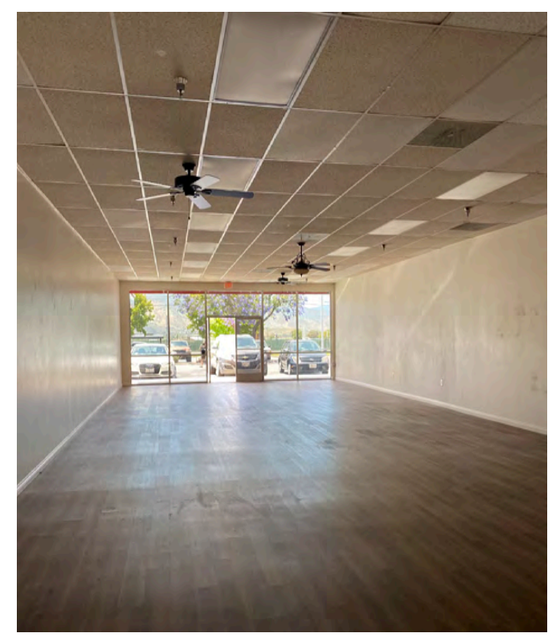
APPROACHABLE

CASUAL





SITE PHOTOS



PALETTE

FLOORING

Vendor: Cesar Ceramiche
SKU: Materica
Color: Antracite
Grout: Mapei Charcoal 47

PAINT

Vendor: Dunn Edwards
Color: Fossil
Location: Throughout

Vendor: Dunn Edwards
Color: Long Lake
Location: Unisex RR & Retail Niches

CASEWORK

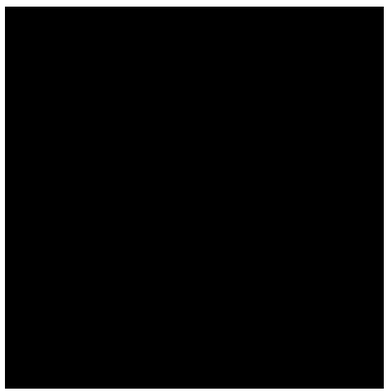
Vendor: Wilsonart
SKU: Premium Laminate
Color: Fawn Cypress 8208K-16
Location: Casework base/lower cabinets

Vendor: Corian
Color: Cameo White
Location: Countertop

WALL FINISH

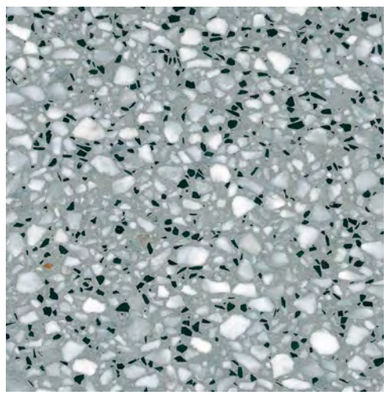
Vendor: Spec Ceramics
SKU: Inax Yohen Border
Color: White
Grout: Mapei Warm Grey 93

RECEPTION BASE FINISH



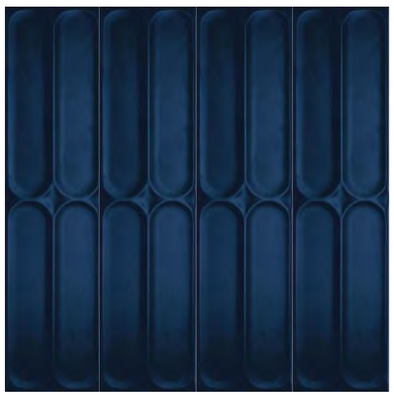
Vendor: Formica
SKU: ColorCore 2 Laminate
Color: 909C-AN Black
Location: Shelving/Accent Detail

RECEPTION/POS COUNTERTOPS



Vendor: Marmi Scala
SKU: Cement Marble
Color: GV025

POS BASE FINISH



Vendor: Daltile
SKU: Keystone 2x2
Color: Matte Black Ebony
Grout: Mapei Black 10

WALLCOVERING

Vendor: Wolf Gordon
SKU: Serra
Color: Concrete

SHELVING/ACCENT DETAIL

Vendor: Formica
SKU: ColorCore 2 Laminate
Color: 909C-AN Black
Location: Shelving/Accent Detail

ISOMETRIC VIEW

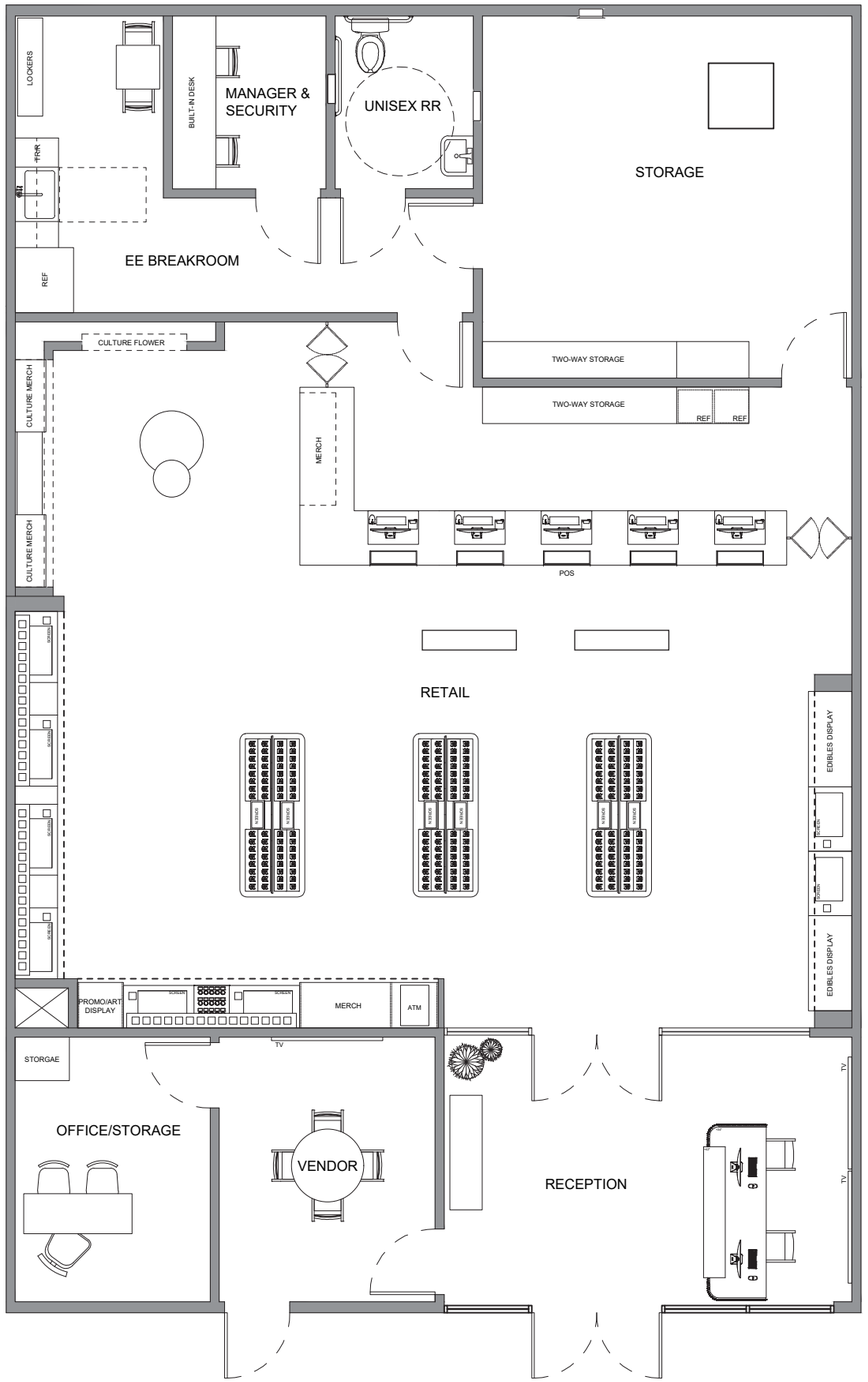
CULTURE
CANNANBIS CLUB

RECEPTION

FLOWER
CULTURE
CANNABIS CLUB

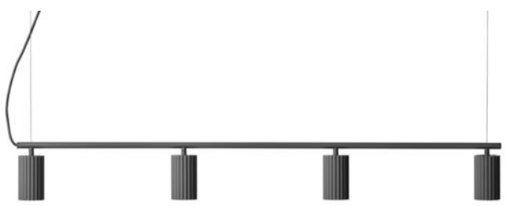
TOPICALS/TINCTURES
CAPSULES
VAPES
CU
LT
UR
E

PROPOSED FLOOR PLAN

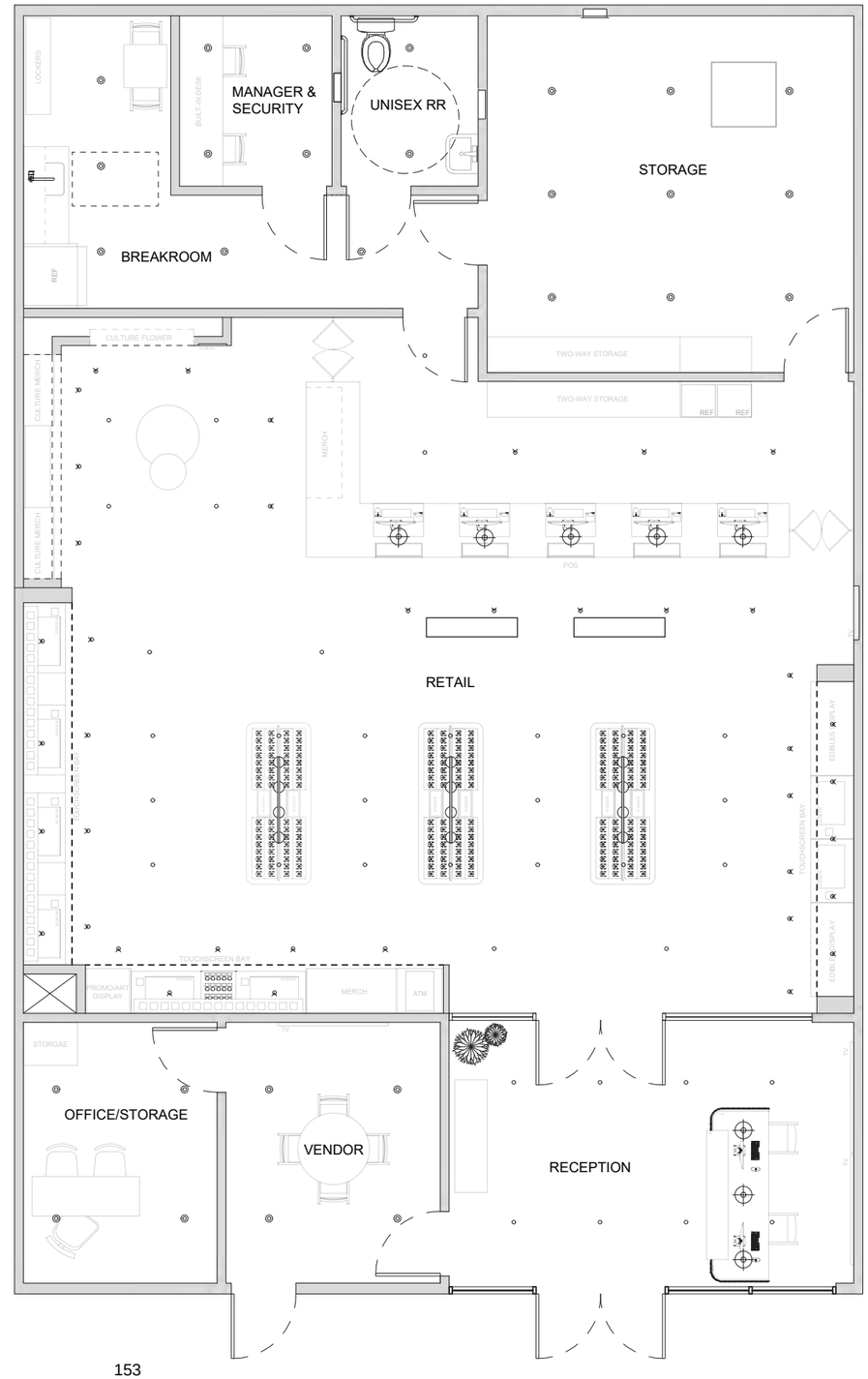


PROPOSED RCP

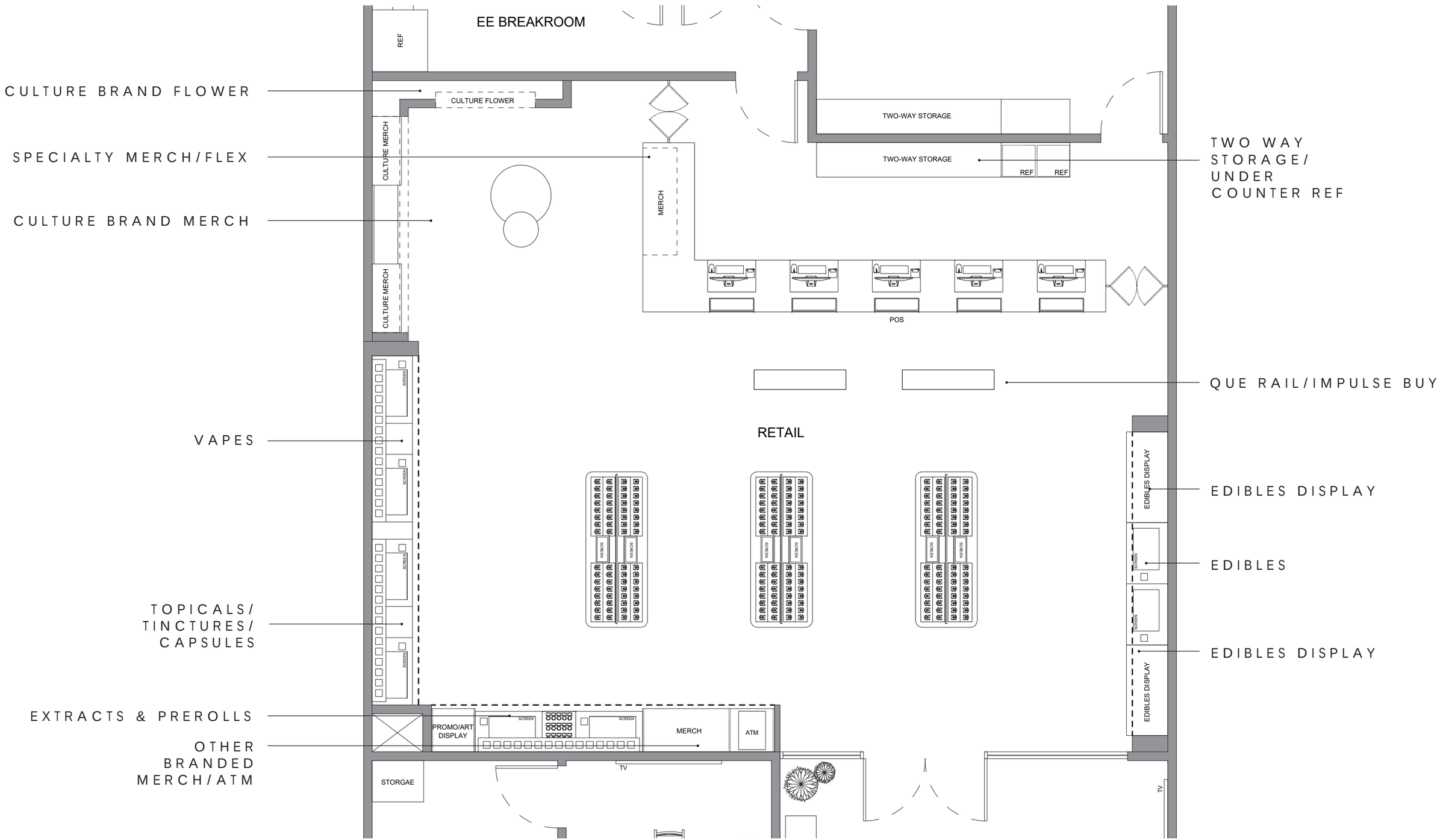
Location: Reception / POS
Vendor: &tradition
SKU: Flowerpot VP1 Mini Pendant
Color: Black

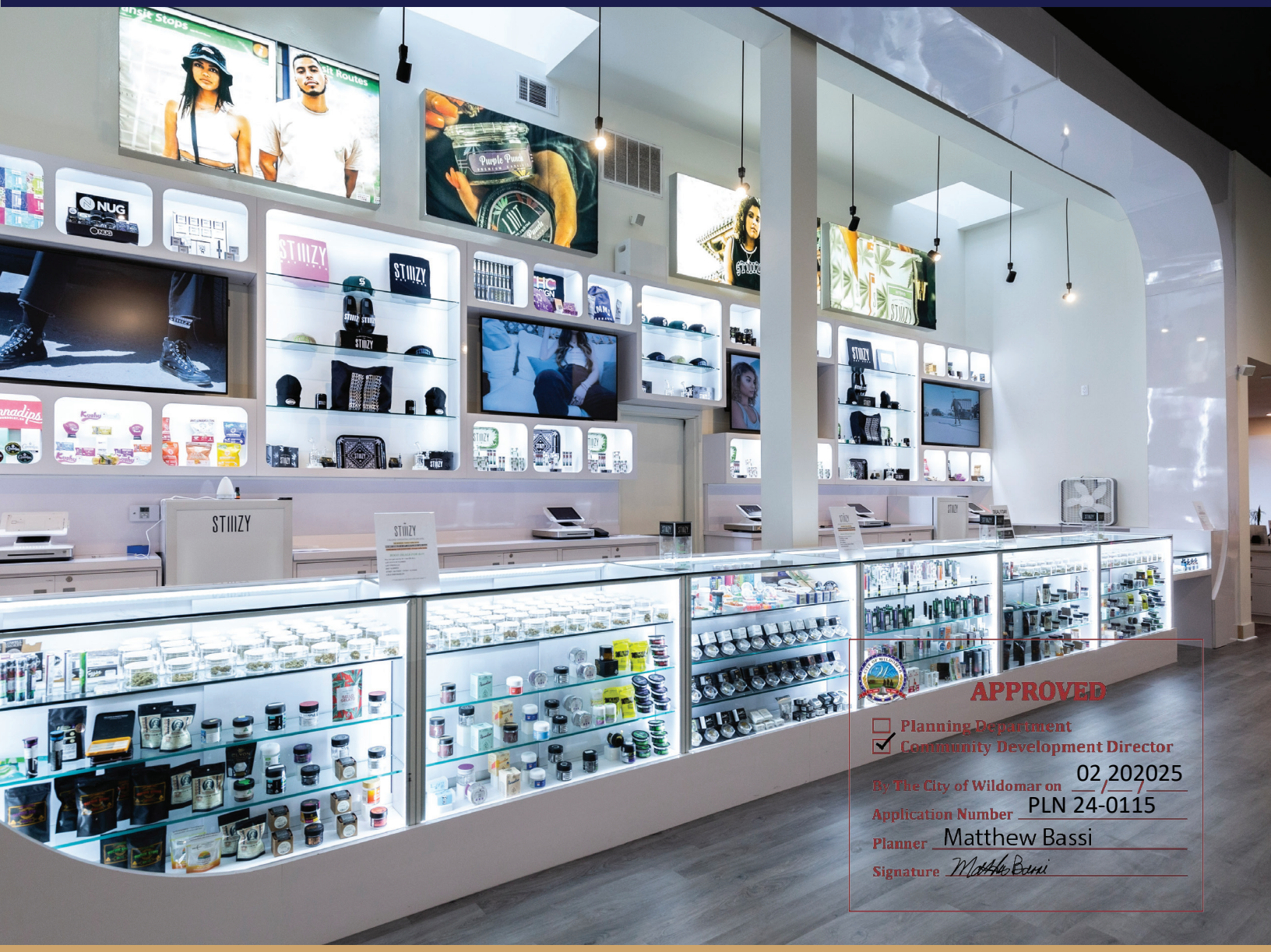


Location: Flower Tables
Vendor: Pholc
SKU: Donna Line Pendant 120
Color: Black



ENLARGED FIXTURE PLAN





STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Local Cannabis Application for Storefront Retail Store

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Outlook

City of Wildomar

From City of Wildomar <noreply@intellipay.com>
Date Wed 12/18/2024 12:57 PM
To Amy Gammon <amy.gammon@stiiizy.com>

City of Wildomar

Payment Receipt

STIIIZY Wildomar LLC dba STIIIZY Mission Trail
33980 Mission Trail
Ste #2
Wildomar CA 92595
9498873375
amy.gammon@stiiizy.com

Your bank account will be debited the amount of the payment.
Please ensure there are sufficient funds available in your bank account to cover this amount.

Resident Account:	STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Invoice:	C46569021
Payment Amount:	**$43,750.00**
Service Fee:	**$1.50**
Payment Total:	**$43,751.50**
Payment Date:	12/18/2024
Bank Name:	
Bank Account:	Checking account ending in 624
Reference Number	C46569021P81473701
Comments:	Cannabis Local Application and CUP Fee for STIIIZY Wildomar LLC dba STIIIZY Mission Trail/ Tak Sato. Project Number PLN # 24-0015. Address- 33980 Mission Trail, Ste #2, Wildomar, CA.
Payment Origin:	Online Payment Terminal
Agent:	Online Payment Page
Merchant#:	M143

Planning Fees

Project Name: STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Project Number: 24-0015

Thank you,
City of Wildomar
Support: 951-677-7751
Email:

* The service fee is non-refundable.

CANNABIS LOCAL LICENSE APPLICATION

CITY OF WILDOMAR
Planning Department
23873 Clinton Keith Road, Suite #201
Wildomar, CA 92595
Tel. (951) 677-7751 Fax. (951) 698-1463

For office use only.

Planning Application Project Number

Cannabis Local License Application

PROJECT INFORMATION:

Project Address/Assessor Parcel Number (include suite number if located in a multi-tenant building):
33980 Mission Trail, Ste A and B, Wildomar, CA 92595 / APN: 366-160-070

General Project Description (a detailed project description and letter of operations must be included as a separate attachment):
Operate a Commercial Cannabis Storefront Retailer in an existing approx. 10,441 sf multi-tenant building utilizing 2275 sf for the operation of the storefront.

* Is this Local License for a Commercial Retail Business/Operation?	■ Yes	☐ No
* Is this Local License for a Cultivation/Operation?	☐ Yes	☒ No
* Is this Local License for a Manufacturing Business/Operation?	☐ Yes	☒ No
* Is this Local License for a Distribution Business/Operation?	☐ Yes	■ No
* Is this Local License for a Testing Laboratory Business/Operation?	☐ Yes	☒ No

	Existing	Proposed (If applicable)
General Plan Designation:	CR	
Zoning Designation:	C-1/C-P	

APPLICANT CONTACT INFORMATION:

Name of Business Entity and Applicant Name:
STIIIZY Wildomar LLC dba STIIIZY Mission Trail / Tak Sato

Mailing Address:
2001 S. Alameda Street, Los Angeles, CA 90058

Telephone:	Fax:	Email Address (required):
310-488-5707	N/A	tak.sato@stiiizy.com

I hereby acknowledge that I am the applicant for this application and certify that all filing requirements have been satisfied for my application. I also acknowledge that any missing items may delay the processing of my application. Signature of Applicant must also be notarized by a Notary Public (see attachment).

Applicant Name (Printed)	Signature of Applicant:	Date:
Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail		12/18/24

PROPERTY OWNER INFORMATION AND PERMISSIONS:

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 18, 2024 before me, Maurice Evan Tafolla-Cunningham, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tak Sato
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAURICE EVAN TAFOLLA-CUNNINGHAM
Notary Public – California
Los Angeles County
Commission # 2418158
My Comm. Expires Sep 24, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Property Owner(s) Name: Edwin and Janice Manske for The Manske Revocable Trust		
Mailing Address: P.O. Box 1209, Wildomar, CA 92595		
Telephone: 951-313-9651	Fax: N/A	Email Address (required): emanske@dc.rr.com

I certify under the penalty of perjury and the laws of the State of California that I (we) am (are) the property owner(s) of the property that is the subject matter of this application, and I (we) am (are) authorizing to, and hereby do consent to the filing of this cannabis 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 Applicant must also be notarized by a Notary Public (see attachment).

Printed Name of Property Owner(s)	Signature of Property Owner(s)
Edwin E. Manske	Edwin E Manske
Printed Name of Property Owner(s)	Signature of Property Owner(s)
Janice Lee Manske	Janice Lee Manske
Printed Name of Property Owner(s)	Signature of Property Owner(s)

Special Notes:

- Prior to submitting the Local License Application form to the Planning Department, you are required to first contact Matthew Bassi, Planning Director by calling at (951) 677-7751, Extension 213, or by email at mbassi@cityofwildomar.org. Application submittals shall be made by appointment only.
- The Applicant and Property Owner signatures must be notarized by a registered Notary Public (see attached form), or the Local license application will not be accepted.
- Commercial Cannabis Retail Businesses are only permitted in the C-1/C-P or C-P-S commercial zoning districts. Refer to the Council Ordinance No. 188 (attached) for licensing standards, conditions and operational requirements.
- Cannabis Cultivation, Manufacturing, Distribution or Testing Laboratories are only permitted in the I-P and M-SC industrial zoning districts. Refer to the Council Ordinance No. 188 (attached) for licensing standards, conditions and operational requirements.
- Please refer to the City's current Fixed-Fee schedule adopted by City Council on November 8, 2023 for the cost of Cannabis Local License application.
- The Local License application must be reviewed and approved by the City prior to scheduling the CUP/DA application for Planning Commission and City Council review and approval.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On January 7, 2025 before me, Dana L. Campbell, Notary Public
(Here insert name and title of the officer)

personally appeared Edwin E. Manske and Janice Lee Manske,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dana L. Campbell
Notary Public Signature

(Notary Public Seal)

DANA L. CAMPBELL
COMM. # 2440018
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 26, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Cannabis Local License
(Title or description of attached document)

Application - Submittal Requirements
(Title or description of attached document continued)

Number of Pages ____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Planning Application Project Number

ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY BY THE APPLICANT

(Project representative signatures will not be accepted.)

I acknowledge and certify that this project application is being submitted and processed as a "fixed fee" application in accordance with City Council action approved on November 8, 2023. I also acknowledge that this fixed fee is based on three (3) Plan Reviews and Approval. For each additional plan review above three (3), an extra fee equal to 25% of the original fixed fee amount for each application type will be due before moving forward, and failure to pay the extra fee will result in the City pausing all work on the project review until the fee is paid. I further acknowledge that if this application requires additional legal review by the city attorney beyond the typical review time stipulated in the fixed fee for each application, an additional charge of $4,969.64 for each 10 additional hours will apply. I lastly acknowledge, upon notification from the City, that if the proposed project becomes inactive for a period of six (6) months, the project will be automatically deemed closed out and withdrawn by the City, and that a new development application and fixed fee (at the time of re-initiation) will be required to restart the project.

ACKNOWLEDGEMENT OF INDEMNIFICATION RESPONSIBILITY BY THE PROJECT APPLICANT

(Project representative signatures will not be accepted.)

The Applicant for this application shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Chapter 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. City shall promptly notify the Applicant of any Action brought and request that Applicant and Property Owner defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The Applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense. Applicant agrees that City will forward monthly invoices to Applicant for attorneys' fees, costs and expenses it has incurred related to its defense of any Action and Applicant agrees

to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Applicant Printed Name

Applicant Signature

12/11/2024

Date

Billing Address: 2001 S. Alameda Street

Address

Los Angeles

City

CA

State

90058

Zip Code

E-mail Contact Information (required): tak.sato@stiiizy.com

Telephone Number: 310-488-5707

Edwin and Janice Manske for The Manske Revocable Trust

Property Owner Printed Name

Property Owner Signature

Date

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 18, 2024 before me, Maurice Evan Tafolla-Cunningham, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Tah Scott
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAURICE EVAN TAFOLLA-CUNNINGHAM
Notary Public – California
Los Angeles County
Commission # 2418158
My Comm. Expires Sep 24, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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to timely payment within thirty (30) days of receipt of the invoice. Within fourteen (14) days of an Action being filed, Applicant agrees to post adequate security or a cash deposit with City in an amount to cover the City's estimated attorneys' fees, costs and expenses incurred by City in the course of the defense in order to ensure timely payment of the City's invoices. The amount of the security or cash deposit shall be determined by the City. City shall cooperate with Applicant in the defense of any Action.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Applicant Printed Name

Applicant Signature

12/11/2024

Date

Billing Address: 2001 S. Alameda Street

Address

Los Angeles

City

CA

State

90058

Zip Code

E-mail Contact Information (required): tak.sato@stiiizy.com

Telephone Number: 310-488-5707

Edwin and Janice Manske for The Manske Revocable Trust

Property Owner Printed Name

Edwin E. Manske

Property Owner Signature

Janice L. Manske

01/07/2025

Date

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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State of California }

County of Riverside }

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(Here insert name and title of the officer)

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

DANA L. CAMPBELL
COMM. # 2440018
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 26, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Cannabis Local License
(Title or description of attached document)

Application/Submittal Requirements
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

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- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CITY OF WILDOMAR
Planning Department

Application Submittal Requirements For Cannabis Local License

Special Note:
The City has officially adopted an "All-Electronic" project application submittal and fixed fee payment process, including submittal of any applicable development plans and all accompanying technical studies (new and resubmittals). When you are ready to make a formal submittal (or resubmittal), please contact Mr. Abdu Lachgar, AICP, Senior Planner at (951) 677-7751, Ext. 203, or via email at alachgar@cityofwildomar.org. Mr. Lachgar will provide detailed instructions on how to make the formal electronic submittal (and resubmittals) and pay the fixed fees.

A. Cannabis Local License Application Submittal Requirements:

The following minimum submittal requirements for a Local License application shall be required (no deviations are allowed):

- ❑ A Completed and Signed/Notarized Application Form & Initial Deposit Fee of $10,661.
- ❑ The Applicant shall submit proof that the he/she is, or will be, entitled to possession of the premises for which application is made. Evidence of lawful possession consists of properly executed deeds of trust, leases, evidence of ownership of the licensed premises, or other written documents acceptable to the City. This information must be submitted concurrently with the Local License application or the application will not be processed.
- ❑ An Authorization Letter from the Applicant and Property Owner (separate letter attachment) for the City to seek verification of the information contained within this application.
- ❑ Proof of the nature of the cannabis business's organizational status, such as articles of incorporation, by-laws, organizational minutes, partnership agreements, or such other documentation acceptable to the city.
- ❑ An authorization letter (signed) from the property owner and/or property management company (if proposed in a multi-tenant retail center) acknowledging submittal of the Local License Application.
- ❑ The Local License "Cannabis Proposal Package" with all the required elements (see below) shall be provided in one (1) Pdf document that includes a cover page, detailed table of contents (TOC), and chapter/section dividers for each section for easy reference.
- ❑ The Applicant shall submit a "Statement of Qualifications" describing the Cannabis Owner(s)/Operator(s) qualifications relative to the Proposal, including experience running businesses similar to the one proposed, including permitted Cannabis and/or non-Cannabis businesses. Provide verifiable, detailed descriptions and other background information for key individuals and owners of 20% or more of the business. Describe other resources, including financial resources, dedicated to implement this Proposal.
- ❑ The Applicant shall submit a detailed "Business/Operations Plan" demonstrating the owner/operator(s) understanding and approach to running the proposed Cannabis business, including proposed/anticipated revenues from the operations, and what methods

and means the cannabis business will take to ensure that the business is integrated into the community. The Plan must provide specific details about the proposed cannabis business and operations, including, but not limited to, the following information:

- A general description of the types of products and services to be provided by the facility;
- A floor plan designating all interior dimensions of the licensed premises and the layout of the cannabis business, including all limited access areas, areas of ingress and egress, and all security cameras. Such floor plan shall also show the principal uses of the floor area depicted therein. For cultivation sites, such floor plan shall distinguish all dimensions of areas in which plants are located; and
- For a retailer, a statement confirming whether delivery service of cannabis to any location outside the premises will be provided and the extent of such service, and in the event delivery is provided, a detailed delivery plan detailing how the retailer will comply with all requirements of this chapter, MAUCRSA, and any other applicable state or local laws.
- Size (square-feet) of proposed facility;
- Hours of operation, number of employees;
- Description of day–to–day operations for all proposed uses;
- State Licensing Requirements;
- How the cannabis business will conform to Ordinance No. 187 & 188 and any applicable state laws;
- How cannabis will be tracked and monitored to prevent diversion;
- A schedule for beginning operation, if successful in obtaining a CUP and State License(s), including a narrative outlining any proposed construction (if applicable) and tenant improvements;

- ☐ The Applicant shall submit a "Fire Protection Plan" (see below) shall be submitted as a separate document and incorporated as an attachment to the project description). Each cannabis business shall have fire protection plan approved by the City's Contract Fire Marshal (Riverside County Fire). The fire protection plan shall be a narrative and also include a detailed fire protection plan delineating the physical location of the specific equipment. The proposed fire protection plan must include the following at a minimum:
  - Summary of the fire protection plan, this shall be included in the project description, all other elements shall be incorporated as a separate attachment, entitled security plan, to the project description.
  - Description of the fire prevention, suppression, HVAC and alarm systems the facility will have in place. An appropriate plan will have considered all possible fire, hazardous material, and inhalation issues/threats and will have both written and physical mechanisms in place to deal with each specific situation.
  - Occupancy Classification. The Use and Occupancy Classification of Marijuana Business. Please identify the proposed use and occupancy classification of the proposed use. Use and occupancy classifications may be found in Chapter 3 of the International Building Code (IBC), and International Fire Code (IFC).
  - Hazard Communication. When storing or using any type of hazardous materials, IFC Section 407 should be followed and the appropriate paperwork made accessible to the fire code official. Additionally, IFC Sections: 5001.3 - 5001.6.3 should be consulted. Section 407 of the IFC gives responders the information of the hazardous chemicals that is on the property.

- Material Safety Data Sheets (MSDS) shall be on property and made easily accessible.
- Containers and/or packages related to hazardous materials shall be properly labeled and warning signage shall be properly displayed and easily visible.
- All persons shall be trained on what to do in the event of an emergency involving hazardous material on the property.

❑ The Applicant shall submit a "Safety/Security Plan" (said plan will not be made publicly available). The security plan for the licensed premises of a cannabis business must include all of the following security requirements:

- Video Surveillance. The licensed premises must be equipped with a video surveillance system that meets all of the requirements set forth in this subsection.
  - Security cameras and digital storage of recordings shall be maintained in good condition and used in an on-going manner, twenty-four hours per day, seven days per week.
  - The security system must maintain at least 90 days of digitally recorded video for each security camera in the licensed premises. Security footage should be stored in an MPEG4, MJPEG, H.264, or another format approved by the local licensing authority in writing.
  - Security cameras must provide adequate and sufficient coverage for the facility, which must include, but need to be limited to, all limited access areas, all areas of ingress and egress, point of sale, the public areas, storage areas, and any other areas as required by this chapter and the MAUCRSA.
  - The video surveillance system must be equipped with a failure notification system that provides prompt notification to the manager of record of the licensed premises of the cannabis business of any surveillance interruption or complete failure of the surveillance system that lasts longer than fifteen minutes.
  - The video surveillance system shall have sufficient battery backup to support a minimum of fifteen minutes of recording in the event of a power outage.
- Alarm System. The licensed premises shall have an audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows, operated, and monitored by a security company licensed by the Department of Consumer Affairs, Bureau of Security and Investigative Services.
- Signage Requirement. The licensed premises must comply with the following signage requirements.
  - A sign shall be posted in a conspicuous place near each point of public access which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one inch in height, stating "All Activities Monitored by Video Camera."
  - Limited access areas shall be clearly identified by the posting of a sign which shall be not less than twelve inches wide and twelve inches long, composed of letters not less than one-half inch in height, which shall state, "Limited Access Area—Authorized Personnel Only."
- Lighting. The business entrance(s) and all window areas shall be illuminated during evening hours. The cannabis business shall comply with the city's lighting standards regarding fixture type, wattage, illumination levels, and shielding. Must be consistent with Chapter 8.64 WMC.

- Commercial-Grade Locks. All points of ingress and egress to a licensed premises shall ensure the use of commercial-grade, nonresidential door locks or window locks.
- Notification of Local Licensing Authority and Law Enforcement. A cannabis business shall notify the local licensing authority and the appropriate law enforcement authorities within twenty-four hours after discovering any of the following:
  - Significant discrepancies identified during inventory;
  - Diversion, theft, loss, or any criminal activity involving the retailer or any employee or agent of the retailer;
  - The loss or unauthorized alteration of records related to cannabis, cannabis patients, primary caregivers, or retailer employees or agents; or
  - Any other breach of security.
- A description of security measures and a proposed schematic (floor or site plan) of the overall facility. The included floor plan or site plan shall depict canopy areas, all areas open to employees, including restrooms, sales areas and areas to secure Cannabis and Cannabis Products. The security plan shall also have details on operational security, including but not limited to general security policies for the facility. In particular, security plans should describe the overall approach to operational safety as it relates to employees, customers, businesses, and the community.

❑ The Applicant shall submit a detailed "Waste Disposal Plan" at the time of application submittal which shall include evaluation of, but not be limited to, the following:

- Chemical, Dangerous and Hazardous Waste. Disposal of chemical, dangerous or hazardous waste must be conducted in a manner consistent with federal, state and local laws, regulations, rules or other requirements. This may include, but is not limited to, the disposal of all pesticide or other chemicals used in the cultivation process, certain solvents or other chemicals used in the production of cannabis concentrate.
- Cannabis Waste. Cannabis waste shall be stored, managed, and disposed of in accordance with Section 5054 (Destruction of Cannabis Goods Prior to Disposal) of Title 16, Division 42 of the California Code of Regulations, as that section may be amended or renumbered from time to time.

❑ The Applicant shall submit an "Odor Abatement Plan" that must address nuisance odors to prevent Cannabis nuisance odors from being detected offsite. All commercial cannabis activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial cannabis activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity (Indoor). In order to control nuisances such as odors, humidity and mold, state what equipment and measures that the business will implement.

❑ The Applicant shall submit a "Visitor Requirement Plan" outlining how visitors will be managed that includes, but is not be limited to, the following requirements:

- Visitors. Any individual permitted to enter a limited access area who is not an owner or employee of the cannabis business is a visitor for the purposes of this section. Notwithstanding the foregoing, state and local employees, or their official designees, shall not be considered a visitor provided the individual is on the licensed premises for purposes of official government business.

- Visitors Identification and Record Requirements. Prior to permitting a visitor into a limited access area, a cannabis business must check the individual's valid government issued identification. The visitor shall be required to sign the cannabis business's visitor log, which must include the individual's name, date of entry, and purpose for entry.
- Visitors Must Be at Least Twenty-One Years of Age. A cannabis business may not permit a visitor who is less than twenty-one years of age to enter a limited access area.
- Visitors Prohibited Conduct. A visitor shall not be permitted to engage in the cultivation, preparation, processing, manufacturing, packaging, labeling, transportation, or sale of cannabis.

❑ One current Preliminary Title Report (in Pdf Format) of all properties covered by the proposed cannabis business project, including a copy of all legal documents (deed, easement, etc.) mentioned in the title report. The title report shall not be more than six (6) months old at the time of application submittal.

❑ One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated (Pdf Format).

❑ One (1) professionally drawn (by a survey engineer, architect, etc.) radius map showing and identifying all adjacent residential land uses within a 100' radius of the Project Site. For the purposes of measurement, all distances shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business will be located, to the nearest property line of the adjoining parcel where such residential use is located. If the cannabis business will be located in a multi-unit building, the distance shall be measured from the nearest point of the suite in which the cannabis business will be located to the property line. Any Cannabis business located within a 100-foot radius of an adjacent residential use (as described above) is prohibited and the CUP/Development Agreement application will not be accepted (Chapter 17.315.070 of the WMC).

❑ One (1) professionally drawn (by a survey engineer, architect, etc.) radius map showing the location of any public/private school, commercial day care center, parks and/or youth centers (as defined in Chapter 17.315.070 of the WMC) within a 600-foot radius of the Project Site. For the purposes of measurement, all distances shall be measured in a straight line, without regard to intervening structures or topography, from the nearest point of the building or structure in which the cannabis business will be located, to the nearest property line of the adjoining parcel where such use noted above is located. If the cannabis business will be located in a multi-unit building, the distance shall be measured from the nearest point of the suite in which the cannabis business will be located to the property line. Any Cannabis business located within a 600-foot radius of an adjacent use (as described above) is prohibited and the CUP/Development Agreement application will not be accepted (Chapter 17.315.070 of the WMC).

❑ The Applicant shall provide any additional information that the City may request to process and fully investigate the Local License application. Failure to provide such additional information may result in denial of the application.

B. Applicant / Property Owner Acknowledgements:

- ❑ The Applicant/Property Owner hereby acknowledges and understands the Local License application must be reviewed and approved by the City prior to making a formal submittal of the CUP/Development Agreement application package.

- ❑ The Applicant/Property Owner hereby acknowledges to provide any additional information that the City may request to process and fully investigate this Local License application, and that failure to provide such additional information requested by the City may result in denial of the application.

- ❑ The Applicant/Property Owner acknowledges that the City has 30-days from application submittal and payment of fees to perform its first completeness review of the application and accompanying materials/information. If the application is incomplete, the City will prepare, in writing, an incompleteness letter and provide that to the Applicant. The Applicant will then have up to 30-days to cure the incompleteness by submitting the information and/or documentation outlined in the City's incompleteness letter.

- ❑ By submitting this Local License application, the Applicant and/or Property Owner, hereby acknowledges that the Local License, if approved, is valid for two (2) years from date of approval by the City (refer to Chapter 5.76.060.F of the WMC), and must be renewed every two (2) years thereafter. The application for renewal must be made at least 30 days prior to its expiration in accordance Chapter 5.76.090 of the WMC (Ordinance 188).

- ❑ The Applicant/Property Owner acknowledges that payment of the City's Regulatory License fee (as set forth in Council Resolution No. 2020-35) is valid for a two (2) year period from the approval date of the Local License application. The regulatory license fee ($142,615.60 total) may be paid in full upfront at the time of issuance of Occupancy Permits. Or if the Applicant chooses, the regulatory fee may be paid in two (2) equal installments with payment #1 (50%) due at the time of issuance of a Certificate of Occupancy, followed by payment #2 (50%) due within six (6) months after issuance of a Certificate of Occupancy. The amount of the first regulatory licensing fee will be prorated based on the amount of time remaining on the license at the time a Certificate of Occupancy is issued. Beginning in Year #3 and onward, the regulatory license fee shall be paid in full up front ($142,615.60) concurrently with the renewal of the 2-year Local License application.

- ❑ By submitting this Local License application, the Applicant and/or Property Owner, hereby acknowledges that the City may place conditions upon the approval of the Local License which are, in the opinion of the City, reasonably related to the protection of the health, safety and welfare of the neighborhood in which the proposed licensed premises is to be located and of the general public.

- ❑ By submitting this Local License application, the Applicant/Property Owner acknowledges and provides authorization for the City to seek verification of the information contained within the application, and any such additional and further information, as is deemed necessary by the City.

- ❑ By submitting this Local License application, the Applicant and/or Property Owner, hereby acknowledges that, in addition to any applicable requirements in Chapter 17.315 of the WMC (Ordinance No. 187), that application for transfers of or changes to the ownership of a licensee, modifications to a licensed premises, and changes of location of a cannabis business shall comply with Chapter 5.76.080 of the WMC (Ordinance 188).

- ❑ By submitting this Local License application, the Applicant and/or Property Owner, hereby acknowledges that the cannabis business shall comply with the operational requirements set forth in Chapter 5.76.110 of the WMC. (Ordinance 188)

- ❑ By submitting this Local License application for a retail business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall also comply the specific retailer requirements set forth in Chapter 5.76.120 of the WMC. (Ordinance 188)
- ❑ By submitting this Local License application for manufacturing business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific manufacturing requirements set forth in Chapter 5.76.130 of the WMC. (Ordinance 188)
- ❑ By submitting this Local License application for cultivation business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific cultivation requirements set forth in Chapter 5.76.140 of the WMC. (Ordinance 188)
- ❑ By submitting this Local License application for distribution business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific distribution requirements set forth in Chapter 5.76.150 of the WMC. (Ordinance 188)
- ❑ By submitting this Local License application for a testing laboratory business, the Applicant and/or Property Owner hereby acknowledges that the cannabis business shall comply with the specific testing laboratory requirements set forth in Chapter 5.76.160 of the WMC. (Ordinance 188)
- ❑ The Applicant/Property Owner further acknowledge that in addition to obtaining a Local License that a Conditional Use Permit (CUP) and Development Agreement (DA) application (and accompanying deposit account fees) shall also be submitted and approved by the Planning Commission and City Council. While not required, the Applicant is encouraged to submit the CUP and DA application concurrently with the Local License application.
- ❑ The Applicant/Property Owner acknowledges that the Local License must be approved by the City, and be in good standing, before a public hearing is set before Planning Commission & City Council.
- ❑ By submitting this Local License application, the Applicant and/or Property Owner, hereby acknowledges that they have read Ordinance 188 (attached hereto) which establishes specific commercial cannabis licensing regulations which were approved by the City Council on May 28, 2020 and June 10, 2020 and which became effective on July 10, 2020.
- ❑ By signing below (and Notarized), the Applicant and Property Owner certifies under the penalty of perjury, that they acknowledge these statements and that all the information provided in this Local License application is true and correct.

Tak Sato for STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Applicant Printed Name

Signature of Applicant

12/18/2024

Date

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On December 18, 2024 (Date) before me, Maurice Evan Tafolla-Cunningham, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Taki Sato (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MAURICE EVAN TAFOLLA-CUNNINGHAM
Notary Public – California
Los Angeles County
Commission # 2418158
My Comm. Expires Sep 24, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Edwin and Janice Manske for The Manske Revocable Trust

Property Owner Printed Name

Edwin E Manske

Signature of Property Owner

Janice L. Manske

01/07/2025

Date

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Riverside }

On January 7, 2025 before me, Dana L. Campbell, Notary Public,
(Here insert name and title of the officer)

personally appeared Edwin E. Manske and Janice L. Manske,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dana L Campbell
Notary Public Signature (Notary Public Seal)

DANA L. CAMPBELL
COMM. # 2440018
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. MAR. 26, 2027

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Application Submittal Requirements
(Title or description of attached document)

for Cannabis Local License
(Title or description of attached document continued)

Number of Pages ____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EVIDENCE OF LAWFUL POSSESSION

-EXECUTED LEASE-

CALIFORNIA ASSOCIATION OF REALTORS®

COMMERCIAL LEASE AGREEMENT

(C.A.R. Form CL, Revised 12/23)

Date (For reference only): *December 27, 2024*

The Manske Revocable Trust (Owner, Authorized Broker or Agent, or Property Manager, ("Landlord")) and *STIIZY Wildomar, LLC,* ("Tenant") agree as follows:

1. **PROPERTY:** Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as *33980 Mission Trail Unit A&B, Wildomar, CA 92595* ("Premises"), which comprise approximately *25.270* % of the total square footage of rentable space in the entire property. See exhibit _____ for a further description of the Premises.
2. **TERM:** The term begins on (date) *January 1, 2025* ("Commencement Date"),
   (Check A or B):
   A. [X] **Lease:** and shall terminate on (date) *12/31/2034* at *11:59* [ ] AM [X] PM. Any holding after the term of this agreement expires, with Landlord's consent, shall create a month-to-month tenancy that either party may terminate as specified in **paragraph 2B**. Rent shall be at a rate equal to the rent for the immediately preceding month, payable in advance. All other terms and conditions of this agreement shall remain in full force and effect.
   B. [ ] **Month-to-month:** and continues as a month-to-month tenancy. Either party may terminate the tenancy by giving written notice to the other at least 30 days prior to the intended termination date, subject to any applicable laws. Such notice may be given on any date.
   C. RENEWAL OR EXTENSION TERMS: _____ OR [X] See attached addendum.
3. **BASE RENT:**
   A. Tenant agrees to pay Base Rent at the rate of (CHECK ONE ONLY):
   [ ] (1) $_____ per month, for the term of the agreement.
   [ ] (2) $_____ per month, for the first 12 months of the agreement. Commencing with the 13th month, and upon expiration of each 12 months thereafter, rent shall be adjusted according to any increase in the U.S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor for All Urban Consumers ("CPI") for *Riverside County* (the city nearest the location of the Premises), based on the following formula: Base Rent will be multiplied by the most current CPI preceding the first calendar month during which the adjustment is to take effect, and divided by the most recent CPI preceding the Commencement Date. In no event shall any adjusted Base Rent be less than the Base Rent for the month immediately preceding the adjustment. If the CPI is no longer published, then the adjustment to Base Rent shall be based on an alternate index that most closely reflects the CPI.
   [ ] (3) $_____ per month for the period commencing _____ and ending _____ and $_____ per month for the period commencing _____ and ending _____ and $_____ per month for the period commencing _____ and ending _____.
   [ ] (4) In accordance with the attached rent schedule.
   [X] (5) Other: *Per Addendum No. 1 which is hereby incorporated into this agreement* .
   B. Base Rent is payable in advance on the 1st (or [ ] _____) day of each calendar month, and is delinquent on the next day.
   C. If the Commencement Date falls on any day other than the first day of the month, Base Rent for the first calendar month shall be prorated based on a 30-day period. If Tenant has paid one full month's Base Rent in advance of Commencement Date, Base Rent for the second calendar month shall be prorated based on a 30-day period.
4. **RENT:**
   A. Definition: ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit.
   B. Payment: Rent shall be paid to (Name) *Scout Property Management* at (address) *41955 Fourth Street; Suite 102 Temecula, CA 92590*, or at any other location specified by Landlord in writing to Tenant.
   C. Timing: Base Rent shall be paid as specified in **paragraph 3**. All other Rent shall be paid within 30 days after Tenant is billed by Landlord.
5. **EARLY POSSESSION:** Tenant is entitled to possession of the Premises on _____ . If Tenant is in possession prior to the Commencement Date, during this time **(i)** Tenant is not obligated to pay Base Rent, and **(ii)** Tenant [ ] is [ ] is not obligated to pay Rent other than Base Rent. Whether or not Tenant is obligated to pay Rent prior to Commencement Date, Tenant is obligated to comply with all other terms of this agreement.
6. **SECURITY DEPOSIT:**
   A. Tenant agrees to pay Landlord $*20,000.00* as a security deposit. Tenant agrees not to hold Broker responsible for its return. (IF CHECKED:) [ ] If Base Rent increases during the term of this agreement, Tenant agrees to increase deposit by the same proportion as the increase in Base Rent.
   B. All or any portion of the security deposit may be used, as reasonably necessary, to: **(i)** cure Tenant's default in payment of Rent, late charges, non-sufficient funds ("NSF") fees, or other sums due; **(ii)** repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; **(iii)** broom clean the Premises, if necessary, upon termination of tenancy; and **(iv)** cover any other unfulfilled obligation of Tenant. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 30 days after Landlord receives possession of the Premises, Landlord shall: **(i)** furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition, and **(ii)** return any remaining portion of security deposit to Tenant. However, if the Landlord's only claim upon the security deposit is for unpaid Rent, then the remaining portion of the security deposit, after deduction of unpaid Rent, shall be returned within 14 days after the Landlord receives possession.
   C. No interest will be paid on security deposit, unless required by local ordinance.

7. PAYMENTS:

	TOTAL DUE	PAYMENT RECEIVED	BALANCE DUE	DUE DATE
A. Rent: From *01/01/2025* To *01/31/2025*	$ *5,000.00*	$	$ *5,000.00*	*12/31/2024*
B. Security Deposit	$ *20,000.00*	$	$ *20,000.00*	*12/31/2024*
C. Other: Category	$	$	$	
D. Other: Category	$	$	$	
E. Total:	$ *25,000.00*	$	$ *25,000.00*	*12/31/2024*

8. PARKING: Tenant is entitled to *open* unreserved and *zero (0)* reserved vehicle parking spaces. The right to parking [X] is [ ] is not included in the Base Rent charged pursuant to **paragraph 3**. If not included in the Base Rent, the parking rental fee shall be an additional $_____ per month. Parking space(s) are to be used for parking operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked in parking spaces or on the Premises. Mechanical work or storage of inoperable vehicles is not allowed in parking space(s) or elsewhere on the Premises. No overnight parking is permitted.

9. ADDITIONAL STORAGE: Storage is permitted as follows: *within the walls of the suite*. The right to additional storage space [X] is [ ] is not included in the Base Rent charged pursuant to **paragraph 3**. If not included in Base Rent, storage space shall be an additional $_____ per month. Tenant shall store only personal property that Tenant owns, and shall not store property that is claimed by another, or in which another has any right, title, or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, or other dangerous or hazardous material. Tenant shall pay for, and be responsible for, the clean-up of any contamination caused by Tenant's use of the storage area.

10. LATE CHARGE; INTEREST; NSF CHECKS: Tenant acknowledges that either late payment of Rent or issuance of a NSF check may cause Landlord to incur costs and expenses, the exact amount of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of Rent due from Tenant is not received by Landlord within 5 calendar days after date due, or if a check is returned NSF, Tenant shall pay to Landlord, respectively, $_____ as late charge, plus 10% interest per annum on the delinquent amount and $25.00 as a NSF fee, any of which shall be deemed additional Rent. Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by reason of Tenant's late or NSF payment. Any late charge, delinquent interest, or NSF fee due shall be paid with the current installment of Rent. Landlord's acceptance of any late charge or NSF fee shall not constitute a waiver as to any default of Tenant. Landlord's right to collect a Late Charge or NSF fee shall not be deemed an extension of the date Rent is due under **paragraph 4,** or prevent Landlord from exercising any other rights and remedies under this agreement, and as provided by law.

11. CONDITION OF PREMISES: Tenant has examined the Premises and acknowledges that Premises is clean and in operative condition, with the following exceptions: *property is leased "as is"*.
Items listed as exceptions shall be dealt with in the following manner: _____.

12. ZONING AND LAND USE: Tenant accepts the Premises subject to all local, state and federal laws, regulations and ordinances ("Laws"). Landlord makes no representation or warranty that Premises are now or in the future will be suitable for Tenant's use. Tenant has made its own investigation regarding all applicable Laws.

13. TENANT OPERATING EXPENSES: Tenant agrees to pay for all utilities and services directly billed to Tenant.

14. PROPERTY OPERATING EXPENSES:

A. Tenant agrees to pay its proportionate share of Landlord's estimated monthly property operating expenses, including but not limited to, common area maintenance, consolidated utility and service bills, insurance, and real property taxes, based on the ratio of the square footage of the Premises to the total square footage of the rentable space in the entire property.

B. [ ] (If checked) **paragraph 14** does not apply.

15. USE: The Premises are for the sole use as *Cannabis Dispensary (see Addendum No. 2)*.
No other use is permitted without Landlord's prior written consent. If any use by Tenant causes an increase in the premium on Landlord's existing property insurance, Tenant shall pay for the increased cost. Tenant will comply with all Laws affecting its use of the Premises.

16. RULES/REGULATIONS: Tenant agrees to comply with all rules and regulations of Landlord (and, if applicable, Owner's Association) that are at any time posted on the Premises or delivered to Tenant. Tenant shall not, and shall ensure that guests and licensees of Tenant do not, disturb, annoy, endanger, or interfere with other tenants of the building or neighbors, or use of the Premises for any unlawful purposes, including, but not limited to, using, manufacturing, selling, storing, or transporting illicit drugs or other contraband, or violate any law or ordinance, or committing a waste or nuisance on or about the Premises.

17. MAINTENANCE:

A. Tenant **OR** [ ] (**If checked**, Landlord) shall professionally maintain the Premises including heating, air conditioning, electrical, plumbing and water systems, if any.

B. Tenant **OR** [ ] (**If checked**, Landlord) shall keep glass, windows and doors in operable and safe condition.

C. Landlord **OR** [ ] (**If checked**, Tenant) shall maintain the roof, foundation, exterior walls, common areas and *will be billable on Tenant's NNN charges*.

D. Unless Landlord is indicated above, if Tenant fails to maintain the Premises, or keep it in operable and safe condition, as specified in 17 A-C, Landlord may contract for or perform such services to maintain the Premises, or keep it in operable and safe condition, as specified in 17 A-C, and charge Tenant for Landlord's cost.

18. ALTERATIONS: Tenant shall not make any alterations in or about the Premises, including installation of trade fixtures and signs, without Landlord's prior written consent, which shall not be unreasonably withheld. Any alterations to the Premises shall be done according to Law and with required permits. Tenant shall give Landlord advance notice of the commencement date of any planned alteration, so that Landlord, at its option, may post a Notice of Non-Responsibility to prevent potential liens against Landlord's interest in the Premises. Landlord may also require Tenant to provide Landlord with lien releases from any contractor performing work on the Premises.

19. GOVERNMENT IMPOSED ALTERATIONS: Any alterations required by Law as a result of Tenant's use shall be Tenant's responsibility. Landlord shall be responsible for any other alterations required by Law.

20. **ENTRY:** Tenant shall make Premises available to Landlord or Landlord's agent for the purpose of entering to make inspections, necessary or agreed repairs, alterations, or improvements, or to supply necessary or agreed services, or to show Premises to prospective or actual purchasers, tenants, mortgagees, lenders, appraisers, or contractors. Landlord and Tenant agree that 24 hours notice (oral or written) shall be reasonable and sufficient notice. In an emergency, Landlord or Landlord's representative may enter Premises at any time without prior notice.
21. **SIGNS:** Tenant authorizes Landlord to place a FOR SALE sign on the Premises at any time, and a FOR LEASE sign on the Premises within the **90 (or ☐ _____) day** period preceding the termination of the agreement.
22. **SUBLETTING/ASSIGNMENT:** Tenant shall not sublet or encumber all or any part of Premises, or assign or transfer this agreement or any interest in it, without the prior written consent of Landlord, which shall not be unreasonably withheld. Unless such consent is obtained, any subletting, assignment, transfer, or encumbrance of the Premises, agreement, or tenancy, by voluntary act of Tenant, operation of law, or otherwise, shall be null and void, and, at the option of Landlord, terminate this agreement. Any proposed sublessee, assignee, or transferee shall submit to Landlord an application and credit information for Landlord's approval, and, if approved, sign a separate written agreement with Landlord and Tenant. Landlord's consent to any one sublease, assignment, or transfer, shall not be construed as consent to any subsequent sublease, assignment, or transfer, and does not release Tenant or Tenant's obligation under this agreement.
23. **POSSESSION:** If Landlord is unable to deliver possession of Premises on Commencement Date, such date shall be extended to the date on which possession is made available to Tenant. However, the expiration date shall remain the same as specified in **paragraph 2**. If Landlord is unable to deliver possession within **60 (or ☐ ___)** calendar days after the agreed Commencement Date, Tenant may terminate this agreement by giving written notice to Landlord, and shall be refunded all Rent and security deposit paid.
24. **TENANT'S OBLIGATIONS UPON VACATING PREMISES:** Upon termination of agreement, Tenant shall: **(i)** give Landlord all copies of all keys or opening devices to Premises, including any common areas; **(ii)** vacate Premises and surrender it to Landlord empty of all persons and personal property; **(iii)** vacate all parking and storage spaces; **(iv)** deliver Premises to Landlord in the same condition as referenced in paragraph 11; **(v)** clean Premises; **(vi)** give written notice to Landlord of Tenant's forwarding address; and **(vii)** _____ _____.
All improvements installed by Tenant, with or without Landlord's consent, become the property of Landlord upon termination. Landlord may nevertheless require Tenant to remove any such improvement that did not exist at the time possession was made available to Tenant.
25. **BREACH OF CONTRACT/EARLY TERMINATION:** In event Tenant, prior to expiration of this agreement, breaches any obligation in this agreement, abandons the premises, or gives notice of tenant's intent to terminate this tenancy prior to its expiration, in addition to any obligations established by **paragraph 24**, Tenant shall also be responsible for lost rent, rental commissions, advertising expenses, and painting costs necessary to ready Premises for re-rental. Landlord may also recover from Tenant: **(i)** the worth, at the time of award, of the unpaid Rent that would have been earned at the time of termination; **(ii)** the worth, at the time of award, of the amount by which the unpaid Rent that would have been earned after expiration until the time of award exceeds the amount of such rental loss the Tenant proves could have been reasonably avoided; and **(iii)** the worth, at the time of award, of the amount by which the unpaid Rent for the balance of the term after the time of award exceeds the amount of such rental loss that Tenant proves could be reasonably avoided. Landlord may elect to continue the tenancy in effect for so long as Landlord does not terminate Tenant's right to possession, by either written notice of termination of possession or by reletting the Premises to another who takes possession, and Landlord may enforce all Landlord's rights and remedies under this agreement, including the right to recover the Rent as it becomes due.
26. **DAMAGE TO PREMISES:** If, by no fault of Tenant, Premises are totally or partially damaged or destroyed by fire, earthquake, accident or other casualty, Landlord shall have the right to restore the Premises by repair or rebuilding. If Landlord elects to repair or rebuild, and is able to complete such restoration within 90 days from the date of damage, subject to the terms of this paragraph, this agreement shall remain in full force and effect. If Landlord is unable to restore the Premises within this time, or if Landlord elects not to restore, then either Landlord or Tenant may terminate this agreement by giving the other written notice. Rent shall be abated as of the date of damage. The abated amount shall be the current monthly Base Rent prorated on a 30-day basis. If this agreement is not terminated, and the damage is not repaired, then Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of the Premises. If total or partial destruction or damage occurs as a result of an act of Tenant or Tenant's guest, **(i)** only Landlord shall have the right, at Landlord's sole discretion, within 30 days after such total or partial destruction or damage to treat the lease as terminated by Tenant, and (ii) Landlord shall have the right to recover damages from Tenant.
27. **HAZARDOUS MATERIALS:** Tenant shall not use, store, generate, release or dispose of any hazardous material on the Premises or the property of which the Premises are part. However, Tenant is permitted to make use of such materials that are required to be used in the normal course of Tenant's business provided that Tenant complies with all applicable Laws related to the hazardous materials. Tenant is responsible for the cost of removal and remediation, or any clean-up of any contamination caused by Tenant.
28. **CONDEMNATION:** If all or part of the Premises is condemned for public use, either party may terminate this agreement as of the date possession is given to the condemner. All condemnation proceeds, exclusive of those allocated by the condemner to Tenant's relocation costs and trade fixtures, belong to Landlord.
29. **INSURANCE:** Tenant's personal property, fixtures, equipment, inventory and vehicles are not insured by Landlord against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. Tenant is to carry Tenant's own property insurance to protect Tenant from any such loss. In addition, Tenant shall carry (i) liability insurance in an amount of not less than $*2,000,000.0* and (ii) property insurance in an amount sufficient to cover the replacement cost of the property if Tenant is responsible for maintenance under **paragraph 17B**. Tenant's insurance shall name Landlord and Landlord's agent as additional insured. Tenant, upon Landlord's request, shall provide Landlord with a certificate of insurance establishing Tenant's compliance. Landlord shall maintain liability insurance insuring Landlord, but not Tenant, in an amount of at least $*1,000,000.00* , plus property insurance in an amount sufficient to cover the replacement cost of the property unless Tenant is responsible for maintenance pursuant to **paragraph 17B**. Tenant is advised to carry business interruption insurance in an amount at least sufficient to cover Tenant's complete rental obligation to Landlord. Landlord is advised to obtain a policy of rental loss insurance. Both Landlord and Tenant release each other, and waive their respective rights to subrogation against each other, for loss or damage covered by insurance.
30. **TENANCY STATEMENT (ESTOPPEL CERTIFICATE):** Tenant shall execute and return a tenancy statement (estoppel certificate), delivered to Tenant by Landlord or Landlord's agent, within 3 days after its receipt. The tenancy statement shall acknowledge that this agreement is unmodified and in full force, or in full force as modified, and state the modifications. Failure to comply with this requirement: **(i)** shall be deemed Tenant's acknowledgment that the tenancy statement is true and correct, and may be relied upon by a prospective lender or purchaser; and **(ii)** may be treated by Landlord as a material breach of this agreement. Tenant shall also prepare, execute, and deliver to Landlord any financial statement (which will be held in confidence) reasonably requested by a prospective lender or buyer.

31. **LANDLORD'S TRANSFER:** Tenant agrees that the transferee of Landlord's interest shall be substituted as Landlord under this agreement. Landlord will be released of any further obligation to Tenant regarding the security deposit, only if the security deposit is returned to Tenant upon such transfer, or if the security deposit is actually transferred to the transferee. For all other obligations under this agreement, Landlord is released of any further liability to Tenant, upon Landlord's transfer.
32. **SUBORDINATION:** This agreement shall be subordinate to all existing liens and, at Landlord's option, the lien of any first deed of trust or first mortgage subsequently placed upon the real property of which the Premises are a part, and to any advances made on the security of the Premises, and to all renewals, modifications, consolidations, replacements, and extensions. However, as to the lien of any deed of trust or mortgage entered into after execution of this agreement, Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default and so long as Tenant pays the Rent and observes and performs all of the provisions of this agreement, unless this agreement is otherwise terminated pursuant to its terms. If any mortgagee, trustee, or ground lessor elects to have this agreement placed in a security position prior to the lien of a mortgage, deed of trust, or ground lease, and gives written notice to Tenant, this agreement shall be deemed prior to that mortgage, deed of trust, or ground lease, or the date of recording.
33. **TENANT REPRESENTATIONS; CREDIT:** Tenant warrants that all statements in Tenant's financial documents and rental application are accurate. Tenant authorizes Landlord and Broker(s) to obtain Tenant's credit report at time of application and periodically during tenancy in connection with approval, modification, or enforcement of this agreement. Landlord may cancel this agreement: **(i)** before occupancy begins, upon disapproval of credit report(s); or **(ii)** at any time, upon discovering that information in Tenant's application is false. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency, if Tenant fails to pay Rent or comply with any other obligation under this agreement.
34. **CONSTRUCTION-RELATED ACCESSIBILITY STANDARDS:**
    - **A.** Landlord states that the Premises ☐ have, or ☒ have not been inspected by a Certified Access Specialist (CASp).
    - **B.** **If** the Premises have been inspected by a CASp,
      - (1) Landlord states that the Premises ☐ have, or ☐ have not been determined to meet all applicable construction-related accessibility standards pursuant to Civil Code Section 55.53. Landlord shall provide Tenant a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) as specified below.
      - (2) ☐ **(i)** Tenant has received a copy of the report at least 48 hours before executing this lease. Tenant has no right to rescind the lease based upon information contained in the report.
      - OR ☐ **(ii)** Tenant has received a copy of the report prior to, but no more than, 48 hours before, executing this lease. Based upon information contained in the report, Tenant has 72 hours after execution of this lease to rescind it.
      - OR ☐ **(iii)** Tenant has not received a copy of the report prepared by the CASp prior to execution of this lease. Landlord shall provide a copy of the report prepared by the CASp (and, if applicable a copy of the disability access inspection certificate) within 7 days after execution of this lease. Tenant shall have up to 3 days thereafter to rescind the lease based upon information in the report.
    - **C.** If the Premises have not been inspected by a CASp or a certificate was not issued by the CASp who conducted the inspection, "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises."
    - **D.** Notwithstanding anything to the contrary in **paragraph 17, 18, 19** or elsewhere in the lease, any repairs or modifications necessary to correct violations of construction related accessibility standards to the Premises are the responsibility of the ☒ Tenant, ☐ Landlord, ☐ Other _____ .
35. **MEDIATION:** Tenant and Landlord agree to mediate any dispute or claim arising between them out of this agreement, or any resulting transaction, before resorting to arbitration or court action, subject to **paragraph 36** below. **Paragraphs 36B** and **C** apply whether or not the arbitration provision is initialed. Mediation fees, if any, shall be divided equally among the parties involved. If for any dispute or claim to which this paragraph applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.

36. ARBITRATION OF DISPUTES:

A. Tenant and Landlord agree that any dispute or claim in Law or equity arising between them out of this agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 36B and C below. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of real estate transactional law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05.

B. EXCLUSIONS FROM MEDIATION AND ARBITRATION: The following matters are excluded from Mediation and Arbitration hereunder: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; (iii) the filing or enforcement of a mechanic's lien; (iv) any matter that is within the jurisdiction of a probate, small claims, or bankruptcy court; and (v) and action for bodily injury or wrongful death, or for latent or patent defects to which Code of Civil Procedure §337.1 or §337.15 applies. The filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a violation of the mediation and arbitration provisions.

C. BROKERS: Tenant and Landlord agree to mediate and arbitrate disputes or claims involving either or both Brokers, provided either or both Brokers shall have agreed to such mediation or arbitration, prior to, or within a reasonable time after the dispute or claim is presented to Brokers. Any election by either or both Brokers to participate in mediation or arbitration shall not result in Brokers being deemed parties to the agreement.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Landlord's Initials DS EEM / _____ Tenant's Initials Initial TS / _____

37. JOINT AND INDIVIDUAL OBLIGATIONS: If there is more than one Tenant, each on shall be individually and completely responsible for the performance of all obligations of Tenant under this agreement, jointly with every other Tenant, and individually, whether or not in possession.

38. NOTICE: Notices may be served by mail, email, or courier at the contact information provided in the signature section for Landlord or Tenant, or at any other location subsequently designated and is deemed effective upon personal receipt by either party or their agent.

39. WAIVER: The waiver of any breach shall not be construed as a continuing waiver of the same breach or a waiver of any subsequent breach.

40. INDEMNIFICATION: Tenant shall indemnify, defend and hold Landlord harmless from all claims, disputes, litigation, judgments and attorney fees arising out of Tenant's use of the Premises.

41. OTHER TERMS AND CONDITIONS/SUPPLEMENTS: ***Tenant takes Property "as is" and all Tenant Improvements shall be at Tenants' sole expense. Upon commencement of Tenant Improvements, Landlord shall post a Notice of Non Responsibility to which tenant shall comply.***

The following ATTACHED supplements/exhibits are incorporated into this agreement: EXHIBIT: Rules and Regulations for Shopping Center and Office and Industrial Space, Addendum No. 1, and Addendum No. 2.

The following ATTACHED supplements/exhibits are incorporated in this agreement: ☐ Option Agreement (C.A.R. Form OA) _____

42. ATTORNEY FEES: In any action or proceeding arising out of this agreement, the prevailing party between Landlord and Tenant shall be entitled to reasonable attorney fees and costs from the non-prevailing Landlord or Tenant, except as provided in paragraph 35A.

43. ENTIRE CONTRACT: Time is of the essence. All prior agreements between Landlord and Tenant are incorporated in this agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this agreement constitutes the complete and exclusive statement of its terms, and that no extrinsic evidence whatsoever may be introduced in any judicial or other proceeding, if any, involving this agreement. Any provision of this agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this agreement. This agreement shall be binding upon, and inure to the benefit of, the heirs, assignees and successors to the parties.

44. BROKERAGE: Landlord and Tenant shall each pay to Broker(s) the fee agreed to, if any, in a separate written agreement. Neither Tenant nor Landlord has utilized the services of, or for any other reason owes compensation to, a licensed real estate broker (individual or corporate), agent, finder, or other entity, other than as named in this agreement, in connection with any act relating to the Premises, including, but not limited to, inquiries, introductions, consultations, and negotiations leading to this agreement. Tenant and Landlord each agree to indemnify, defend and hold harmless the other, and the Brokers specified herein, and their agents, from and against any costs, expenses, or liability for compensation claimed inconsistent with the warranty and representation in this **paragraph 43**.

45. AGENCY CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
Listing Agent: ***Scout Property Management*** (Print Firm Name) is the agent of (check one):
[X] the Landlord exclusively; or [ ] both the Tenant and Landlord.
Selling Agent: ***United Real Estate Group*** (Print Firm Name) (if not same as Listing Agent) is the agent of (check one):
[X] the Tenant exclusively; or [ ] the Landlord exclusively; or [ ] both the Tenant and Landlord.
Real Estate Brokers are not parties to the agreement between Tenant and Landlord.

Landlord and Tenant acknowledge and agree that Brokers: (i) do not guarantee the condition of the Premises; (ii) cannot verify representations made by other; (iii) will not verify zoning and land use restrictions; (iv) cannot provide legal or tax advice; (v) will not provide other advice or information that exceeds the knowledge, education or experience required to obtain a real estate license. Furthermore, if Brokers are not also acting as Landlord in this agreement, Brokers: (vi) do not decide what rental rate a Tenant should pay or Landlord should accept; and (vii) do not decide upon the length or other terms of tenancy. Landlord and Tenant agree that they will seek legal, tax, insurance, and other desired assistance from appropriate professionals.

46. LEGALLY AUTHORIZED SIGNER: Wherever the signature or initials of the Legally Authorized Signer identified in **paragraphs 47 or 48** appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Legally Authorized Signer **(i)** represents that the entity for which that person is acting already exists and is in good standing to do business in California and **(ii)** shall Deliver to the other Party, upon request, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code § 18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

47. Tenant agrees to rent the Premises on the above terms and conditions.

A. [X] **ENTITY TENANT:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)
(1) One or more Tenant is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.
(2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See **paragraph 46** for additional items.
(3) The name(s) of the Legally Authorized Signer(s) is: ***Tak Soto***, _____ .
(4) If a trust, identify Tenant as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).
(5) If the entity is a trust or under probate, the following is the full name of the trust or probate case, including case #: _____ _____.

B. TENANT SIGNATURE(S):
(Signature) By, Tak Soto Date: 1/6/2025
Printed name of Tenant: ***STIIIZY Wildomar, LLC***
[X] Printed Name of Legally Authorized Signer: ***Tak Soto*** Title, if applicable, _____
Address _____ City _____ State ____ Zip _____
Telephone _____ Text ***(310)488-5707*** E-mail ***tak.soto@stiiizy.com***
(Signature) By, _____ Date: _____
Printed name of Tenant: _____
[ ] Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____
Address _____ City _____ State ____ Zip _____
Telephone _____ Text _____ E-mail _____
[ ] IF MORE THAN TWO SIGNERS, USE Additional Signature Addendum (C.A.R. Form ASA).

[ ] **GUARANTEE:** In consideration of the execution of this Agreement by and between Landlord and Tenant and for valuable consideration, receipt of which is hereby acknowledged, the undersigned ("Guarantor") does hereby: **(i)** guarantee unconditionally Landlord and Landlord's agents, successors and assigns, the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement; **(ii)** consent to any changes, modifications or alterations of any term in this Agreement agreed to by Landlord and Tenant; and **(iii)** waive any right to require Landlord and/or Landlord's agents to proceed against Tenant for any default occurring under this Agreement before seeking to enforce this Guarantee.

Guarantor (Print Name) _____
Guarantor _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ E-mail _____

48. Landlord agrees to rent the Premises on the above terms and conditions:

A. [X] **ENTITY LANDLORD:** (Note: If this paragraph is completed, a Representative Capacity Signature Disclosure (C.A.R. Form RCSD) is not required for the Legally Authorized Signers designated below.)

(1) One or more Landlord is a trust, corporation, LLC, probate estate, partnership, holding a power of attorney or other entity.

(2) This Agreement is being Signed by a Legally Authorized Signer in a representative capacity and not in an individual capacity. See **paragraph 46** for additional items.

(3) The name(s) of the Legally Authorized Signer(s) is: ***Edwin E. Manske***, _____ .

(4) If a trust, identify the Landlord as trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust).

(5) If the entity is a trust or under probate, the following is the full name of the trust or probate case, including case #: _____ _____.

B. LANDLORD SIGNATURE(S):

(Signature) By, Edwin E. Manske Date: 1/7/2025

Printed name of Landlord: ***The Manske Revocable Trust***

[X] Printed Name of Legally Authorized Signer: ***Edwin E. Manske*** Title, if applicable, _____

Address _____ City _____ State ____ Zip _____

Telephone _____ Text _____ E-mail _____

(Signature) By, _____ Date: _____

Printed name of Landlord: _____

[ ] Printed Name of Legally Authorized Signer: _____ Title, if applicable, _____

Address _____ City _____ State ____ Zip _____

Telephone _____ Text _____ E-mail _____

[ ] IF MORE THAN TWO SIGNERS, USE Additional Signature Addendum (C.A.R. Form ASA).

Agency relationships are confirmed as above. Real estate brokers who are not also Landlords in this agreement are not a party to the agreement between Landlord and Tenant.

Real Estate Broker (Tenant Brokerage Firm) ***United Real Estate Group*** Lic. # ***01025270***

By (Agent) Jeff Nauta Lic. # ***01252859*** Date 1/6/2025

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

Real Estate Broker (Landlord Brokerage Firm) ***Scout Property Management*** Lic. # ***01816722***

By (Agent) _____ Lic. # ***01264425*** Date 1/6/2025

Address ***41955 Fourth Street; Suite 102*** City ***Temecula*** State ***CA*** Zip ***92590***

Telephone ***(951)200-7695*** Fax _____ E-mail ***grattan@myscoutpm.com***

Landlord's Initials EEM / _____ Tenant's Initials TS / _____

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CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other *Commercial Lease Agreement*, dated *December 27, 2024*, on property known as *33980 Mission Trail Unit AB Wildomar, CA 92595* ("Property/Premises"), in which *STIIIZY Wildomar, LLC* is referred to as ("Buyer/Tenant") and *The Manske Revocable Trust* is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

1: NNN LEASE: This is a NNN Lease with the Tenant responsible for their proportion of all center expenses including (but not limited to) maintenance, taxes, insurance, parking lot, landscape, rubbish pick up, etc. The NNN expense is currently calculated at $0.28/SF/MO at commencement of the lease ($707.56/MO). Current NNN expenses are calculated for the 2024 year, and shall be calculated each subsequent year to ensure proper billing. Tenants will receive an accounting of the expenses yearly; if there is an overage in payments Tenants will receive a credit, if there is a shortage Tenants will be invoiced for the balance due. In the event that there is a shortage Tenants will pay the NNN balance due within 90 days of billing. NNN expenses shall be billed as additional rent.

2: OPTION PERIOD: The initial 8 months of lease agreement and tenancy shall be an Option to Lease based upon the terms of the Commercial Lease Agreement dated 12/27/2024. Tenant shall pay a fee of $5,000.00 per month ("Option Fee") for the eight (8) months Option to Lease. The Option Fees incurred during this 8 month period shall be non-refundable. Tenant shall have eight (8) months to exercise the Option to Lease. NNN Charges will not be incurred by Tenant during the Option Period. This Option Period is referred to as the "Entitlement Period."

3: ENTITLEMENT PERIOD: During the Entitlement Period, at Tenant's sole cost and expense, Tenant shall be permitted to apply for and obtain permits, determinations, and approvals from governmental entities in furtherance of Tenant's intended use of the Property, which may include cannabis dispensary (collectively, the "Entitlements"). During the Entitlement Period, Tenant shall have the right to terminate the Lease with no further obligation, in Tenant's sole and absolute discretion, if Tenant has not obtained, or determines in Tenant's sole and absolute discretion that Tenant likely cannot obtain the necessary Entitlements.

4: On the date of opening, or by the ninth (9th) month (whichever comes first), the next First (1st) of the month the Base Rent shall increase to $10,000.00/month ($10,707.56 total monthly including NNN charges). The Base Rent shall increase 3% on an annual basis, commencing in the second year after opening.

5: Suites A and B are approximately 2,527 square feet.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Signed by:

Buyer/Tenant Tak Sato Date 1/6/2025

STIIIZY Wildomar, LLC

Buyer/Tenant _____ Date _____

DocuSigned by:

Seller/Landlord Edwin E. Manske Date 1/7/2025

The Manske Revocable Trust

Seller/Landlord _____ Date _____

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EQUAL HOUSING OPPORTUNITY

ADM REVISED 12/21 (PAGE 1 OF 1)

CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 2

(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other *Commercial Lease Agreement*, dated *December 27, 2024*, on property known as *33980 Mission Trail Unit AB Wildomar, CA 92595* ("Property/Premises"), in which *STIIIZY Wildomar, LLC* is referred to as ("Buyer/Tenant") and *The Manske Revocable Trust* is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

1: OPTION TO RENEW: This is a Ten (10) year lease where Tenant shall be provided with Two (2) options to renew for Five (5) years commencing immediately upon expiration of the original term. Tenant may exercise this right to extend by delivering written notice to Landlord no less than 180 days before the end of the current term.

2: LATE FEES: Late fee is 5% of the monthly amount due and posts on the 6th day of the month. Late fee in year one is based upon 5% of year one lease. Subsequent years' late fees shall increase in conjunction with scheduled yearly rent increases.

3: AGREED USE: Upon obtaining all necessary City and State licenses and approvals, Tenants may use the Premises for any cannabis business or cannabis-related business, including, without limitation, distribution and sale of cannabis and cannabis products, whether at retail or wholesale prices and whether for medicinal or recreational use, cannabis or cannabis product manufacturing, processing, testing, or any other legal use related to cannabis so long as such use is operated under such license and all governmental authorizations per all applicable State and Local laws. Cultivation of cannabis is not permitted under any circumstances.

4: TENANT BROKER COMMISSION: The Landlord agrees to pay the Tenant's Broker a total commission of $25,000, to be disbursed as follows:

a: Initial Payment: The first payment of $15,000 shall be made to the Tenant's Broker upon the Tenant opening for business and meeting the following conditions:

- Tenant is paying the Base Rent of $10,000.00 per month and NNN charges of $707.56 per month.

b: Second Payment: The second payment of $10,000 shall be made to the Tenant's Broker one year after the Tenant has opened for business, provided the following conditions are met:

- Tenant has not defaulted on the lease; and

- Tenant is current on all Rent and NNN obligations, with no arrears or past-due amounts.

The Landlord's obligation to make these payments is contingent on the Tenant's compliance with the specified conditions.

Signed by: Jeff Nauta 424937D008E4463... Jeff Nauta 1/6/2025

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Signed by:

Buyer/Tenant Tak Sato 70EB4D1D0394EC... Date 1/6/2025

STIIIZY Wildomar, LLC

Buyer/Tenant _____ Date _____

DocuSigned by:

Seller/Landlord Edwin E. Manske F0C2945B5C0E4E5... Date 1/7/2025

The Manske Revocable Trust

Seller/Landlord _____ Date _____

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EQUAL HOUSING OPPORTUNITY

ADM REVISED 12/21 (PAGE 1 OF 1)

EXHIBIT
Rules and Regulations for Shopping Center and Office and Industrial Space

The following terms and conditions are hereby incorporated in and made a part of the Commercial Lease Agreement,

OR ☐ Other _____

dated December 27, 2024, on the property known as 33980 Mission Trail; Unit A&B, Wildomar, CA 92595

_____("Property/Premises")

in which STIIIZY Wildomar, LLC is referred to as ("Tenant" or "Lessee")

and The Manske Revocable Trust is referred to as ("Owner" or "Lessor").

GENERAL RULES

1. Lessee, its employees and/or its agents shall not obstruct, impair or destroy any common areas, including (but not limited to) driveways, walkways, and stairways.

2. Lessor reserves the right to refuse access to any persons Lessor, in good faith, judges to be a threat to the safety, reputation, or property of the Premises and its occupants.

3. Lessee shall not make or permit any noise or odors that annoy or interfere with other lessees or persons having business within the Shopping Center, Office or Industrial Space.

4. Lessee shall not keep animals or birds within the Shopping Center, Office or Industrial Space (unless Lessee's sole use is designated as a "Pet Shop") and shall not bring bicycles, motorcycles or other vehicles into areas not designated as authorized for same.

5. Less shall not make, suffer or permit litter except in appropriate receptacles for that purpose and agree to break up all boxes and place in the rubbish container. Lessee has one key for rubbish enclosure and for the roof ladder.

6. Lessee shall not alter any lock or install new or additional locks or bots without written consent of Lessor.

7. Lessee, its employees and/or its agents shall not deface the walls, partitions, or other surfaces of the Premises.

8. Lessee shall not employ any service or contractor for services or work to be performed in the Premises, except as approved by Lessor.

9. Lessee shall return all keys at the termination of its tenancy and shall be responsible for the cost of replacing any keys that are lost.

10. No Lessee, employee, or agent of Lessee shall go up on the roof of the building without written permission of the Lessor.

11. Lessee shall comply and enforce all ordinances regulating smoking in public places.

12. Lessee shall not use any additional method of heating or air conditioning without consent of Lessor.

13. Lessee shall not install, maintain or operate any vending machines upon the Premises without Lessor's written consent. ATM Machines are excluded from this clause. Tenants may install ATM machines. DS EEM Initial TS

14. The Premises shall not be used for lodging or manufacturing, cooking or food preparation without Lessor's written consent.

15. Lessee shall comply with all safety, fire protection, and evacuation regulations established by Lessor or any applicable governmental agency.

16. Lessor reserves the right to waive any one of these rules and regulations, and/or as to any particular Lessee, and any such waiver shall not constitute a waiver of any other rule or regulation or any subsequent application thereof to such Lessee.

Tenant's Initials (Initial TS)(_____) **Landlord's Initials** (DS EEM)(_____)

17. Lessee assumes all risks from theft or vandalism and agrees to keep its Premises locked and secured as may be required.

18. Lessor reserves the right to make such other reasonable rules and regulations as it may from time-to-time deem necessary for the appropriate operation and safety of the Shopping Center, Office or Industrial Space and its occupants. Lessee agrees to abide by these and such rules and regulations.

PARKING RULES

1. Lessee shall not permit or allow any vehicles that belong to or are controlled by Lessee or Lessee's employees, shippers or customers, to be loaded, unloaded, or parked in areas other than those designated by Lessor for such activities.

2. Users of the parking area will obey all posted signs and park only in the areas designated for vehicle parking.

3. The maintenance, washing, waxing, or cleaning of vehicles in the parking area or common areas is strictly prohibited.

4. Lessee shall be responsible for seeing that all of its employees, agents, and customers, comply with the applicable parking rules and regulations, laws, and agreements.

5. Lessor reserves the right to modify these rules and/or adopt such other reasonable and non-discriminatory rules and regulations as it may deem necessary for the proper operation of the parking area.

6. Such parking use as is herein provided is intended merely as a license only, and no bailment is intended or shall be created hereby.

Signed by:
Tak Sato 1/6/2025
Signature of Tenant Date

Tak Sato
Printed Name of Tenant

Signature of Tenant Date

Printed Name of Tenant

DocuSigned by:
Edwin E. Manske 1/7/2025
Signature of Rental Property Owner Date

Edwin E. Manske
Printed Name of Rental Property Owner

Signature of Rental Property Owner Date

Printed Name of Rental Property Owner

APPLICANT INFORMATION VERIFICATION LETTER

STIIIZY Applicant Information Verification Letter

November 25th, 2024

City of Wildomar Planning Department
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

To whom it may concern:

I, Tak Sato, the President and authorized signatory of STIIIZY Wildomar LLC dba STIIIZY Mission Trail, do authorize the City of Wildomar to verify information contained in STIIIZY Wildomar LLC dba STIIIZY Mission Trail's application to operate a cannabis store at 33980 Mission trail, Ste # A and B, Wildomar, CA 92595.

Sincerely,

Tak Sato
2001 S. Alameda Street
Los Angeles, CA 90058
310-488-5707
tak.sato@stiiizy.com

OWNER INFORMATION VERIFICATION LETTER

December 16th, 2024

City of Wildomar Planning Department
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

To whom it may concern:

We, Edwin and Janice Manske, the property owners and authorized signatories of The Manske Revocable Trust, owner of the real property at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595, do authorize the City of Wildomar to verify information contained in STIIIZY Wildomar LLC dba STIIIZY Mission Trail's application to operate a cannabis store at 33980 Mission Trail, Ste # A and B, Wildomar, CA 92595.

Sincerely,

Edwin E Manske 1-7-25

Edwin E Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

Janice Lee Manske 1-7-25

Janice Lee Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

ORGANIZATIONAL STATUS

202464711423

B3214-5268 11/22/2024 1:40 PM Received by California Secretary of State

STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: 202464711423

Date Filed: 11/22/2024

Limited Liability Company Name	
Limited Liability Company Name	STIIIZY Wildomar LLC
Initial Street Address of Principal Office of LLC	
Principal Address	728 E. COMMERCIAL STREET LOS ANGELES, CA 90012
Initial Mailing Address of LLC	
Mailing Address	2001 S. ALAMEDA STREET. LOS ANGELES, CA 90058
Attention	Legal
Agent for Service of Process	
California Registered Corporate Agent (1505)	LEGALINC REGISTERED AGENTS, INC. Registered Corporate 1505 Agent
Purpose Statement	
The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.	
Management Structure	
The LLC will be managed by	One Manager

Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Jennifer Pratt	*11/22/2024*
Organizer Signature	Date

041

OWNER AUTHORIZATION FOR USE OF PROPERTY

Owner Authorization Verification
Letter For Use of Property

December 16th, 2024

City of Wildomar Planning Department
23873 Clinton Keith Rd, Suite 201
Wildomar, CA 92595

To whom it may concern:

We, Edwin and Janice Manske, the property owners and authorized signatories of The Manske Revocable Trust, owner of the real property at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595, do authorize the STIIIZY Wildomar LLC dba STIIIZY Mission Trail to operate a commercial cannabis Type 10 Storefront Retailer with Delivery services at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595. I also acknowledge that STIIIZY Wildomar LLC dba STIIIZY Mission Trail has submitted a Local License and a CUP/Development Agreement Application to operate a commercial cannabis business at 33980 Mission Trail, Ste #A and B, Wildomar, CA 92595.

Sincerely,

Edwin E Manske 1-7-25

Edwin E Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

Janice Lee Manske 1-7-25

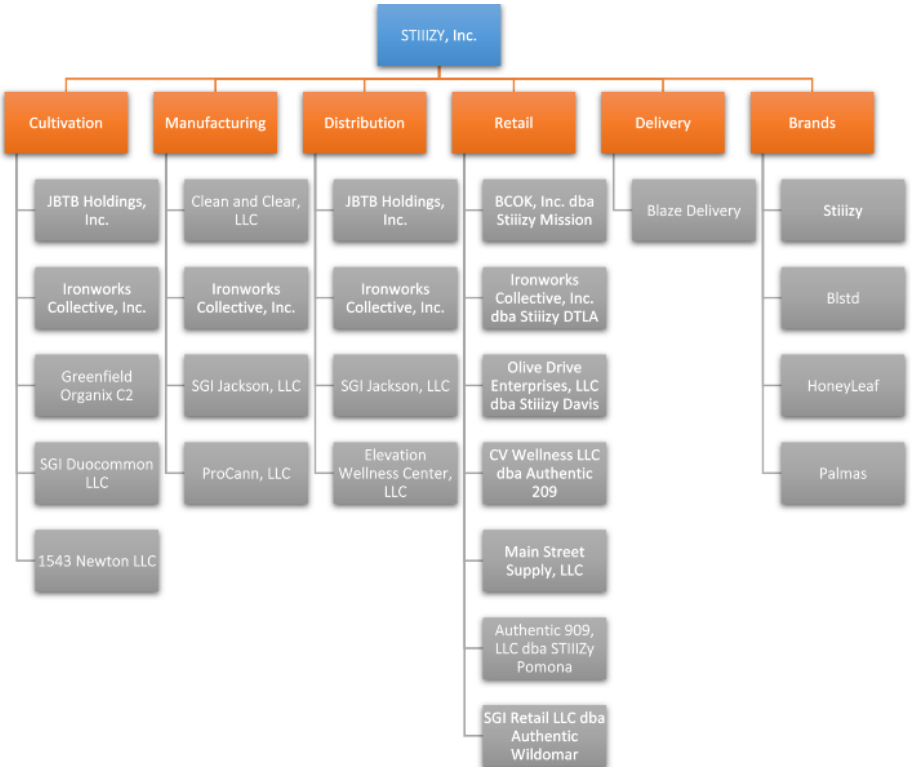
Janice Lee Manske
Property Owner
P.O. Box 1209
Wildomar, CA 92595

STATEMENT OF QUALIFICATIONS

STIIIZY

STATEMENT OF QUALIFICATIONS

The applicant, STIIIZY Wildomar LLC d/b/a STIIIZY Wildomar Mission Trail, is a subsidiary of STIIIZY Inc, one of the only truly fully vertically integrated cannabis companies based in California. STIIIZY is the parent entity and owner of various other cannabis retail, manufacturing, cultivation, distribution, real estate and IP assets. See example below for a partial illustration of STIIIZY Inc organizational structure and a table outlining all operational retail stores:



Business Name DBA Name	Location	State License #	Original Issue Date	Operational Since	Type
BCOK Inc. STIIIZY Mission	3326 Mission St San Francisco, CA 94110	C10-0000053-LIC	5/17/18	6/8/2018 9/28/2019	Retail
Ironworks Collective, Inc. STIIIZY DTLA	718 Commercial St Los Angeles, CA 90012	C10-0000346-LIC	7/2/19	8/24/2019	Retail
Olive Drive Enterprises, LLC STIIIZY Davis	965 Olive Drive, Suite G1 Davis, CA 95616	C10-0000112-LIC	12/5/18	10/26/2019	Retail
CV Wellness, LLC Authentic 209	426 McHenry Ave Modesto, CA 95350	C10-0000448-LIC	12/30/18	12/19/24	Retail

Main Street Supply LLC STIIIZY Alameda	1528 Webster Street Alameda, CA 94501	C10-0000623-LIC	9/24/19	2/7/20 7/24/2021 (STIIIZY)	Retail
Strategic Green Partners LLC STIIIZY Palm Desert	72180 Highway 111 Palm Desert, CA 92260	C10-0000275-LIC	12/19/18	2/28/2020 (Authentic) 11/19/2022 (STIIIZY)	Retail
United 415, Inc. STIIIZY Union Square	180 O'Farrell St San Francisco, CA 94102	C10-0000713-LIC	5/12/20	10/9/2020	Retail
Screaming Eagle STIIIZY Jurupa Valley	5434 Mission Blvd Jurupa Valley, CA 92509	C10-0000661-LIC	12/6/19	11/20/2020	Retail
Colay Health Center STIIIZY MoValley	14070 Perris Blvd Moreno Valley, CA 92553	C10-0000720-LIC	6/3/20	1/9/21	Retail
KMBM, Inc. Authentic 415	165 Mississippi St. San Francisco, CA 94107	C10-0000768-LIC	12/23/20	1/23/21	Retail
TERP Inc. STIIIZY Vista	415 La Tortuga Dr. Vista, CA 92081	C10-0000780-LIC	2/2/21	Med: 5/22/2021 Rec: 8/13/2021	Retail
SGI Retail LLC STIIIZY Wildomar	36330 Hidden Springs Rd, Ste B&C Wildomar, CA 92595	C10-0000810-LIC	5/10/21	6/19/2021	Retail
Authentic 909 LLC STIIIZY Pomona	1605 W Holt Ave. Pomona, CA 91768	C10-0000820-LIC	6/2/21	6/26/2021	Retail
Positive Vibe STIIIZY Parkmerced	61 Cambon Dr. San Francisco, CA 94132	C10-0000825-LIC	6/10/21	7/17/2021 7/1/2023 (STIIIZY)	Retail
SGI Suisun LLC STIIIZY Suisun	521 Railroad Ave. Suisun City, CA 94585	C10-0000848-LIC	7/26/21	8/7/2021	Retail
SGI Marina LLC STIIIZY Marina	3170 Del Monte Blvd. Marina, CA 93933	C10-0000864-LIC	8/13/21	8/28/2021	Retail
SGI Benicia LLC STIIIZY Benicia	160 E N St. Benicia, CA 94510	C10-0000879-LIC	9/7/21	9/25/2021	Retail

STIIIZY

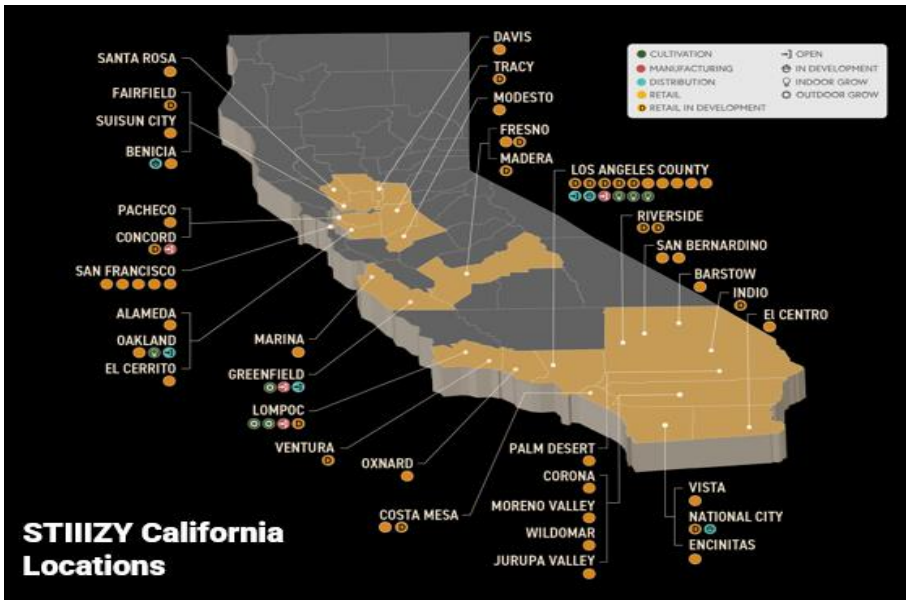
SGI Pacheco LLC STIIIZY Pacheco	5753 Pacheco Blvd. Pacheco, CA 94553	C10-0000889-LIC	9/15/21	10/16/21	Retail
SGI Santa Rosa LLC STIIIZY Santa Rosa	3175 Range Ave. Santa Rosa, CA 95403	C10-0000991-LIC	3/21/22	4/30/22	Retail
VPCG LLC STIIIZY Western	1570 S Western Ave, Ste 102 & 104 Los Angeles, CA 90006	C10-0001015-LIC	5/18/22	6/18/2022	Retail
Planet Neptune LLC STIIIZY PCH Wilmington	1026 W Pacific Coast Hwy Wilmington, CA 90744	C10-0001030-LIC	5/9/22	7/23/2022	Retail
Genetics Dispensary LLC STIIIZY Pacoima	11071 N San Fernando Rd Pacoima, CA 91331	C10-0001034-LIC	5/18/22	9/10/2022	Retail
Shryne Barstow LLC STIIIZY Barstow	2560 High Point Pkwy, Ste A-2 and A-3 Barstow, CA 92311	C10-0001106-LIC	6/21/22	10/20/2022	Retail
SGI Brannan LLC STIIIZY SoMa	518 Brannan St. San Francisco, CA 94107	C10-0001058-LIC	6/7/22	1/28/2023	Retail
Shryne Harbor LLC STIIIZY Costa Mesa	2710 Harbor Blvd Costa Mesa, CA 92626	C10-0001220-LIC	2/1/23	5/13/2023	Retail
Authentic El Cerrito LLC STIIIZY El Cerrito	10770 San Pablo Ave El Cerrito, CA 94530	C10-0001085-LIC	6/16/22	6/3/2023	Retail
SGI Oxnard LLC STIIIZY Oxnard	2343 N Oxnard Blvd Oxnard, CA 93036	C10-0001084-LIC	6/16/22	7/15/2023	Retail
Authentic 510 LLC STIIIZY Oakland	2040 Telegraph Ave Oakland, CA 94612	C10-0001238-LIC	3/15/23	9/30/2023	Retail
Authentic El Centro LLC STIIIZY El Centro	3009 S Dogwood Rd El Centro, CA 92243	C10-0001107-LIC	6/21/22	10/28/24	Retail
Shryne Corona LLC STIIIZY Corona	1365 E 6th St Corona, CA 92879	C10-0001269-LIC	4/26/23	11/18/2023	Retail

Authentic Fresno Willow STIIIZY Fresno	6929 N Willow Ave, Ste 103-104 Fresno, CA 93710	C10-0001305-LIC	5/30/2023	5/11/2024	Retail
STIIIZY North Hollywood	6218-6228 Lankershim Blvd North Hollywood, CA 91606	C10-0001330-LIC	6/22/2023	3/9/2024	Retail
SGI Encinitas AP LLC STIIIZY Encinitas	1030 N. Coast Highway 101 Encinitas, CA. 92024	C10-0001435-LIC	3/12/2024	5/11/24	Retail
Shryne Paularino LLC STIIIZY South Coast	675 Paularino Ave. Suite C-E Costa Mesa, CA. 92626	C10-0001368-LIC	7/10/2023	10/5/24	Retail
Nibble Easy LLC STIIIZY San Bernardino	1181 S E St. San Bernardino, CA 92408	C12-0000189	7/17/19	7/17/19	Storefront Retail Distributor Manufacturing
Nibble 390H LLC STIIIZY San Bernardino	390 N H St. San Bernardino, CA 92410	C12-0000340	3/9/21	3/9/21	Storefront Retail Distributor Manufacturing
Focus Group Enterprise LLC STIIIZY Ferndale	642 E9 Mile Rd. Ste 1B Ferndale, MI 48220	PC-000642 AU-R-00587	1/7/22	8/27/22	Retail
Focus Group Enterprise LLC STIIIZY Kalamazoo	5305 Portage Rd, Portage, MI 48220	PC-000750 AU-R-000608	9/6/22	11/5/22	Retail
Focus Group Enterprises LLC STIIIZY Battle Creek	859 Capital Ave SW, Battle Creek, MI 49015	PC-000824 AU-R-000809	11/19/22	11/19/22	Retail
Shryne Indio LLC STIIIZY Indo	82900 Ave 42, Ste G103-106 Indio, CA 92203	C10-0001495-LIC	10/9/24	11/20/24	Retail
Shryne Artesia LLC STIIIZY Artesia	11729 South St. Ste E. Artesia, CA 90701	C10-0001507-LIC	11/1/24	11/21/24	Retail

Shryne Ventura LLC STIIIZY Ventura	1860 S Victoria Ave, Ventura, CA 93003	C10-0001515-LIC	11/15/24	12/3/24	Retail

Copies of the above licenses can be provided upon request and are also available at the DCC Website.[1]

The success of STIIIZY's 42 retail stores across California and Michigan reflect STIIIZY's rise as the preeminent cannabis dispensary operator in the State. In these highly competitive and highly regulated jurisdictions, STIIIZY retail stores are on pace in 2024 to have annual revenues in excess of $18M per store, which is more than 5 times the annual revenue of the average dispensary in California according to data from the California Department of Tax and Fee Administration.



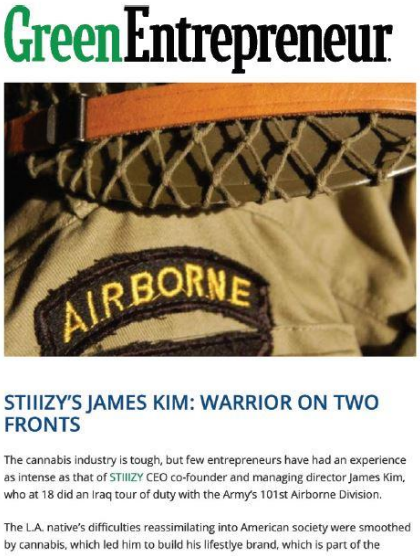
[1] https://search.cannabis.ca.gov/

LEADERSHIP

The STIIIZY Mission Trail extraordinary track record of success can be attributed to its leadership. The leaders of STIIIZY Mission Trail, James Kim and Tak Sato together who together have 20 years of experience in different aspects of the cannabis business which are essential to the success of the business. Together they have also built an invaluable team around them from within the cannabis industry and from other industries such as finance, legal, compliance, and beverages to build the number one cannabis retail company in California.

James Kim, Co-Founder and Managing Director

An army veteran, James discovered the benefits of cannabis 10 years ago after serving a 13-month tour in Iraq with the 101st Airborne Division. Having witnessed other fellow veterans becoming addicted to alcohol and opioids while battling PTSD from their deployment, James was determined to overcome his PTSD without becoming addicted to drugs or alcohol and to introduce others suffering from physical or mental trauma to the healing effects of cannabis. James devoted 6 months of his life to researching the benefits of cannabis after his tour ended and cannabis helped him safely overcome his PTSD. James went on to found Stiiizy – a cannabis vape pen, flower and pre-rolls, – cannabis-infused gummies, and other cannabis brands in 2016. Since then, these brands have developed an avid following in California and are sold in 80% of retail dispensaries across the state. At STIIIZY, James continues to build brand recognition and a loyal customer base with loyal fans lining up at our dispensary grand openings. No other cannabis retail store has its own product line which comes close to driving product loyalists to their retail stores quite like ours. James has also managed numerous dispensaries including Ironworks Collective, 1212 Broadway Medical Center Inc., and 10 Spot Collective in Santa Ana and learned every aspect of the cannabis retail business. James's unique knowledge of retail operations and product development puts him in a prime situation to understand how to maximize sales through curating products geared towards each store and its community. At STIIIZY Misson Trail, James will oversee and be responsible for implementing every aspect of the business from curating in-house products and third-party products, supervising the implementation of Standard Operating Procedures, staffing levels, etc. James is frequently featured on Forbes, Hollywood Reporter, and Green Market Report as an expert in cannabis retail branding.



Tak Sato, President

Tak Sato brings a wealth of experience in cannabis law and cannabis compliance to STIIIZY Mission Trail. As a graduate of Columbia Law School, Tak has over 11 years of experience advising companies on corporate governance and federal, state, and local in compliance. At Latham & Watkins and Morrison & Foerster, Tak advised businesses and government agencies on cannabis regulations and compliance. He is a seasoned veteran in incorporating appropriate corporate governance and controls into a cannabis business. Tak is considered a leading expert in cannabis industry best practices from a government and business perspective. Previously, Tak represented MedMen in obtaining the first ever antitrust HSR approval from the Department of Justice in a cannabis merger transaction. Tak has negotiated and executed over 20 development agreements with cities on behalf of STIIIZY and works closely with the operations team to ensure that all commitments made to cities at time of the issuance of the license are fulfilled.

RESUMES

Resumes for leadership are found on the following pages.

STIIIZY

EST. 2017

JAMES KIM
JAMES@STIIIZY.COM

Overview
James Kim is the co-creator of STIIIZY, one of the most popular brands today in the country's state-regulated cannabis industry, and sold in multiple states. STIIIZY is consistently ranked among the top 10 best-selling cannabis brands in California, the world's largest legal cannabis market. Today STIIIZY is a vertically integrated cannabis holding company with an asset and license portfolio that spans the Golden State and employs hundreds of people.

STIIIZY, Inc., Los Angeles, CA — *CEO*
JULY 2019 - PRESENT

- Oversee STIIIZY's efforts to bring California cannabis brands to life for consumers as part of the executive leadership team.
- Lead the innovation and development of STIIIZY's advanced cannabis delivery systems across multiple brands.
- Guide the overall vision around architecture, art and design for STIIIZY's retail properties, including the flagship experiential retail STIIIZY store in Downtown Los Angeles.

STIIIZY — *Co-founder*
JULY 2017 - PRESENT

- Spearhead brand and marketing integration efforts for the award-winning STIIIZY brand.
- Facilitate STIIIZY's lifestyle and apparel partnerships.
- Oversee technology and innovation for the product development team.

Kilo E-Liquids — *CEO*
OCTOBER 2008 - PRESENT

- Co-founded internationally recognized, award-winning vaporizer brand.
- Led technology and innovation development efforts for Kilo's e-liquid delivery system devices.
- Developed the brand's vision, lifestyle and cultural marketing efforts.

US Army – *Specialist*
AUGUST 2006 - JANUARY 2010
Served in the 101st Airborne Division, including one tour in Iraq.

STIIIZY

Tak Sato

3562 Kelton Avenue, Los Angeles, CA 90034 Tel: 310-488-5707 Email: taksato25@gmail.com

EXPERIENCE

STIIIZY Inc., Los Angeles, CA — September 2019- Present
President
Lead STIIIZY's retail expansion efforts throughout California and nationally. Obtained 20 cannabis retail licenses and a distribution license and obtained all entitlements in order to efficiently begin operations. Oversee real estate, compliance, entitlement and research divisions within the Development Department.

MedMen, Culver City, CA — March 2018 – August 2019
Vice President of Acquisitions and Licensing
Advise all business units on business, legal and compliance issues in connection with mergers, acquisitions, joint ventures, commercial transactions and litigation. Signed and closed 15 cannabis related transactions worth over $300 million. Head of Licensing Department which obtains cannabis licenses through a competitive process.

Snell & Wilmer L.L.P., Los Angeles, CA — March 2015 – March 2018
Corporate Associate
Represent clients in mergers and acquisitions, joint ventures and various commercial transactions. Representative matters include representing:

- La Tavola, a high-end linen rental company, in its sale to the Frontenac Company.
- Quidel Corporation, a publicly traded manufacturer of diagnostic healthcare products, in its acquisition of InflammaDry and AdenoPlus businesses from RPS Diagnostics.
- Quidel Corporation in its acquisition of Immutopics, Inc., a bone health diagnostics company.
- HealthiestYou, a mobile patient engagement company, in its sale to Teladoc, Inc.

Morrison & Foerster LLP, Tokyo, Japan — May 2012 – September 2014
Corporate Associate
Represent clients in mergers and acquisitions, joint ventures and various commercial transactions. Representative matters include representing:

- The Carlyle Group in its acquisition of Walbro Engine Management, a manufacturer of small engine carburetors.
- Ajinomoto, a publicly traded Japanese food and chemical company, in its acquisition of Althea Technologies, a clinical drug process development and manufacturing services company.
- NTT Communications, a publicly traded information and communications technology company, in its acquisition of Solutionary Inc., a cloud network security services company.

Latham & Watkins LLP, Los Angeles, CA — May 2006 – April 2012
Corporate Associate (August 2006 – March 2010)
Represent clients in mergers and acquisition transactions, security offerings and various SEC filings. Representative matters include representing:

- Keystone Automotive Industries, a publicly traded distributor of specialty automotive equipment, in its sale to LKQ Corp.
- FTD Group, a publicly traded floral delivery service company, in its sale to United Online, Inc.
- Yucaipa Companies in its PIPE transaction with the Great Atlantic & Pacific Tea Company.

EDUCATION

Columbia University Law School, New York, NY — J.D. 2006
Honors: Harlan Fiske Stone Scholar
Activities: Journal of Transnational Law

U.C. Berkeley — B.A. 2002
Honors: High Honors, Dean's List

STIIIZY

FINANCIAL RESOURCES

See below from our FDIC insured bank East West Bank attesting to the $42,495,993 cash on hand we currently have with East West Bank. This will be more than sufficient to fund the start-up costs and to sustain operations in the city of Wildomar. As a subsidiary of a very profitable vertically integrated cannabis company, STIIIZY Mission Trail will not have to rely on debt or other third-party financing. The plan is to rely on gross profits to sustain operations and net profits for ongoing maintenance. Lastly, STIIIZY Inc. is prepared to provide funding assistance if the business requires extra capital, ensuring a strong foundation for success as it begins operation.

EAST WEST BANK

October 29, 2024

To whom it may concern:

Please find this letter to confirm the current balance for our client, Stiiizy Inc and its related accounts with East West Bank.

Current Balance: $42,495,933

If you have any questions or require further information, I may be reached by phone at: 408-568-1687 or by email Kathy.Huynh@eastwestbank.com

Warm Regards,

Kathy Huynh
VP, Portfolio Manager
East West Bank

BUSINESS PLAN/OPERATIONS

Business/Operations Plan

With over 15,000,000 total transactions since inception and a leadership team comprised of veterans of the cannabis industry, STIIIZY Mission Trail is set up for success from day one. We will utilize over 100 Standard Operating Procedures for our retail operations which will be customized to meet and comply with all Wildomar specific cannabis laws and guidelines. Our operating experience, brand recognition and history of integrating into local communities will allow us to successfully serve a large number of customers as we have done at all our other locations, including our existing location on Hidden Springs Road.

Estimated Revenue

STIIIZY Mission Trail anticipates revenue of approximately $8,000,000 in the first year of operation with revenue of $9,205,366 and $10,125,903 in years 2 and 3 respectively. These conservative estimates are based on the following factors:

- Our success is built on a proven track record in the City of Wildomar. As the first STIIIZY store to open in the area, our strong brand recognition allowed us to capture a significant share of the market in Wildomar and its surrounding communities. Our flagship location at 36330 Hidden Springs Rd, Suite B & C, Wildomar, CA, has consistently performed, generating approximately $12 million in annual sales.

- The proposed new location at the intersection of Mission Trail and Bundy Canyon Rd is strategically positioned to build on this success. It will draw customers from the north side of Wildomar, benefit from high visibility to traffic along the 15 Freeway, and attract shoppers from nearby Lake Elsinore. Additionally, existing customers residing closer to this area will find it more convenient to shop at this location, further strengthening our foothold in the region. This combination of strategic placement and customer loyalty gives us confidence in the store's potential for success.

- Neighboring Murrieta, Temecula and Menifee alone have a combined population of approximately 340,000 people;

- Our internal market research indicates that the STIIIZY in-house brands such as STIIIZY, Honeyleaf, BLSTD and Sessions, are highly recognized by the residents within a 100-mile radius of our proposed location;

- Quality and price are the most important factors for cannabis consumers in the Wildomar area. Our in-house brands are the most tested and safest products due to the fact that STIIIZY is vertically integrated and controls our products from seed to sale. Due to our vertical integration, we are also able to sell our products at prices approximately 27% less than our competition.

Considering that our stores in Los Angeles, San Bernardino, Davis and San Francisco exceed well over $10M in annual revenue despite the high number of other cannabis dispensaries in

these cities, we expect to exceed our conservative estimate of $8,000,000 in revenue our first year.

Please see below for our 10 Year Proforma.

STIIIZY

STIIIZY Wildomar LLC dba STIIIZY Mission Trail - 10 YEAR PRO-FORMA										
OPERATING REVENUE	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Dispensary	$ 7,504,375.00	$ 8,630,031.25	$ 9,493,034.38	$ 10,157,546.78	$ 10,868,575.06	$ 11,629,375.31	$ 12,443,431.58	$ 13,314,471.79	$ 14,246,484.82	$ 15,243,738.75
Deliveries	500,291.67	575,335.42	632,868.96	696,155.85	765,771.44	842,348.58	926,583.44	1,019,241.79	1,121,165.96	1,233,282.56
TOTAL OPERATING REVENUE	**$ 8,004,666.67**	**$ 9,205,366.67**	**$ 10,125,903.33**	**$ 10,853,702.64**	**$ 11,634,346.50**	**$ 12,471,723.89**	**$ 13,370,015.02**	**$ 14,333,713.58**	**$ 15,367,650.78**	**$ 16,477,021.32**
RECEIPT TAXES	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Sales Tax (9%)	700,408.33	805,469.58	886,016.54	949,698.98	1,018,005.32	1,091,275.84	1,169,876.31	1,254,199.94	1,344,669.44	1,441,739.37
State Excise Tax (15%)	1,200,700.00	1,380,805.00	1,518,885.50	1,628,055.40	1,745,151.97	1,870,758.58	2,005,502.25	2,150,057.04	2,305,147.62	2,471,553.20
Local (Retail) Cannabis Tax (TBD%)	-	-	-	-	-	-	-	-	-	-
TOTAL RECEIPT TAXES	**1,901,108.33**	**2,186,274.58**	**2,404,902.04**	**2,577,754.38**	**2,763,157.29**	**2,962,034.42**	**3,175,378.57**	**3,404,256.97**	**3,649,817.06**	**3,913,292.56**
COST OF GOODS SOLD	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Dispensary	$ 4,727,756.25	$ 5,436,919.69	$ 5,980,611.66	$ 6,399,254.47	$ 6,847,202.29	$ 7,326,506.45	$ 7,839,361.90	$ 8,388,117.23	$ 8,975,285.44	$ 9,603,555.42
Inventory Logistics	750,437.50	863,003.13	949,303.44	1,015,754.68	1,086,857.51	1,162,937.53	1,244,343.16	1,331,447.18	1,424,648.48	1,524,373.88
Deliveries	325,189.58	373,968.02	411,364.82	452,501.31	497,751.44	547,526.58	602,279.24	662,507.16	728,757.88	801,633.66
TOTAL COGS	**$ 5,803,383.33**	**$ 6,673,890.83**	**$ 7,341,279.92**	**$ 7,867,510.46**	**$ 8,431,811.23**	**$ 9,036,970.56**	**$ 9,685,984.29**	**$ 10,382,071.57**	**$ 11,128,691.79**	**$ 11,929,562.96**
GROSS PROFIT	**$ 2,201,283.33**	**$ 2,531,475.83**	**$ 2,784,623.42**	**$ 2,986,192.18**	**$ 3,202,535.27**	**$ 3,434,753.34**	**$ 3,684,030.73**	**$ 3,951,642.01**	**$ 4,238,958.99**	**$ 4,547,458.36**
OPERATING EXPENSES	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Accounting	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Advertising and Promotion	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
Bank Service Charges	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00	3,600.00
Business Licenses and Permits	112,300.00	100,000.00	101,000.00	102,010.00	103,030.10	104,060.40	105,101.01	106,152.02	107,213.54	108,285.67
Regulatory License	142,615.60	142,615.60	142,615.60	142,615.60	142,615.60	142,615.60	142,615.60	142,615.60	142,615.60	142,615.60
Computer and Internet	14,400.00	14,400.00	14,400.00	14,400.00	14,400.00	14,400.00	14,400.00	14,400.00	14,400.00	14,400.00
Continuing Education	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00
Facility Maintenance (repairs, filters, uniform maintenance, landscaping, etc)	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
FlowHub Services	7,200.00	7,920.00	7,920.00	7,920.00	7,920.00	7,920.00	7,920.00	7,920.00	7,920.00	7,920.00
Insurance	16,009.33	18,410.73	20,251.81	21,707.41	23,268.69	24,943.45	26,740.03	28,667.43	30,735.30	32,954.04
Office Supplies	4,002.33	4,602.68	5,062.95	5,426.85	5,817.17	6,235.86	6,685.01	7,166.86	7,683.83	8,238.51
Payroll Processing	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
Postage and Delivery	1,600.93	1,841.07	2,025.18	2,170.74	2,326.87	2,494.34	2,674.00	2,866.74	3,073.53	3,295.40
Printing and Reproduction	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
Professional Services-Legal	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
Property Expenses (lease, etc.)	120,000.00	123,600.00	127,308.00	131,127.24	135,061.06	139,112.89	143,286.28	147,584.86	152,012.41	156,572.78
Security (guards, surveillance, etc)	42,660.00	42,660.00	42,660.00	42,660.00	42,660.00	42,660.00	42,660.00	42,660.00	42,660.00	42,660.00
Telephone	2,401.40	2,761.61	3,037.77	3,256.11	3,490.30	3,741.52	4,011.00	4,300.11	4,610.30	4,943.11
Utilities	32,018.67	36,821.47	40,503.61	43,414.81	46,537.39	49,886.90	53,480.06	57,334.85	61,470.60	65,908.09
Wage and Benefits Expense	978,489.00	1,068,235.00	1,140,352.51	1,239,992.24	1,330,878.09	1,468,857.63	1,577,606.82	1,568,558.92	1,812,809.43	2,151,979.96
TOTAL OPERATING EXPENSES	**$ 1,656,497.27**	**$ 1,746,668.17**	**$ 1,829,937.44**	**$ 1,939,500.99**	**$ 2,040,805.27**	**$ 2,189,728.58**	**$ 2,309,979.80**	**$ 2,313,027.39**	**$ 2,570,004.53**	**$ 2,922,573.16**
OPERATING PROFIT	**$ 544,786.07**	**$ 784,807.67**	**$ 954,685.98**	**$ 1,046,691.19**	**$ 1,161,730.00**	**$ 1,245,024.76**	**$ 1,374,050.93**	**$ 1,638,614.62**	**$ 1,668,954.46**	**$ 1,624,885.20**
DEPRECIATION & INCOME TAX	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Depreciation	$ 22,012.83	$ 25,314.76	$ 27,846.23	$ 29,861.92	$ 32,025.35	$ 34,347.53	$ 36,840.31	$ 39,516.42	$ 42,389.59	$ 45,474.58
Federal Income Tax	462,269.50	531,609.93	584,770.92	627,100.36	672,532.41	721,298.20	773,646.45	829,844.82	890,181.39	954,966.26
State Income Tax	48,177.91	68,860.41	83,515.24	91,507.01	101,469.20	108,746.64	119,925.76	142,641.14	145,464.24	134,249.90
TOTAL DEPRECIATION & INCOME TAX	**$ 532,460.24**	**$ 625,785.09**	**$ 696,132.39**	**$ 748,469.29**	**$ 806,026.96**	**$ 864,392.38**	**$ 930,412.52**	**$ 1,012,002.38**	**$ 1,078,035.22**	**$ 1,134,690.74**
NET PROFIT (LOSS)	**$ 12,325.83**	**$ 159,022.58**	**$ 258,553.59**	**$ 298,221.89**	**$ 355,703.03**	**$ 380,632.38**	**$ 443,638.41**	**$ 626,612.24**	**$ 590,919.24**	**$ 490,194.46**

Integration Into Community

STIIIZY Mission Trail's integration into the community starts with building authentic relationships in the community through a strategic neighborhood outreach plan. To introduce ourselves to our neighboring businesses and stakeholders, we will host a series of open house events on site. During these events, we will listen to any concerns community members may have and provide an overview of our operations and robust security protocols that will strengthen safety for the surrounding area. Moreover, we will distribute educational materials about our company and underscore our commitment to being a thoughtful and involved member of the community. If selected to open, STIIIZY Mission Trail will host a job fair a few weeks prior to our grand opening to recruit local Wildomar residents to work at our store. See below examples of open houses and job fairs we hosted in the cities of Riverside and Hawthorne.

To mitigate nuisances on an ongoing basis, we will provide multiple channels for the community to provide feedback. STIIIZY Mission Trail will maintain a Community Liaison and their personal telephone number, on-site customer service employees, social media platforms, and a website for receiving community feedback. All this information will be posted on the front door entrance. STIIIZY Mission Trail's aim is to ensure that our neighbors feel comfortable approaching us with any feedback or concerns at any time. Additionally, our team will expeditiously respond to complaints as detailed in the complaint procedure. STIIIZY Mission Trail's intention is to avoid, address, and resolve complaints without any city intervention.

STIIIZY Mission Trail will also mitigate nuisances through its relationship with police. Prior to the opening of our store, we will invite the Police Department to tour our facility and review our security system with the goal of building a relationship and opening lines of communication with the Police Department. As we have at our other locations, STIIIZY Mission Trail will proactively cooperate with the Wildomar Police if they are investigating a crime that occurred near our facility. STIIIZY Mission Trail will provide all video footage and pertinent information as requested by the Wildomar Police regardless of whether the incident directly involves STIIIZY Mission Trail or its customers or employees.

STIIIZY Mission Trail's open house will be the beginning of an ongoing dialogue. Our team will hold quarterly meetings to receive stakeholder feedback. Stakeholders will include residential neighbors, neighboring businesses, law enforcement, city officials, non-profit organizations, religious institutions, and various other community stakeholders. These meetings will present opportunities for collaboration and for adjusting operations to meet community expectations. As we are already current operators in the city of Wildomar, we hope this will help facilitate honest and constructive discussions on ways to improve our business to help empower the community.

Good Neighbor Policy

Below you will find a draft of the STIIIZY Mission Trail Good Neighbor Policy which will be posted at our store and be available to our customers. This is a working draft that is being developed through the input we received during our open house events and STIIIZY's past

experiences at our other retail locations. As we continue to hold more open houses and have discussions with the community, this Good Neighbor Policy will be further revised to reflect continuous feedback from the community.

STIIIZY

GOOD NEIGHBOR POLICY

1. Appoint a Community Outreach Director, whose name and phone number will be posted at the entryway of the facility and mailed or hand-delivered to businesses within a two-block radius. The Community Outreach Director, or an employee designated by the Community Outreach Director, will make reasonable efforts to proactively establish relationships with law enforcement and all neighbors so that they will have a point of contact within the organization they can reach at any time should questions, comments, concerns or problems arise. The Community Outreach Director will maintain a log of all complaints and suggestions from neighbors, and all complaints will be addressed in a timely manner.
2. At no time shall any of the following items be allowed on the Facility premise: (i) any controlled substance, other than cannabis; (ii) any paraphernalia used for the ingestion of any type of controlled substance, except for cannabis accessories for incidental retail sale to customers; (iii) alcoholic beverages; or (iv) firearms, except in strict compliance with federal, State, and County laws.
3. Ensure that all cannabis goods sold by STIIIZY Mission Trail are produced and transported by State licensed facilities in full conformance with the State and local regulations.
4. Not sell alcoholic beverages or tobacco at the Facility.
5. Prohibit the smoking, vaporization, ingestion, or consumption of alcohol, tobacco, or cannabis in any form at or within Facility. No employee shall be under the influence of alcohol or drugs (including cannabis) while on the premises.
6. Not distribute any form of advertising for physician recommendations for cannabis.
7. Provide outside lighting in a manner that illuminates the outside street and sidewalk areas and adjacent parking as appropriate, in accordance with Wildomar regulations.
8. In accordance with the Air Quality and Odor Control Plan detailed within our proposal, provide adequate and appropriate ventilation to prevent any significant noxious or offensive odors from escaping the premises.
9. Patrol the surrounding area to identify and immediately address any problems, including, but not limited to, noise, odor, cannabis consumption, and litter as well as maintain the premises, adjacent sidewalk and/or alley in a good, clean condition at all times. Any and all graffiti will be identified and promptly removed from the property and parking lots.
10. Prohibit patrons from double-parking around the premises.
11. Prohibit loitering in or around the premises.
12. Prohibit littering in or around the premises.
13. Prohibit the consumption of cannabis products in and around the premises.
14. Post notices on the premises that:
    a. Direct patrons to leave the establishment and neighborhood peaceful and in an orderly fashion.
    b. Direct patrons to not litter or block driveways.
    c. Advise individuals of the prohibition on loitering.
    d. Advise individuals that smoking of cannabis is prohibited in public places.
15. Ensure notices are clear, well-lit, prominently displayed and maintained at all public entrances to and exits from the establishment.
16. Secure the premises within 50 feet of any public entrance and exit.
17. Ensure the Facility shall be continuously maintained in a safe, clean, and orderly condition with twice daily litter pick-up within 100 feet of the premises. Such litter pick-up shall include inspections for graffiti, which shall be removed within 24 hours of detection.

Residents living and working in the neighborhood have the right to enjoy a high quality of life and public safety. Our Good Neighbor Policy and complaint response procedures outlined above is how our store will help ensure this quality of life.

STIIIZY's Good Neighbor Policy will dictate how customers should act on and around the premises. Displaying a courteous and respectful attitude makes for better neighbor relations and a more positive experience for all community members. Disorderly conduct, public consumption of cannabis, rowdiness, loud music, or loitering is not consistent with our mission and will not be tolerated. Those customers found in violation will not be permitted to return to the store. Lastly, STIIIZY security and management will ensure customers adhere to the Good Neighbor Policy and will ensure that complaints will be responded to within 72 hours.

Types of Products Sold

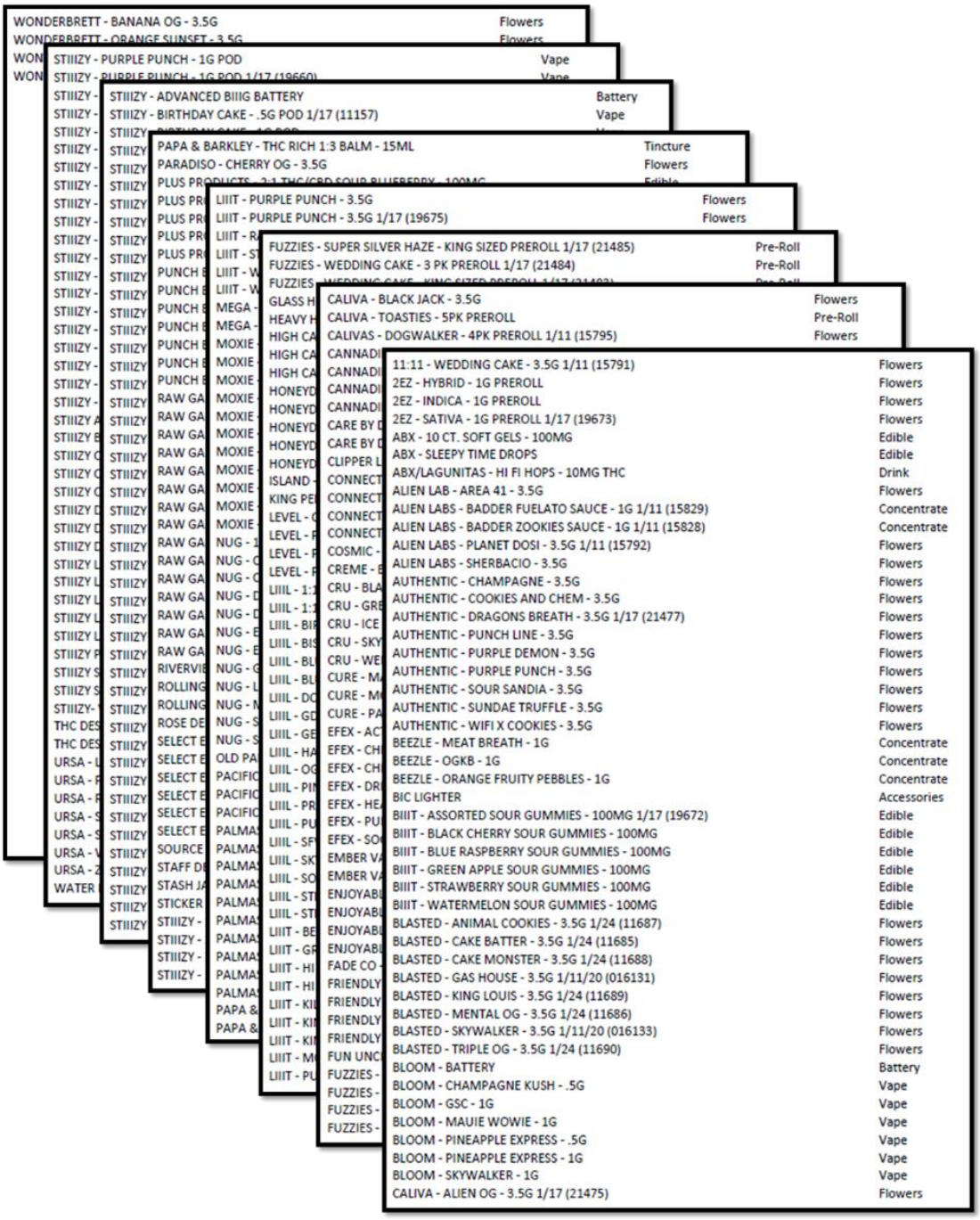
Customers will have access to over 800 SKUs and 12 different product categories, including flowers, oils, vapes, pre-rolls, topicals, and edibles. These products are sourced from more than 50 California vendors and complemented by STIIIZY's popular in-house brands—STIIIZY, Sessions, Honeyleaf, and BLSTD. And as California's number one cannabis brand, STIIIZY will play a key role in driving business to our store.

Additionally, STIIIZY has long been a leader in the California cannabis industry. In 2019, it was recognized as the most popular marijuana brand in the United States by Pioneer Intelligence and awarded *Brand of the Year* by the California Cannabis Awards. More recently, *Green State*, a cannabis-focused publication under the *San Francisco Chronicle*, named STIIIZY the best-selling brand for both vape and flower products in California in May 2024.

Today, STIIIZY products are carried by over 80% of cannabis retail stores across California. At our retail locations, customers consistently cite our extensive selection of in-house brands as a key reason for their loyalty. Much like iconic names such as Burberry or Nike, which have dedicated retail stores, STIIIZY's devoted following creates an instant customer base with every new store we open.

Whether a customer is seeking physical pain relief, assistance sleeping or is simply looking to unwind, STIIIZY Mission Trail's wide array of products will ensure there is something for every customer. Because of STIIIZY's vertical integration, approximately 60% of products sold at our stores will have been within our chain of custody and tested multiple times from seed to sale. All third-party products will also be strictly tested, and their manufacturing and cultivation sites will be inspected to ensure that such third-party products also meet STIIIZY Mission Trail's safety, testing and purity standards. See below the initial list of 800 SKUs we plan to carry at STIIIZY Mission Trail.

STIIIZY



WONDERBRETT - BANANA OG - 3.5G	Flowers
WONDERBRETT - ORANGE SUNSET - 3.5G	Flowers
STIIIZY - PURPLE PUNCH - 1G POD	Vape
STIIIZY - PURPLE PUNCH - 1G POD 1/17 (19660)	Vape
STIIIZY - ADVANCED BIIIG BATTERY	Battery
STIIIZY - BIRTHDAY CAKE - .5G POD 1/17 (11157)	Vape
PAPA & BARKLEY - THC RICH 1:3 BALM - 15ML	Tincture
PARADISO - CHERRY OG - 3.5G	Flowers
PLUS PRODUCTS - 2:1 THC/CBD SOUR BLUEBERRY - 100MG	Edible
LIIIT - PURPLE PUNCH - 3.5G	Flowers
LIIIT - PURPLE PUNCH - 3.5G 1/17 (19675)	Flowers
FUZZIES - SUPER SILVER HAZE - KING SIZED PREROLL 1/17 (21485)	Pre-Roll
FUZZIES - WEDDING CAKE - 3 PK PREROLL 1/17 (21484)	Pre-Roll
CALIVA - BLACK JACK - 3.5G	Flowers
CALIVA - TOASTIES - 5PK PREROLL	Pre-Roll
CALIVAS - DOGWALKER - 4PK PREROLL 1/11 (15795)	Flowers
11:11 - WEDDING CAKE - 3.5G 1/11 (15791)	Flowers
2EZ - HYBRID - 1G PREROLL	Flowers
2EZ - INDICA - 1G PREROLL	Flowers
2EZ - SATIVA - 1G PREROLL 1/17 (19673)	Flowers
ABX - 10 CT. SOFT GELS - 100MG	Edible
ABX - SLEEPY TIME DROPS	Edible
ABX/LAGUNITAS - HI FI HOPS - 10MG THC	Drink
ALIEN LAB - AREA 41 - 3.5G	Flowers
ALIEN LABS - BADDER FUELATO SAUCE - 1G 1/11 (15829)	Concentrate
ALIEN LABS - BADDER ZOOKIES SAUCE - 1G 1/11 (15828)	Concentrate
ALIEN LABS - PLANET DOSI - 3.5G 1/11 (15792)	Flowers
ALIEN LABS - SHERBACIO - 3.5G	Flowers
AUTHENTIC - CHAMPAGNE - 3.5G	Flowers
AUTHENTIC - COOKIES AND CHEM - 3.5G	Flowers
AUTHENTIC - DRAGONS BREATH - 3.5G 1/17 (21477)	Flowers
AUTHENTIC - PUNCH LINE - 3.5G	Flowers
AUTHENTIC - PURPLE DEMON - 3.5G	Flowers
AUTHENTIC - PURPLE PUNCH - 3.5G	Flowers
AUTHENTIC - SOUR SANDIA - 3.5G	Flowers
AUTHENTIC - SUNDAE TRUFFLE - 3.5G	Flowers
AUTHENTIC - WIFI X COOKIES - 3.5G	Flowers
BEEZLE - MEAT BREATH - 1G	Concentrate
BEEZLE - OGKB - 1G	Concentrate
BEEZLE - ORANGE FRUITY PEBBLES - 1G	Concentrate
BIC LIGHTER	Accessories
BIIIT - ASSORTED SOUR GUMMIES - 100MG 1/17 (19672)	Edible
BIIIT - BLACK CHERRY SOUR GUMMIES - 100MG	Edible
BIIIT - BLUE RASPBERRY SOUR GUMMIES - 100MG	Edible
BIIIT - GREEN APPLE SOUR GUMMIES - 100MG	Edible
BIIIT - STRAWBERRY SOUR GUMMIES - 100MG	Edible
BIIIT - WATERMELON SOUR GUMMIES - 100MG	Edible
BLASTED - ANIMAL COOKIES - 3.5G 1/24 (11687)	Flowers
BLASTED - CAKE BATTER - 3.5G 1/24 (11685)	Flowers
BLASTED - CAKE MONSTER - 3.5G 1/24 (11688)	Flowers
BLASTED - GAS HOUSE - 3.5G 1/11/20 (016131)	Flowers
BLASTED - KING LOUIS - 3.5G 1/24 (11689)	Flowers
BLASTED - MENTAL OG - 3.5G 1/24 (11686)	Flowers
BLASTED - SKYWALKER - 3.5G 1/11/20 (016133)	Flowers
BLASTED - TRIPLE OG - 3.5G 1/24 (11690)	Flowers
BLOOM - BATTERY	Battery
BLOOM - CHAMPAGNE KUSH - .5G	Vape
BLOOM - GSC - 1G	Vape
BLOOM - MAUIE WOWIE - 1G	Vape
BLOOM - PINEAPPLE EXPRESS - .5G	Vape
BLOOM - PINEAPPLE EXPRESS - 1G	Vape
BLOOM - SKYWALKER - 1G	Vape
CALIVA - ALIEN OG - 3.5G 1/17 (21475)	Flowers

STIIIZY Mission Trail anticipates that 50.3% of retail sales will be cannabis flower, of which 6.8% is pre-rolls, and 49.7% will be manufactured cannabis products. Manufactured cannabis goods include cartridges containing cannabis oil (20%), edibles (16%), concentrates (8.9%), and infused non-edible products (4.8%). STIIIZY Mission Trail's proposed product line is listed below:

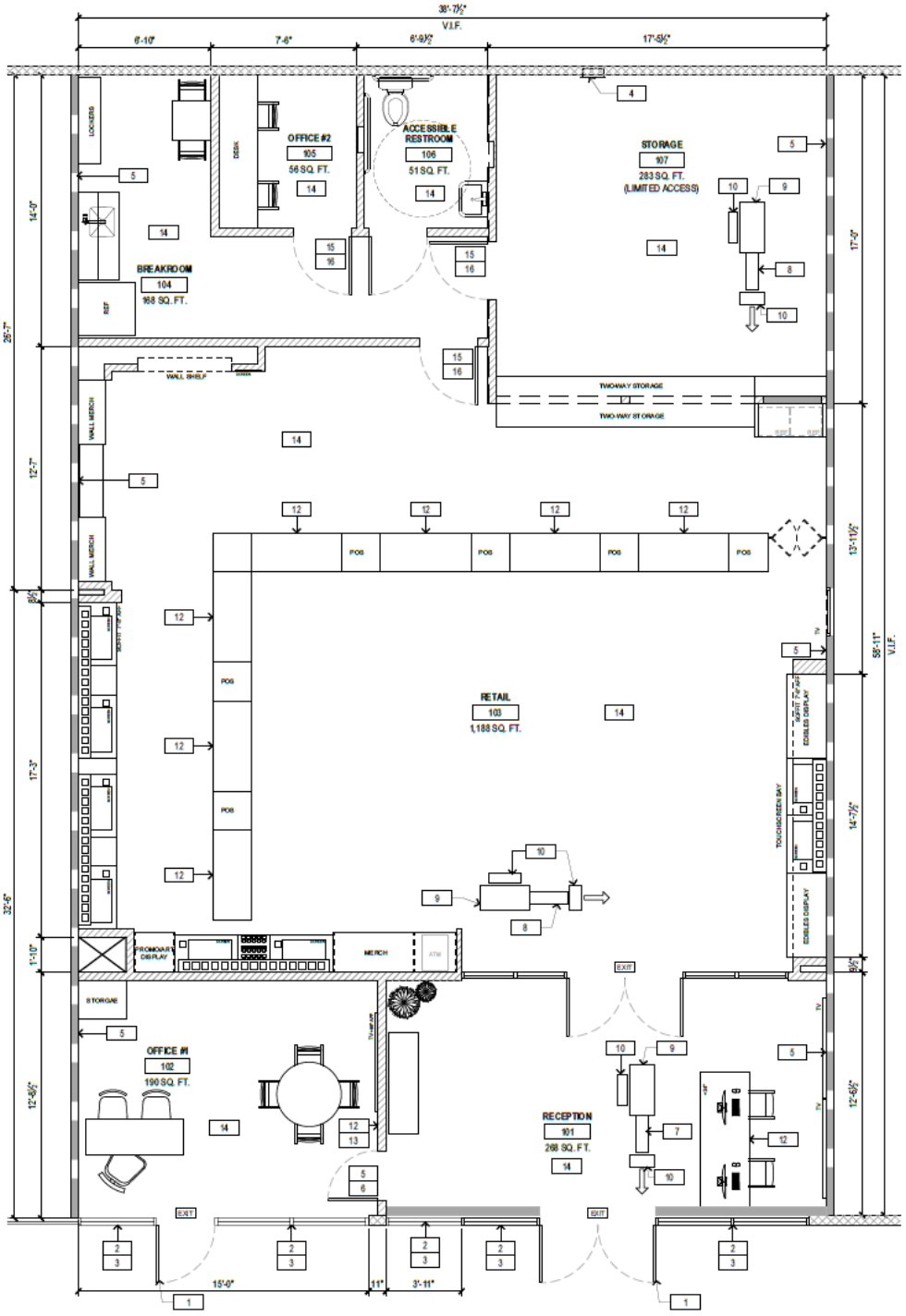
Flower	STIIIZY Mission Trail will carry a wide variety of cannabis strains from across California. STIIIZY Mission Trail's curated cannabis inventory will feature high-quality, laboratory-tested cannabis at all price points. THC content on cannabis will

	range from 10% to 35%. Cannabis flower varieties will include indica, sativa, and hybrid.
Pre-Rolls	A pre-roll is exactly what it sounds like—a pre-rolled cannabis joint. STIIIZY Mission Trail will carry pre-roll joints from a variety of licensed cultivators. THC content will range from 10% to 35%. Cannabis varieties will include indica, sativa, and hybrid.
Concentrates	STIIIZY Mission Trail plans to carry live resin, budder, sauce and crumble.
Vapes	Vaporizers—also known as vape pens—are devices used to heat cannabis for inhalation. Vaping devices heat dry cannabis flower or oil concentrate to a temperature below combustion, usually in the range of 180–200°C (356–392°F). The heat releases active compounds from the cannabis and turns them into a vapor that can be inhaled. THC content of vapes will range from 35% to 90%.
Oil Cartridges or Pods	An oil cartridges or pod is a pre-filled container of cannabis oil or concentrate designed for use with vaporizers. Cartridges and pods come in multiple formats, from 510-threaded cartridges that twist onto a battery to pods that magnetically snap into place. THC content of oil cartridges ranges from 35% to 90%.
Edibles	Edibles are food infused with cannabinoids. Cannabis edibles come in many forms, including brownies, cookies, gummies, and mints. The body processes edible cannabis differently than inhaled cannabinoids. When cannabis is ingested, cannabinoids enter the bloodstream through the stomach and liver, which increases potency and delays the onset of effects. Cannabis edibles typically contain 5–10 milligrams of THC per serving, with a maximum of 100 milligrams of THC per edible cannabis good.
Beverages	Cannabis-infused beverages are ingested like edibles. Cannabis-infused beverages include seltzers, sodas, non-alcoholic "hoppy water," and other drinks. Cannabis-infused beverages contain 5–10 milligrams of THC.
Topicals	Topicals are cannabis-infused lotions, balms, and oils that are absorbed through the skin for localized relief of pain, soreness, and inflammation. Because they are non-intoxicating, topicals are often chosen by patients who want the therapeutic benefits of cannabis without the cerebral euphoria associated with other delivery methods.
Tinctures	Tinctures are cannabis dissolved in alcohol. Tinctures contain a range of cannabinoids and are administered orally, sublingually, or in tandem with a beverage. Tinctures are often packaged in small glass bottles with droppers as caps for convenient dosing. They offer patients a method of consumption that does not require combustion or inhalation. Tinctures typically contain 100 milligrams of THC.

In line with STIIIZY's vision of offering a luxurious yet inclusive environment, STIIIZY Mission Trail will offer high-end artisanal products such as Alien Labs Area 41 flower at $50 per one-eighth ounce but also affordable products for cost-conscious customers such as our in-house STIIIZY flower Orange Kush at $12 per one-eighth ounce, which is 60% less expensive than the average price of cannabis at other legal dispensaries in California.

STIIIZY

FLOOR PLAN



Delivery Service

STIIIZY Mission Trail will provide a safe and discreet cannabis delivery service to its verified customers as a complement to its storefront operations. The convenience of STIIIZY Mission Trail's delivery service will enable those customers who are unable to travel to STIIIZY Mission Trail's retail premises to still obtain the high-quality cannabis products they desire. **STIIIZY Mission Trail will not deliver cannabis or cannabis products to any location outside of California or to any location within California where the delivery of cannabis or cannabis products has been prohibited by the city or county**

Receiving Delivery Orders

Depending on customer preference, STIIIZY Mission Trail's customers will have the option to place delivery orders either by telephone or through STIIIZY Mission Trail's website. Regardless of the order method used, customers will be informed during the order process that their age and identity will be verified at the time of delivery and that order fulfillment is contingent upon their identity and age being confirmed.

Once a new delivery order is received, a Sales Associate will first confirm that the order complies with daily sales limits and can be legally processed. The Sales Associate will then check that all the desired inventory is in stock and that the order can be fulfilled in accordance with the customer's expectations. If any of the products requested in a delivery order are unavailable, the Sales Associate will use professional judgment to offer a suitable alternative to the customer. If all of the requested products are available, then the Sales Associate will process the order as requested by first documenting the customer's identifying information and checking the delivery address online to ensure that it is: (i) a physical address in California; (ii) not on publicly owned land or on land or in a building leased by a public agency; and (iii) not a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center in accordance with 16 CCR § 5416.

Delivery Order Processing

As part of order fulfillment, a Sales Associate will prepare a Delivery Request Receipt that contains the following information:

(i) STIIIZY Mission Trail's name and address;
(ii) The first name and employee number of the employee who will deliver the order;
(iii) The first name and employee number of the employee who will have prepared the order for delivery;
(iv) The first name and STIIIZY Mission Trail-assigned customer number for the customer who placed the delivery order;
(v) The date and time of the delivery order;
(vi) The delivery address provided by the ordering customer;
(vii) A detailed description of all the requested cannabis goods, including their weight, volume, or another accurate measure of the amount; and

(viii) The total amount paid for the delivery, including any taxes, fees, the cost of the cannabis goods, and any other charges related to the delivery.

The same Delivery Request Receipt will later be updated by the Delivery Employee to include the date and time the order was delivered, as well as the ordering customer's signature confirming their receipt of the order. The Sales Associate will also record this information in the customer's profile in the point-of-sale system, so that cannabis goods sold by STIIIZY Mission Trail can be tracked in the event of a product recall.

All ordered cannabis goods will be gathered from inventory storage by the Inventory Manager and he or she will visually inspect each product to ensure that it is not expired, that the packaging is intact and unopened, and that the product labeling is intact and legible. The Inventory Manager will then provide the items to the Sales Associate. The Sales Associate will either scan or manually document each item into the POS system. The following information will also be entered directly into Track-and Trace in accordance with 16 CCR § 5049(b):

(i) Name and type of cannabis goods;
(ii) Unique Identifiers (UID) of cannabis goods;
(iii) Amount of cannabis goods, by weight or count;
(iv) Date and time of sale; and
(v) Any other information required by licensing authorities.

To conclude order documentation, the Sales Associate will then add the ordered products to the delivery driver's Delivery Inventory Ledger, which will include for each good the: (i) type; (ii) brand; (iii) retail value; (iv) UID; and (v) weight or volume. All delivery orders will then be placed into opaque exit packages and will be provided to the Delivery Employee with copies of the corresponding Delivery Request Receipts and the Delivery Inventory Ledger in accordance with 16 CCR § 5418(e) & (g).

Delivery Vehicle Loading

When delivery vehicles are loaded for delivery, it will take place in STIIIZY Mission Trail's loading area. As pursuant to 16 CCR § 5044(d)(1), the delivery area will be under 24-hour video surveillance. Cannabis goods will be loaded into the enclosed delivery vehicle by delivery employees, who will ensure that all cannabis goods are locked in a fully-enclosed box, container, or cage that is secured on the inside of the vehicle (but is not comprised of any part of the body of the vehicle) that is not visible to the public in accordance with 16 CCR § 5417(b). STIIIZY Mission Trail's Pre-Dispatch Checklist will be used by delivery employees to ensure that all of the following items are in their possession and functioning properly prior to departure:

- Delivery Inventory Ledger
- Delivery Request Receipt
- Delivery Stop Log
- Copy of Business license
- Driver's license
- Employee identification badge
- Age verification device
- Mobile telephone
- GPS device

- Sufficient fuel
- Alarm system
- Inventory containers and locks
- Vehicle operator's manual
- Spare tire and jack

Completing a Delivery

When a Delivery Employee arrives at a customer's delivery address, he or she will first attempt to contact the ordering customer by knocking on his or her door or ringing the doorbell. If the ordering customer does not respond after a reasonable time, the Delivery Employee will return to the delivery vehicle and will attempt to call the customer using the telephone number the customer provided with the order. If there is still no response within 10 minutes of the Delivery Employee's first attempt to contact the customer ordering, he or she will return to the dispensary with the customer's entire order. If there is a response, the Delivery Employee will ensure that he or she is communicating with the customer who placed the order by checking the customer's appropriate identification and will scan the identification with an age verification device to confirm that the identification is valid and that the customer is of legal age to purchase cannabis in compliance with 16 CCR § 5415(f). After the customer's identity and age have been verified, the Delivery Employee will process payment and will physically transfer the cannabis goods to the customer. The customer will then sign the Delivery Request Receipt provided by the Delivery Employee and will be provided with a copy of the receipt as required in 16 CCR § 5420(b). The Delivery Employee will also retain a copy of the signed Delivery Request Receipt to provide to management, who will maintain the receipt in accordance with STIIIZY Mission Trail's record retention policy and applicable rules and regulations as stated in 16 CCR § 5420(b).

Product Security During Transportation

Product security during transportation is a priority to STIIIZY Mission Trail, as it reduces the likelihood of product diversion and underage access. As such, STIIIZY Mission Trail will enforce the following policies, among others, to ensure that products remain secure throughout the delivery process in compliance with 16 CCR § 5418 (a-d):

- Delivery Employees will not carry cannabis goods worth more than $5,000 at any time.
- Only authorized employees will be allowed in the delivery vehicle during a cannabis goods delivery.
- While carrying cannabis goods for delivery, Delivery Employees will only travel in an enclosed delivery vehicle and will ensure the cannabis goods are not visible to the public.
- Delivery vehicles will not have any marking on the exterior of the vehicle that may indicate the presence of cannabis inside the vehicle.
- Delivery Employees will not leave cannabis goods unattended in the delivery vehicle unless the vehicle is locked and the alarm system is active.
- A dedicated GPS device will be affixed to the inside of each delivery vehicle, enabling STIIIZY Mission Trail to identify each vehicle's location during delivery.

Size of Proposed Facility

The size of our proposed facility is 2,275 square feet.

Hours of Operation/Number of Employees

To accommodate customers with busy schedules while respecting neighboring businesses and residents, STIIIZY Mission Trail will operate its dispensary and delivery service from 8:00am to 10:00 pm Monday through Sunday pursuant to Wildomar Municipal Code § 5.76.120(A).

STIIIZY Mission Trail intends to initially hire the following number of employees:

Check-in Associates: 5
Retail Associates: 10
Operations Associates: 2
Delivery Drivers: 5
Co-Managers: 3
General Manager: 1
Security Guards (Third party): 8
Total: 34

Description of Day to Day Operations

Opening and Closing Standard Operating Procedures

STIIIZY Mission Trail appreciates the importance of uniform opening and closing procedures in order to ensure the dispensary is ready for customers in the morning and secure at the end of the day. STIIIZY Mission Trail has developed Standard Operating Procedures and checklists to ensure that employees adhere to opening and closing procedures. The SOPs will require employees to adhere to the following procedures:

Opening Procedures

1. Arrive at the retail storefront location and proceed to the employee parking area to park their vehicle.
2. Exit vehicle and perform a brief visual inspection of the outer perimeter of the facility for loitering, tampering, unlawful entry, or any other security or safety issue.
   a. If evidence of security concerns (i.e., loitering, tampering, unlawful entry) is discovered, contact with security personnel will be made.
3. Management will unlock the door and turn off the alarm.
4. Every employee is required to thoroughly wash their hands upon entry to the store.
5. Turn on the lights in the lobby, retail sales area, and back office areas.
6. Ensure air conditioning/heat is set and turned on as appropriate.
7. Verify that carbon filters/HVAC are in working order and cannabis odor is not present inside or outside the facility.
8. Turn on and start computer and verify FlowHub (the inventory tracking system) is working.

9. Ensure all city and state cannabis and business licenses are properly displayed.
10. Ensure all educational handouts and other materials for customers are visible and available for the day's customers
11. Ensure all no-loitering signs, no consumption on-site signs and age requirement signs are properly displayed.
12. Turn on equipment at point-of-sale locations.
13. Check store email and respond to emails as necessary. Review other notes from prior night's closing team.
14. Management accesses the safes to withdraw appropriate amounts for point-of-sale locations and provide to Sales Associates.
15. Verify that security cameras are working.
16. Verify that limited-access room key card works and that cannabis and safes are secure.
17. Check waste bins were emptied the night before and any empty boxes or containers are cleared away.
18. Check if the soap dispensers and first-aid box need replenishing.
19. Report any equipment failures to manager on site.
20. Sweep sidewalk and pick up litter on sidewalk outside premises.
21. Check customer seating in lobby to ensure it is clean.
22. Check reception desk for any messages from the closing employee.
23. Verify locked pods have adequate amounts of cannabis and that inventory is properly sealed, packaging is intact and not damaged, and all products are not otherwise defective, leaking, or damaged.
24. Meet with employees to review daily goals, duties, and objectives.
25. Unlock front door for customers.

Closing Procedures

1. 15 minutes prior to closing, announce to customers that the store is closing.
2. Verify that all customers have left the store.
3. After all customers have left, lock the door.
4. Transfer all cannabis from sales floor into vault.
5. General Manager will perform daily cash reconciliation.
6. Generate log of all sales and transmit log to Track-and-Trace.
7. Ensure cannabis pods, safes, and inventory control room is locked.
8. Turn off all computers.
9. Permit the professional cleaning staff to enter the premises.
10. Ensure that all display counters, computer equipment, restrooms and all other surface areas have been properly cleaned by the cleaning staff.
11. Set cooling or heating system for after-hours setting.
12. Leave any necessary messages for the morning shift the following day.
13. Switch off all lights.
14. Enable all alarms.
15. Sign the log for closing procedures.
16. Exit and lock doors.
17. Verify no loitering around the premises.
18. Check in with the overnight security team.

STIIIZY

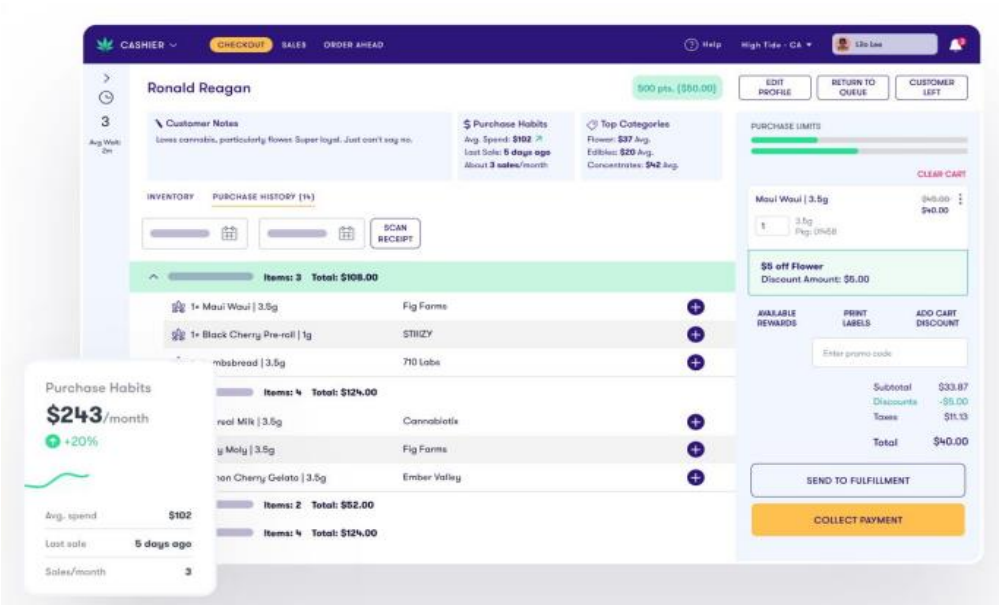
Customer Check-in Standard Operating Procedures

After the store opening procedures are completed, STIIIZY Mission Trail will be ready for customers to be checked in. Upon entering the store through the front entrance, every customer and medical patient will be required to check in at the reception desk located at the front of the waiting area prior to entering the sales floor. The waiting area and sales floor will be separated by a door and persons without proper identification will not be permitted to cross the double doors. All employees will be trained on acceptable forms of identification according to 16 CCR § 5404(c) and our Standard Operating Procedures, a summary of which is included below:

A. If the customer is 21+ years of age and entering the dispensary area, the customer must provide:
   i. A document issued by federal, state, county, or municipal government, or a political subdivision or agency thereof, including a valid motor vehicle operator's license, that contains the name, date of birth, height, gender, and a photograph of the person;
   ii. A valid identification card issued to a member of the Armed Forces that includes the person's name, date of birth, and photograph; or
   iii. A valid passport issued by the United States or by a foreign government.
B. If the customer is 18-20 years of age, the customer must provide one of the previously mentioned forms of identification and possess a valid physician's recommendation or a Medical Marijuana Card. Under no circumstances will doctor recommendations be provided at the dispensary.
C. Only customers verified to be over the age of 21 and medical patients verified to be over the age of 18 will be allowed to remain on the premises in accordance with WMC § 5.76.180(B).
D. Check-In Associates will not accept any form of identification that is physically adulterated in any way that impedes the employee from verifying the individual's identity to include the photograph, physical attribute descriptions, and physical address location. Check-In Associates will not accept identification that is expired. Check-In Associates will be trained by security personnel to recognize false and adulterated forms of identification, and any individual caught presenting false information will be banned from the facility.

Once the Check-In Associate has verified the guest is legally of age to enter the dispensary, the Check-In Associate will register the guest within the point-of-sale and inventory tracking system,

FlowHub,[1] by taking a photograph of the front and back of the guest's valid identification, all with the FlowHub tablet.



A profile has now been created. With this profile, sales associates can digitally confirm doctor's recommendations for medical patients, ensure that a customer does not exceed daily purchase limits, and confidentially maintain customers' contact information and purchase history in case a product recall is ever required. Additionally, check-in for returning customers will only require scanning of the acceptable form of identification after Check-In Associates have examined the authenticity of the identification, which will speed up the check-in process. Once the identification has been verified and the customer has been checked in at the front, the customer will be permitted to enter the sales floor through the buzzer-controlled door. Customers will be encouraged to use the hand sanitizer available with the front desk prior to entering the sales floor.

Sales Room

After entering the dispensary from the waiting area, the customer will be welcomed into the sales floor area, with 2 retail pods to the left, and 4 pods at the back of the store. All of STIIIZY's retail stores contain art from local artists and are constructed with the help of local subcontractors and vendors as part of its mission to support the local communities and to embrace the local patrons, businesses, and organizations that it hopes to foster long-term relationships with.

No cannabis products will be directly available to customers since all cannabis products will be locked inside our secure glass display cabinets. T-shirt, hats, and similar non-cannabis products are the only products that customers will be able to touch. Diversion of cannabis products is an epidemic in the industry, especially at retail stores that permit "grab-and-go."[2] However, due to

[1] https:// FlowHub.com
[2] https://sacramento.cbslocal.com/2019/09/03/sacramento-police-marijuana-dispensary-breakins/

the fact that all of STIIIZY's products are secured behind locked glass cabinets and STIIIZY's comprehensive security system, our retail stores have had zero incidents of in-store theft to date.

The customer will be able to approach any of the retail pods to more closely peruse the product offerings and consult with highly trained retail associates on the different strains and product types available for purchase. STIIIZY Mission Trail's expert sales associates will warmly greet the customer and will offer to every customer its educational materials on the science of cannabis, safe dosing, delivery methods, and the different strains of cannabis and their effects, which will be updated on a bi-weekly basis. Employees will all wear conspicuous badges, in accordance with 16 CCR § 5043, identifying themselves as employees so that customers can readily ascertain who they can approach for questions.

Customer surveys have revealed that customers seeking cannabis for back pain, anxiety, insomnia, and other ailments have found STIIIZY's customer education materials especially helpful. Many of STIIIZY's customers are first-time cannabis customers and have cited the educational and welcoming environment for the reasons they come back to its stores.

Once the customer decides what they will purchase, the retail associate will request the customer's identification a second time for additional security measures and, if applicable, doctor's recommendation as a second line of defense against underage purchases of cannabis and to pull up the customer's profile that has been created in the FlowHub point-of-sales system.

After verifying the identification and customer's profile and confirming that the customer has not already exceeded the daily limit of cannabis purchase set forth in 16 CCR § 5409, the retail associate will unlock the back of the glass case and examine the selected products to ensure that the packaging is in good condition, warnings are legible, the product is not expired, and the tamper-evident seal is still intact. After ensuring the product is permitted to be sold, the retail associate will scan the products into FlowHub, seal the products in an opaque exit package compliant with 16 CCR § 5413(c), and complete the sale with a credit card or cash from the customer. All cash handling will be in full view of a surveillance camera, and at no point during cash handling will the cash be obscured from the camera.

In summary, because every product is locked inthe glass casing of the retail pod and every product inspection by the customer is conducted in front of the sales associate, STIIIZY has had 0 instances of product theft from customers inside our stores. Security guards inside and outside of the facility will surveil the area to make sure that customers are not consuming any cannabis or cannabis products inside or near the retail store or within their vehicles. Due to the open floor concept layout of the store and the strategic placement of our numerous security cameras, customers will not be able to consume products within or within the vicinity of the store.

State Licensing Requirements

Upon receipt of the Conditional Use Permit for a cannabis retail business from the City of Wildomar, STIIIZY Mission Trail will apply for a Cannabis Retailer License with the Department of Cannabis Control. In our experience, the Department of Cannabis Control will issue the state license to us within 3-5 months.

Compliance with Ordinance No. 187 & 188 and State Law

The operations of STIIIZY Mission Trail will be guided by the Department of Cannabis Control (DCC), the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), the Wildomar Municipal Code (WMC) and all other applicable laws and regulations. Our highly experienced legal and compliance teams have ensured the 100% compliance to date of our combined fifteen cannabis operations in California through detailed analysis of all applicable rules and laws. Our Compliance Department has created over 500 SOPs for STIIIZY's retail,

cultivation, manufacturing, and distribution operations and stays in front of changes to rules by maintaining lines of communication with state and municipal officials. STIIIZY Mission Trail will take the following actions to extend STIIIZY's track record of 100% compliance in its operations:

1. Pre-Opening Compliance Memo: STIIIZY's compliance team has reviewed and analyzed the Wildomar Municipal Codes and circulated an internal memorandum to the retail, construction, and human resources teams to ensure that pre-opening matters such as planning the floor plans, installing the proper security systems and other Wildomar specific requirements are followed.

2. Pre-Opening Employee Training: Director of Compliance Eugene Harris will attend and present to the new employees of STIIIZY Mission Trail on city and state regulations applicable to STIIIZY Mission Trail and other compliance related topics as part of the employees on-boarding training program.

3. Standard Operating Procedures: STIIIZY's President, Tak Sato, and Director of Compliance, Eugene Harris, lead the compliance teams and together have a combined ten years in creating cannabis compliance programs for various companies in California and in developing oversight and auditing of such compliance programs. By ensuring compliance of our combined 50+ local cannabis licenses in California, they have become some of the foremost experts on cannabis compliance in California. For our retail operations alone, the compliance team has created over 100 SOPs based on California's cannabis, employee, safety and business regulations and the additional regulations of each of the cities in which we operate. Some of the SOPs have already been described above and include:

- Age Verification and Customer Check-in
- Package Labeling Check Prior to Accepting Inventory
- Package Labeling Check Prior to Selling Product to Customer
- Daily Sales Limit Check
- Cash Management
- Inventory Control and Reconciliation
- Product Returns
- Waste Management and Recycling
- Record Keeping
- Limited Access Area Visitor Log-in
- Cannabis Goods Display
- Alarm System Checks
- Product Delivery In-take
- Signage Requirements
- Store Opening Requirements
- Air Circulation and HVAC Requirements
- Store Closing Requirements
- Emergency and Evacuations
- Sales Receipts and Reconciliation
- Medical Patients Check-in and Policies

- Americans With Disabilities Compliance

Many of our SOPs are based off of city or state regulations, but many go beyond the minimal requirements based on our experience and results seen from best practices. For example, while the Cities of Los Angeles and San Francisco only require one security guard be present during hours of operation, our retail stores in Los Angeles and San Francisco each have 2 security guards at all times during operations and at least one security guard surveilling the property 24 hours a day.

4. *Compliance and SOP Checklist*: The compliance team will create a compliance and SOP checklist for each retail store prior to opening. The checklist will require each General Manager and Manager to check daily:
    a. state and local requirements for retail cannabis operations;
    b. opening and closing requirements for the retail store;
    c. inventory and reconciliation of inventory;
    d. record keeping and record backup;
    e. visibility of over 21 signs, state and city dispensary license signs and other required signage;
    f. loitering outside store and other potential neighborhood nuisances; and
    g. other operational and legal compliance requirements.

STIIIZY

COMPLIANCE CHECKLIST Entity Name: STIIIZY Wildomar LLC dba STIIIZY Mission Trail Address: 33980 Mission Trail, Ste #2, Wildomar, CA 92595		
Reg.	**Requirement(s)**	**Check**
CA	Clear display of CA license.	☐
CA	Clear display of City of LA license.	☐
CA	Clear display of Business Tax Registration Certificates (BTRC).	☐
LAFD	Address number clearly visible from the street.	☐
CA	Clear display of 21 and over sign.	☐
CA	Valid IDs are being checked to ensure patrons are 21 years of age or older, or are at least 18 years of age and have a valid physician's recommendation.	☐
LA	Clear display of Neighborhood Liaison sign (name and contact info).	☐
LAFD	Clear display of No Smoking sign	☐
LA	No Loitering, Public Drinking, or Public Smoking/Consumption of Cannabis.	☐
CA	Cannabis is not dispersed in the air within the premises by oil diffusers or any other vaporizing device.	☐
CA	Manufacturing, cultivation, distribution, and retail areas are separated by walls, and all doors remain closed when not in use.	☐
CA	Inventory that is not on display is stored in a limited-access area within the premises.	☐
CA	Cannabis goods are never stored outdoors.	☐
CA	Employee break rooms, changing facilities, and bathrooms are separated from all storage areas.	☐
CA	Cannabis goods on display are not accessible to patrons (including bud pod check).	☐
CA	Cannabis goods are not visible from outside the licensed premises.	☐
CA	No free cannabis goods provided to any person.	☐
CA	Purchased cannabis goods are placed in an opaque exit package.	☐
CA	Cannabis goods for sale adhere to DCC's Packaging and Labeling requirements.	☐

At the end of each day, the General Manager is required to note any deficiencies from the checklist to the Director of Compliance. Any material deficiencies will require remediation through an investigation by the compliance department.

5. *Internal Audits*: Each retail store is also audited internally on a monthly basis by our dedicated cannabis compliance audit team to ensure operational compliance and employee compliance with all state and local laws, regulations and ordinances, and STIIIZY Mission Trail's SOPs. The audit is conducted without prior notice to the retail store managers to reduce the chance that the store employees are on notice while the audit is beginning. The unannounced audit will begin with an inspection of the perimeter from a security, cleanliness and odor perspective, continue to the inspection of the retail

sales floor, and finally through the inventory and cash vault. The audit typically takes 4 hours and any deficiencies discovered during such audits are remediated within five days of discovery.

The detailed diligence conducted by our experienced legal and compliance teams, and the internal systems we use to ensure compliance with regulations and our robust SOPs have led to **zero instances** of violations of laws or regulations to date at our any of our stores. STIIIZY Mission Trail will continue this track record of 100% compliance if given the opportunity to open a second store in Wildomar.

Inventory Track and Trace to Prevent Diversion

In accordance with 16 CCR § 5049 and WMC § 5.76.150(E), our inventory tracking software FlowHub, which is integrated with METRC, and our reconciliation SOP will ensure that all inventory which is received, sold, placed on display, returned by a customer or moved from secure storage to the sales floor is accurately tracked and accounted for at all times. The FlowHub platform will track the following data:

- All inventory at STIIIZY Mission Trail at any given time broken down by SKU, amount or count, price paid, expiration date (if any), date of receipt into the facility and current location;
- All sale transactions, which can be broken down by customer, date, amount, price paid, taxes paid or owed, day, week or month;
- All orders which have been placed by our purchasing team that is expected to be delivered and the expected time of delivery, the purchase price and form of payment.

With the comprehensive and detailed information tracked by FlowHub and METRC, the location of every product within the store will be tracked in real time.

Inventory Receipt Track and Trace

As part of STIIIZY's mission to be accountable for all inventory, STIIIZY will mandate the following product intake procedures to ensure the accountability and safe receipt of all products delivered to its Wildomar retail location:

- All cannabis products will be received through a non-public delivery entrance that will be closed off by an iron bar fence and gate when no delivery is taking place.
- Before an order is placed with a vendor, the General Manager or Co-manager will confirm that the distributor scheduled to deliver the products has a valid and active cannabis distribution license. Once verified, management will execute a purchase order. STIIIZY Mission Trail and the distributor will then agree to a time window when the delivery will be made.
- Upon a distributor's arrival at the locked gate which secures the loading area, a security guard or an operations employee will check the identification of the driver to ensure the delivery has been scheduled for that time and day. Upon confirming the identity of the vehicle and driver, the gate will be unlocked and opened, and the vehicle will be directed towards the loading area. The employee who checked the identity of the driver

will then communicate to the security guard standing inside the loading area to unlock and open the back door.

- The driver will enter the loading area and will park the vehicle and wait for the gate to be closed and locked. Once the gate is closed, the driver will exit the vehicle and unlock the double doors of the vehicle and at least two employees will unload the products and move them into the vestibule with the security guard present during the entire process. Once the cannabis products have been offloaded, the driver will depart, and the manager will place the delivered items into inventory while still in the presence of a security guard.

- Delivery schedules will be staggered so that criminals cannot time or schedule a robbery.
- Once the products are in the inventory room, an inventory manager will count each item in the delivery and compare it to the shipping manifest, confirming:
    - Distributor's name and license;
    - Driver's name;
    - Delivery date and time;
    - Invoice number;
    - Product name;
    - Product description;
    - Product weight;
    - Unit of measure;
    - Number of units;
    - Price per unit; and
    - Total price.
- Each item will also be inspected to confirm that the products have not been adulterated with all packaging intact.
- Once the contents and amount of the products are confirmed, they will immediately be entered into STIIIZY Mission Trail's inventory platform FlowHub and METRC's track and trace system.
- No cash will ever be exchanged at the drop off to further reduce the risk of a robbery.

- Finally, one surveillance camera will track the vehicle's entrance into the loading area and the entire off-loading process.

Upon receipt of inventory, the acceptance of the delivery will be entered into FlowHub and the METRC Track-and-Trace system. Should there be any discrepancies between the type or quantity of cannabis goods specified in the shipping manifest and the type or quantity received by STIIIZY Mission Trail, the discrepancy shall be recorded in the track and trace system, in any relevant business records, and the delivery will be rejected if necessary and the vendor will be contacted immediately.

Inventory Reconciliation

Inventory reconciliation is performed at least once a week by the general manager and co-managers. The co-manager will first review and organize every product of inventory as of 12:01 am of the Monday of the past week. The co-manager will then verify that each piece of inventory is accounted for via sale, as securely sitting in a retail pod or the inventory room or returned and/or destroyed for quality control reasons. The co-manager will also conduct "spot checks" of inventory received since that Monday to ensure that all recent deliveries are also accounted for. The general manager will then conduct the same process to reduce the possibility of human error.

If any discrepancy is discovered between our inventory data and the physical amount of inventory in our store, FlowHub and our internal inventory records will be examined to ascertain the reason for the discrepancy. If the discrepancy cannot be identified through the review of our inventory records, security will be contacted to review the video surveillance footage to identify the discrepancy. If the inventory is determined to be stolen, the DCC and law enforcement will be identified within 24 hours as pursuant to 16 CCR § 5036. If the inventory is not determined to be stolen but is still deemed "significant" because the discrepancy is at least 3 percent of average monthly sales, the BCC and local law enforcement will be notified in accordance with 16 CCR § 5034(b).

In conclusion, our robust inventory tracking and tracing system and receipt protocols will ensure that all inventory is accounted for at all times. Additionally, the fact that all of our cannabis products on the sale floor will be behind locked glass casing with camera surveillance blanketing the products, STIIIZY Mission Trail is prepared to continue STIIIZY's perfect record for product secu

STIIIZY

SCHEDULE FOR BEGINNING OPERATIONS

Task Description	Est. Completion Date
Submit Local License Application	**12/18/2025**
Submit for CUP and Development Agreement	12/25/2025
Obtain CUP	**3/27/2026**
Submit for State Licenses with Bureau of Cannabis Control	3/31/2026
Submit Construction Drawings to Building Division	4/1/2026
Submit for Business License	4/1/2026
Secure General Contractor (GC) contract, scope of work, and detailed construction budget with Construction Contractor	4/8/2026
Obtain Building Permit	4/13/2026
Begin Construction at Authentic Wildomar Facility	4/15/2026
Complete demolition / Begin interior remodel	4/20/2026
Install exterior decorative siding	4/23/2026
Obtain State Licensing	**5/2/2026**
Install electrical, plumbing, etc.	5/5/2026
Install rough-in for Security Surveillance	5/7/2026
Install interior trim package	5/10/2026
Install floor coverings	5/13/2026
Complete interior painting and MEP finish trims	5/16/2026
Complete Construction	**6/5/2026**
Complete Inspections with Wildomar	6/8/2026
Purchase Point of Sale (POS) system and computer hardware, label printers, and code scanners	6/9/2026
Install POS system and Inventory Tracking, as well as required hardware and peripherals	6/11/2026
Install security system	6/12/2026
Interview applicants for employment	6/14/2026
Select and procure staff uniforms and safety equipment	6/16/2026
Finalize employment hiring	6/17/2026
Employee Trainings (OSHA, SOPs, Security, etc.)	6/19/2026
Test all equipment, SOPs, and systems (Security, POS, Fire, Waste, Diversion, Prevention)	6/20/2026
Obtain inventory	6/27/2026
Host Open Houses at Authentic Wildomar facility	6/28/2026
Open STIIIZY Mission Trail for business	**6/29/2026**

FIRE PROTECTION PLAN

PYROCOP, INC
FIRE & LIFE SAFETY CONSULTING SERVICES

Prepared By: Robert L. Rowe, CFI/CFEI/Fire & Life Safety Consultant
Pyrocop, Inc.
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Rancho Cucamonga, CA 91730
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In compliance with the City of Wildomar's Commercial Cannabis Business Permit Application Procedure Guidelines, please find the required items for the "Fire Protection Plan" as outlined on page 7-8 of the "Application Submittal Requirements for Cannabis Local License" in the following pages.

SUMMARY OF STIIIZY WILDOMAR LLC DBA STIIIZY MISSION TRAIL'S OPERATION AND BUILDING INFORMATION

This preliminary Fire Protection Plan is being submitted with STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Commercial Cannabis Business Permit Application.

This Plan incorporates the applicable provisions contained in Chapter 4, sections 404-407 of the California Fire Code ("CFC"), 2022 edition as required by the City of Wildomar Fire Department, and Ordinance 187 and 188, Chapter 5.76 of the Wildomar Municipal Code ("WMC") concerning regulation of commercial cannabis activity.

To ensure compliance with the CFC and incorporation of best practices, all the policies and procedures herein follow the CFC, and the code sections referenced refer to sections of the CFC, unless specified as WMC. This plan only incorporates the material requested and is not representative of a comprehensive plan. STIIIZY Wildomar LLC dba STIIIZY Mission Trail has a comprehensive plan available and can be provided upon request.

This plan takes into consideration fire, medical, and hazardous situations, including:

- Emergency preparedness requirements,
- Fire safety and evacuation plans,
- Emergency evacuation drills,
- Employee training and response procedures; and
- Hazard communication requirements.

Business Name: STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Summary: STIIIZY Wildomar LLC dba STIIIZY Mission Trail is applying to operate as a Cannabis retail storefront operation. Storage of product at STIIIZY Wildomar LLC dba STIIIZY Mission Trail will be in supervised and secured areas as required by City of Wildomar. Products within the retail

area will be stored in secured display cases during business hours and within a vault inside a secured and monitored storage room outside of regular business hours.
General Manager: Cindy Arteaga
Phone: 562-533-1247
Business Address: 33980 Mission Trail Suite A and B, Wildomar, CA 92595
Property Type: Retail/Commercial
APN: 366160070
Building Size: 10,708 SF Square Feet
Retail Space Size: 1,188 Square
Lot Size: 1.01 Square Feet
Construction Type: V-B
Fire Sprinklers: Yes
Fire Alarm System: Yes
HVAC: Single Split System
Occupancy: B Occupancy (Retail)
Number of Stories: 1
Maximum Height: 17'
Number of Exits: 2
Year Built: 1988
Building Refurbished: Unknown
Major Intersection: Bundy Canyon and Mission Trail
Closest Fire Hydrant: Yard Hydrant approximately 25' SW of front entrance. Street Hydrant located on the N/W corner of Bundy Canyon and Mission Trail

DESCRIPTION OF ALL FIRE PREVENTION, SUPPRESSION, HVAC AND ALARM SYSTEMS THE FACILITY WILL HAVE IN PLACE.

Described below are the safety features of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's premises, including maintenance and housekeeping procedures.

FIRE PREVENTION (MAJOR HAZARDS)

Accumulation of Trash and Debris

STIIIZY Wildomar LLC dba STIIIZY Mission Trail shall use City approved waste containers that are appropriately sized and stored in an approved location.

Combustible Storage

STIIIZY Wildomar LLC dba STIIIZY Mission Trail will store any combustible materials in an orderly manner and separate them from heating or ignition sources so that ignition cannot occur.

Very few, if any, combustible materials are kept on the property.

Ignition Sources and Open flames

Ignition sources and open flames, should any exist, will be separated from flammable and combustible materials. As this is a retail facility, other than a boiler, there is no need for any open flame.

Exit Maintenance

- STIIIZY Wildomar LLC dba STIIIZY Mission Trail will always maintain the minimum exit access and aisle widths (as determined by the City of Wildomar).
- The number of exits will also be in accordance with Table 1006.2.1 and Table 1006.3.2(2) and Section 1017.2 of the International Fire Code (IFC)
- Enhanced building security will not interfere with existing measures and will by no means impede egress for the facility's occupants or firefighters in the event of an emergency.
    - Doors, windows, and roof hatches will remain secured but can be easily opened from the inside to allow exit in the event of an emergency.
- Electronic access control will not interfere with the existing components.
- All locking hardware on doors (interior or exterior) will meet the minimum requirements for exiting.
- All doors and door hardware will be identified on the specifications and plans presented to the City of Wildomar at the time of applying for a Conditional Use Permit.
- All exit doors, passageways and exit corridors will remain free of any obstruction and maintained as required by the City of Wildomar Fire Code.
- Any security device or system that emits any medium that could obscure a means of egress in any building, structure or premise will be prohibited.
- STIIIZY Wildomar LLC dba STIIIZY Mission Trail will provide emergency lighting with battery backup in all exit passageways exit corridors, and on the exterior of the premises.
- STIIIZY Wildomar LLC dba STIIIZY Mission Trail will install and maintain exit signs exits as required by code.

Electrical Hazards/Extension Cords

Electrical panels and service equipment will be clearly identified with a clear space of not less than 30 inches in width, 36 inches in depth and 78 inches in height. Storage will not be permitted within the above noted dimensions.

Hazardous Materials (General)

Hazardous materials or hazardous waste will not be stored or handled at this facility apart from cleaning products, which will be stored in a safe location. STIIIZY Wildomar LLC dba STIIIZY Mission Trail understands that cannabis waste is regulated and must be handled in accordance with all applicable laws and regulations. All cannabis waste will be stored according to law, in a locked receptacle in a limited access area, and will only be disposed of by a licensed waste management company. STIIIZY Wildomar LLC dba STIIIZY Mission Trail will utilize an approved waste management company for cannabis waste management.

General Manager

The GM will be responsible for maintenance of systems and installation of new equipment to prevent or control fires.

The GM will be responsible for maintenance, housekeeping and controlling fuel hazard sources at the subject location.

Safety Procedures and Training for all Fire and Medical Emergencies

General annual training of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees addresses the following:

- Individual roles and responsibilities.
- Threats, hazards, and protective actions.
- Notification, warning, and communications procedures.
- Means for locating family members in an emergency.
- Emergency response procedures.
- Evacuation, shelter, and accountability procedures.
- Location and use of common emergency equipment; and
- Emergency shutdown procedures.

Emergency Procedures Information

STIIIZY Wildomar LLC dba STIIIZY Mission Trail will provide training and a printed summary to all employees regarding emergency procedures for ambulatory, non-ambulatory, and physically disabled individuals. Emergency procedures information will include, but not be limited to, the following:

- Location of exits.
- Location of fire alarm initiating stations.
- What the fire alarm sounds and looks like when activated.
- Fire department emergency telephone number 911.
- Location of the Fire Department emergency telephone number sign.
- Location of other emergency information posted within the premises; and
- The prohibition of elevator uses during emergencies, if any.

Fire Training Procedures

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees will be trained in fire emergency procedures based on the Emergency Procedures included in this plan and in accordance with the 2019 California Fire Code, Section 404, and OSHA Training Standard 1915.508. STIIIZY Wildomar LLC dba STIIIZY Mission Trail will conduct all training in accordance with NFPA 1403-2002. Training will be provided to both new and existing employees by a qualified fire and safety professional to maintain proficiency.

Topics will include, but are not limited to:

- Emergency alarm signals.
- Primary and secondary evacuation routes, when practical.
- General principles of using fire extinguishers.
- Hazards associated with incipient firefighting and procedures to reduce those hazards.
- Hazards associated with the use of portable fire protection systems.
- Familiarization of written training policies associated with the training of employees when expected to fight an incipient fire.
- Hands on fire response training (handling and activation of fire extinguishers).
- Training on the written operating procedures to fire response employees who are expected to fight fires (at least quarterly); and
- Any additional site-specific training as required by OSHA Training Standard 1915.508.

Additionally, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will conduct semi-annual drills according to its written procedures for fire response employees. It will also conduct any additional site-specific training as required by OSHA Training Standard 1915.508.

Frequency of Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees will be trained in the contents of the fire safety and evacuation plans and their duties as part of the new employee orientation annually. Records of said training shall be maintained by STIIIZY Wildomar LLC dba STIIIZY Mission Trail. A qualified fire and safety professional shall provide this training.

Fire Prevention, Evacuation, and Fire Safety Employee Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees will be trained in fire prevention, evacuation, and fire safety by a qualified fire and safety professional in accordance with CFC 406.3.1 through 406.3.4. A qualified fire and safety professional shall provide this training.

Fire Prevention Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees will be apprised of the fire hazards of the materials and processes to which they are exposed, which will be extremely minimal. Employees shall be provided instruction by a qualified person(s) in the proper procedures for preventing fires in the conduct of their assigned duties.

Evacuation Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees will be familiarized with the fire alarm and evacuation signals, their assigned duties in the event of an alarm or emergency, evacuation routes, areas of refuge, exterior assembly areas and procedures for evacuation by a qualified person(s).

Fire Suppression Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail employees assigned firefighting duties will be trained by a qualified person(s) to know the locations and proper use of portable fire extinguishers or other manual fire-fighting equipment and the protective clothing or equipment required for its safe and proper use. The locations of fire extinguishers are identified on the "Facility Plan."

Emergency Lockdown Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees will be trained to execute the lockdown plan and be trained on their assigned duties and procedures in the event of an emergency lockdown.

Medical Emergency Training Procedures

A medical emergency is a serious and unforeseen situation that has been caused by a sudden illness or injury, requiring urgent medical attention.

Employees are trained in anticipating several types of emergencies before they happen. In the unfortunate event that a medical emergency does occur, employees are trained to:

- **Check:** Examine the injured individual to assess what type of medical emergency they have encountered.
- **Call:** Call 9-1-1 so that emergency life support and help will arrive as soon as possible.
- **Care:** Designated first aiders in the workplace should provide the relevant medical emergency procedures.

We have identified some common medical emergencies. STIIIZY Wildomar LLC dba STIIIZY Mission Trail employees are trained to manage these specific medical emergencies in the following ways:

Collapse: Check if the individual has any other obvious injuries such as a bleeding wound. If none, put the person in a recovery position and wait with them for medical help. Ensure airways are clear and they are breathing properly.

Choking: Stand behind the individual and support their chest with one hand, whilst giving them up to five sharp blows to the back. If this does not work, administer five abdominal thrusts. This should not be performed in the same way on a pregnant woman.

Electric Shock: Ensure power supply has been cut off, then put the person in recovery position.

Allergic Reaction: Remove the allergens triggering the attack if possible. Lay the person down flat and monitor their condition until help arrives.

CPR / First-Aid Training:

STIIIZY Wildomar LLC dba STIIIZY Mission Trail understands that first aid must be available within 3 to 4 minutes of an emergency. Worksites more than 3 to 4 minutes from an infirmary, clinic, or hospital should have at least one person on-site trained in first aid (available all shifts), have medical personnel readily available for advice and consultation, and develop written emergency medical procedures. STIIIZY Wildomar LLC dba STIIIZY Mission Trail ensures that their security professionals are trained in first aid and CPR, as the Security Guards are onsite 24 hours per day. In addition:

- First aid supplies are available to the trained first aid providers.
- Emergency phone numbers are placed in conspicuous places near or on telephones; and
- Prearranged ambulance services for any emergency are available.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail coordinates an emergency action plan with the nearest outsider responders such as the fire department, hospital emergency room, EMS providers and local HAZMAT teams, prior to opening. The GM will be provided with information during training on how to communicate with the outside responders in the event of an emergency.

Twice a year, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will provide CPR training, free of charge to any employee who is interested in obtaining these skills. All Security Guards and GMs will be required to maintain CPR and First-aid certifications.

Cal/OSHA Training

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's GM and at least one other employee will acquire OSHA certification, as part of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's comprehensive employee education. Cal/OSHA training includes fire safety education, specifically with regards to exit routes, fire extinguisher use, fire prevention plans, and emergency procedures in the case of a fire or other workplace incident.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail will incorporate Cal/OSHA safety guidelines to maximize workplace safety, including the following:

- Providing easily accessible first aid equipment.
- Implementing an Injury and Illness Prevention Program.
- Inspecting premises regularly for potential hazards.
- Promptly investigating workplace accidents.
- Identifying and correcting occupational hazards; and
- Enforcing employee compliance with company policies.

Fire Inspector Access

In addition to the mandatory inspection to obtain fire department approval prior to commencing operations, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will allow fire inspectors access to audit our building for fire life safety concerns on a yearly basis or as determined necessary per the fire marshal.

Written and Physical Mechanisms in Place to Deal with Each Situation

Written Fire Incident Procedures

A copy of a written "Fire Emergency Procedures" document, clearly identified as such, will be maintained on STIIIZY Wildomar LLC dba STIIIZY Mission Trail's premises in (near the first aid kit) the Manager's Office.

The "Fire Emergency Procedures" document shall include the following Step by Step Process language:

- In the event of a fire emergency, the General Manager ("GM") or his/her designated employee(s) shall call 9-1-1 to report the fire incident.
- The GM or his/her designated employee(s) shall direct the occupants of the building to the nearest exit and to the predesignated assembly location which will be in the parking lot on the south side of the building.
- If safe to do so, the GM will utilize the onsite portable fire extinguishers to suppress the fire. If the fire cannot be suppressed or contained, the GM and STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees shall vacate the premises and alert the surrounding businesses of the fire.
- Upon arrival at the predesignated assembly location, the GM shall account for all occupants of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's facility and render first aid, as necessary.
- Upon termination of the incident, the GM shall interface with the City of Wildomar Fire Department to determine how the fire started and what precautionary measures should be taken to prevent future fires.

Written Hazardous Materials/Inhalation Procedures

A copy of any written Hazardous Materials/Inhalation Procedures/Program document will be maintained on STIIIZY Wildomar LLC dba STIIIZY Mission Trail's premises in both the Retail Area and Manager's Office. It shall be clearly identified as "Hazardous Materials/Inhalation Procedures" and always kept in an accessible location.

The Hazardous Materials/Inhalation Procedures document shall include the following Step by Step Process language:

- In the event of a Hazardous Materials/Inhalation incident, (i.e., significant spillage of cleaning products or hazardous gas produced resulting from mixing of incompatible

cleaning products), the GM or his/her designated employee(s) shall call 9-1-1 to report the incident.

- The GM or his/her designated employee(s) shall direct the occupants of the building to the nearest exit and to the predesignated assembly location which is in the parking lot on the south side of the building.
- If safe to do so, the GM will utilize the onsite hazmat absorbent pad or mat to absorb and control the spill. If the spill cannot be contained, the GM and STIIIZY Wildomar LLC dba STIIIZY Mission Trail's employees shall vacate the premises and alert the surrounding businesses of the chemical incident.
- Upon arrival at the predesignated assembly location, the GM shall account for all occupants of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's facility and render first aid, as necessary.
- If an employee is exposed to a hazardous material (i.e., splashed it in eyes, on skin or clothing) the GM or his/her designated employee shall have the victim remove the contaminated clothing and flush the affected area with water.
- Upon termination of the incident, the GM shall meet with the City of Wildomar Fire Department to determine how the incident occurred and what precautionary measures should be taken to prevent future hazardous materials related incidents.

FIRE SUPPRESSION

Fire Department Access

- A KNOX key box or key switch will be installed on the front exterior of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's building, because access to or within STIIIZY Wildomar LLC dba STIIIZY Mission Trail's structure is restricted because of secured openings and to allow immediate access for lifesaving or fire-fighting purposes. The key box or key switch will be of an approved type and will contain keys to gain necessary access as required by the fire code official per City of Wildomar Fire Code.
- All required exterior doors will remain operable for emergency access by firefighters. Eliminating the function of any exterior doors will require prior approval that cannot be granted in every circumstance, and where allowed, the door must be marked with a sign stating, "THIS DOOR BLOCKED."
- Rooms containing fire protection equipment (fire alarm panels, fire sprinkler valves, etc.), controls for air-conditioning equipment, utility equipment for gas or electrical service and rooms containing hazardous materials will have identifying signage to aid firefighters.
- STIIIZY Wildomar LLC dba STIIIZY Mission Trail will keep all fire access roads, driveways, sidewalks, and park strips on or adjacent to the premises clear to allow emergency vehicle access.

Fire Extinguisher Maintenance

Portable fire extinguishers with a minimum rating of 2A10BC shall be installed in M and S occupancy groups per the City of Wildomar Fire Code. The size and distribution of portable fire extinguishers shall also be in accordance with the City of Wildomar Fire Code and at the discretion of the City of Wildomar Fire Department. STIIIZY Wildomar LLC dba STIIIZY Mission Trail will strategically locate all extinguishers in the service areas and Manager's office per NFPA 10.

Automatic Fire Protection Systems (Fire Sprinklers)

STIIIZY Wildomar LLC dba STIIIZY Mission Trail dba STIIIZY Mission Trail's facility is not equipped with an automatic fire protection system (Fire Sprinklers).

Although not required by the California Building Code ("CBC"), if required by the City of Wildomar, the building will install automatic sprinklers. Said sprinklers would be designed and installed in accordance with the National Fire Protection Association (NFPA 13) and Section 903 of the CBC. The sprinkler discharge design density would be for light hazard which has a Response Time Index (RTI) commensurate with quick response and an activation temperature of 165° F. The sprinkler system will be inspected, tested, and maintained as required by the California Edition of the National Fire Protection Association 25 to ensure reliable operation.

Evacuation Assembly Area

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's site plan, located below, indicates the evacuation assembly area will be in the parking lot located on the west side of the building. Normal routes of fire department vehicle access will be from the North or South on Mission Trail.

Primary Assembly Area: Parking lot on the west side of the building.

Secondary Assembly Area: In the event the Primary Assembly Area is compromised, evacuees will be directed to assemble at a safe location and distance from the building.

Upon arriving to the Assembly Area, employees will immediately report to the GM who will:

- Cross check the "Emergency Evacuation Accountability Sheet" as well as the "Visitor Sign in Sheet" noting if all building occupants are accounted for.
- Write in the names of any visitors, temporary associates, or new employees that are not on the list.
- Provide first aid assistance to anyone who was injured during the evacuation; and
- Monitor the incident and communicate with both the evacuees and emergency response personnel and await further directions before allowing the evacuees to leave the premises or re-enter the premises.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail

Evacuation and Staging Plan

Safety Floor Plan

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's floor plan, located below, indicates the following items per code, except for those not required for this occupancy type:

- Exits.
- Primary evacuation routes.
- Secondary evacuation routes.
- Portable fire extinguisher locations.
- Fire alarm annunciators and controls (if applicable)
- Fire Sprinkler Control Valves (if applicable)
- Manual fire alarm boxes.

- KNOX Key Box
- Waste management bin location; and
- First Aid location

The following are not required for the purposes of the floor/site plan, but can be added at the request of the city:

- Accessible egress routes.
- Refuge areas associated with smoke barriers and horizontal exits.
- Occupant-use hose stations.

Fire Evacuation Routes

General Evacuation Procedures

In the event of an emergency threatening the safety of employees and visitors at STIIIZY Wildomar LLC dba STIIIZY Mission Trail, a building evacuation may be necessary. All STIIIZY Wildomar LLC dba STIIIZY Mission Trail's staff will be apprised of the following evacuation procedures. STIIIZY Wildomar LLC dba STIIIZY Mission Trail's fire evacuation plan consists of the following procedures, subject to the review and approval of the City of Wildomar Fire Chief or designee. All STIIIZY Wildomar LLC dba STIIIZY Mission Trail staff should plan and discuss the following evacuation procedures:

Employee Responsibilities

Anyone that observes an emergency condition or situation should call 911. All regular staff will direct any temporary employees, contractors, vendors, or other visitors to the proper exits and routes to the meeting places. Staff will take the following evacuation actions:

- Take the proper evacuation routes, which are the shortest routes to the outside of the building.
- Identify two escape routes, since one exit might be blocked by fire, or other obstructions.
- Enact safety procedures unique to each area of the building; and
- After evacuating, proceed around the perimeters of the main building complex to the designated "Assembly Area."

GM Responsibilities

- Perform a sweep of the building prior to exiting the building to ensure that all personnel have safely evacuated.
- Confirm all perimeter doors are closed and locked, precluding unauthorized and unsafe entry by others; and
- Confirm that any occupant with a disability is safely assisted or removed from the building and taken to the Assembly Area.

Fire Evacuation Plan

Emergency Egress or Escape Routes

The emergency egress and escape routes are indicated on the facility site plan (See below). If an evacuation is necessary during an emergency, all occupants will exit the building and assemble in the parking lot on the west side of the building. If an emergency requires a "defend/shelter in

place" response, all windows and doors will be closed, and the HVAC system will be turned off to prevent outside air from entering the building.

Procedures for Employees Who Must Remain to Operate Critical Equipment Before Evacuating

As this is a retail sales, distribution and delivery operation, no critical equipment requiring special attention by employees will be present in the building. Therefore, no employees will be required to remain inside to operate critical equipment before evacuating.

Procedures for Assisted Rescue for Persons Unable to Use the General Means of Egress Unassisted

Assisted rescue of person(s) unable to use the general means of egress unassisted during an evacuation will be performed by the GM or his designated employees.

Evacuation Routes and Procedures for Accounting for Employees and Occupants After Evacuation

In the event of a building evacuation, the GM will direct the occupants of the building to the closest exit and assemble in the parking lot on the west side of the building. Once the evacuated occupants are assembled in the designated assembly area, the GM, or his designated employees, will confirm that all building occupants are accounted for.

Personnel Responsible for Rescue or Emergency Medical Aid

The GM will be responsible for rescue and emergency medical aid, with the assistance of CPR and First Aid certified Security personnel.

Preferred and Alternative Means of Notifying Occupants of a Fire or Emergency

The primary method of notifying both employees and customers of a fire or emergency will be through verbal communication as the space being occupied is quite small. An alternative means of notifying occupants of the building during a fire or emergency will be accomplished using cell phone calls and/or group text messages. A manual alarm as approved by the City of Wildomar, will also sound.

Preferred and Alternative Means of Reporting Fires and Other Emergencies to Fire Department or Designated Emergency Response Organization

The preferred means of reporting fires and other emergencies to the fire department will be through the in-house landline 9-1-1 phone system. An alternate means of communicating a fire or emergency to the Wildomar Fire Department will be using cell phones and dialing the Wildomar Fire Department's non-emergency phone number (951) 678-1661.

Personnel Who Can Be Contacted for Further Information or Explanation of Duties Under the Plan

The GM will be the point of contact for further information or explanation of duties under the plan.

Description of Emergency Voice/Alarm Communication System Alert Tone and Preprogrammed Voice Messages

An emergency voice/alarm communication system with an alert tone with pre-programmed voice messages is not available at this facility. If required by the City of Wildomar Fire Department as a condition of licensing approval, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will install such a system.

Maintenance of Fire Safety and Evacuation Plans

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Fire Safety and Evacuation Plan will be reviewed and updated annually by the GM to ensure that changes in staff assignments, occupancy or the physical arrangement of the building are accurately reflected in the Fire Safety and Evacuation Plan. All updated plans will be peer reviewed by a qualified Fire Life Safety Specialist to ensure accuracy.

Availability of Fire Safety and Evacuation Plans

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Fire Safety and Evacuation Plans shall be available in GM's office for reference and review by employees. Copies shall be furnished to the City of Wildomar Fire Chief for review upon his or her request.

Distribution of Fire Safety and Evacuation Plans

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Fire Safety and Evacuation Plan will be distributed to the employees by the GM. The GM shall distribute to their employees all applicable parts of the fire safety plan that will affect the employees' actions in the event of a fire or other emergency.

Provision of Emergency Procedures and Information to Occupants

A floor plan providing emergency procedures information is attached for your review and approval. The attached plan will be posted at all public entrances to the subject property by the GM. The information will be posted in a manner where it can be easily seen immediately upon entering the floor level of the building. Emergency procedures information will be printed with a minimum of 3/16-inch high non decorative lettering providing a sharp contrast to the background.

Emergency Evacuation Drills

STIIIZY Wildomar LLC dba STIIIZY Mission Trail shall conduct annual emergency evacuation drills in accordance with the 2019 California Fire Code 405.2 through 405.9. Emergency Drills will be performed twice yearly. A designated person will time and evaluate the evacuation to determine if the Emergency Drill was effective. Any changes to the Emergency Drill will be incorporated into the Fire and Safety Plan by the GM.

Leadership During Drills

The GM will be responsible for the planning and execution of emergency evacuation drills at STIIIZY Wildomar LLC dba STIIIZY Mission Trail's facility.

Timing of Drills

Emergency evacuation drills will be held and supervised at STIIIZY Wildomar LLC dba STIIIZY Mission Trail's facility in varying conditions and unexpected times as required by the 2019 California Fire Code.

Drill Records

STIIIZY Wildomar LLC dba STIIIZY Mission Trail will maintain the following emergency evacuation drill records:

- Identity of the person conducting the drill.
- Date and time of the drill.
- Notification method used.
- Employees on duty and participating.

- The Number of occupants evacuated.
- Special conditions simulated.
- Problems encountered.
- Weather conditions when occupants were evacuated; and
- Time required to accomplish complete evacuation.

Notification of Drills

Prior to the commencement of an emergency evacuation drill, STIIIZY Wildomar LLC dba STIIIZY Mission Trail's GM will notify the City of Wildomar Fire Department at (951) 678-1661.

Initiation of Drills

Emergency evacuation drills will be initiated verbally by the GM or activating the fire alarm system at the facility.

Accounting for Building Occupants During Drill

Once all occupants of the building have safely evacuated and arrive at the assembly point, a sweep of the evacuated building shall be made to ensure that all the occupants have been safely evacuated and accounted for.

Recall and Reentry After Drill

Upon completion of the evacuation drill, a recall signal (voice, portable air horn or bullhorn) shall be initiated by the fire official in charge of the incident. STIIIZY Wildomar LLC dba STIIIZY Mission Trail occupants will not be allowed to reenter the building until the GM initiates an "all clear."

Evacuation Routes

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's primary and secondary evacuation routes are identified on the attached Safety Plan Diagram.

Primary Evacuation Route

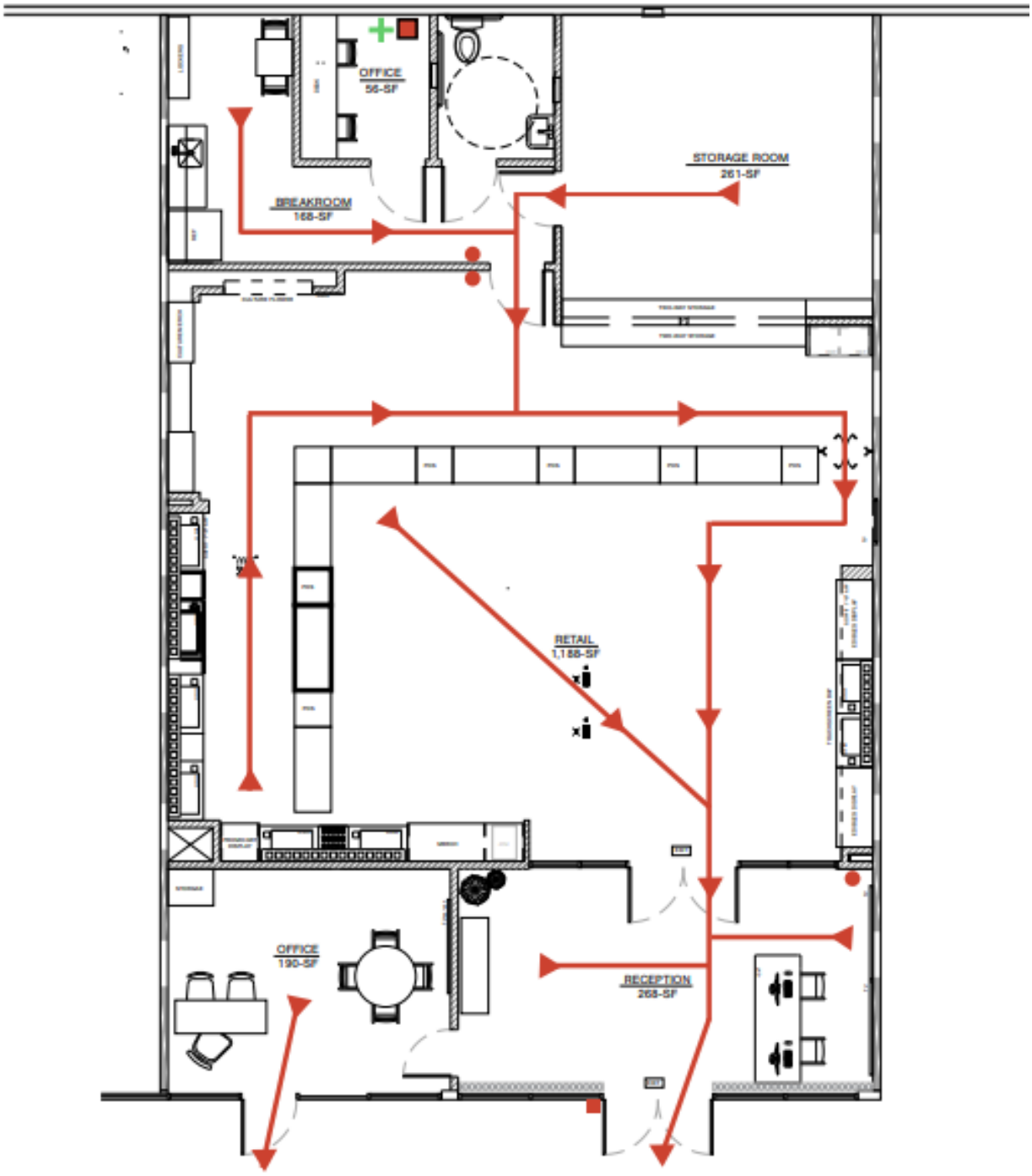
Occupants of STIIIZY Wildomar LLC dba STIIIZY Mission Trail will evacuate through the west door of the facility and walk west to the assembly point located in the parking lot on the west side of the building.

Secondary Evacuation Route

Occupants of STIIIZY Wildomar LLC dba STIIIZY Mission Trail will evacuate through the approved exits away from the facility and assemble in the parking lot on the southwest side of the building.

Please see the diagrams to follow for a visual of the evacuation routes and placement of safety equipment.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail
Facility Plan



Exit Route

2A 10BC Fire Extinguisher

First Aid Kit

KNOX Box

Fire Safety Plan

Description of all Accident and Incident Reporting Procedures

Reporting Procedure for a Fire or Other Emergency

In case of a fire or emergency at subject property, the GM and/or his designated employee will immediately contact the City of Wildomar Police Department and/or City of Wildomar Fire Department by calling 9-1-1. Fires and other emergency situations can reach dangerous levels in seconds and any delay in getting emergency responders to the scene can result in additional loss of life and property.

Procedures for Notifying Occupants, Including Areas with A Private Mode Alarm System

Upon receipt of information regarding a fire or other emergency, the GM will verbally report the emergency to the occupants of the building and initiate the alarm system. STIIIZY Wildomar LLC dba STIIIZY Mission Trail's alarm will be perceptible above ambient noise and light levels. The GM will direct the occupants to the designated assembly area.

Procedures for Occupants Under a "Defend-In Place" Response

In the event an emergency requiring a "defend in place" response occurs, all window and door openings will be secured, and the building's HVAC system will be deactivated. The occupants of the building will be directed to stay inside until the emergency has been mitigated and an all clear has been declared by the police and fire departments.

Procedures for Evacuating Occupants, Including Those Who Need Evacuation Assistance

Upon receipt of a report of fire or other emergency that requires the building to be evacuated, the GM and/or his designated employee will verbally announce the emergency to the occupants and begin a safe and timely evacuation of the building, the GM and/or his designated employee will ensure that the building has been completely evacuated, including those individuals who need evacuation assistance, and direct occupants to the designated assembly area. Once all are assembled, the GM and/or his designated employee will perform an accountability check of all occupants.

On-Site Designated Representative and Phone Line

STIIIZY Wildomar LLC dba STIIIZY Mission Trail will provide the City Manager, law enforcement, and all neighbors within one hundred feet of the business with the name, phone number and email address of STIIIZY Wildomar LLC dba STIIIZY Mission Trail's managers to manage any community complaints, inquiries, or concerns.

Our on-site representatives are responsible for the following safety-related procedures, including to immediately report:

- Any conditions which have harmed or could harm the health, safety or general welfare of any person or member of the public to the Chief of Police or designee.
- Any information indicating that any person experienced an adverse reaction to, or other difficulty related to, any cannabis or cannabis product procured from the cannabis business to the Chief of Police, County Health department, or designee and
- Within 24 hours any activity occurring at the business or involving a delivery driver or vehicle that involves an industrial accident reportable to OSHA, any activity that constitutes criminal activity, any vehicle accident that results in a police report or exchange of information to the Chief of Police or designee.

Vehicle Accident Reporting Procedures

Should STIIIZY Wildomar LLC dba STIIIZY Mission Trail offer delivery services, STIIIZY Wildomar LLC dba STIIIZY Mission Trail employees will adhere to the following vehicle accident reporting procedures:

- The Delivery Driver will turn on emergency flashers and exit the vehicle when safe.
- The Delivery Driver will call 911 immediately if injured.
- The Delivery Driver will attempt to gather information from the other motorist and take a picture of the other vehicle's license place in case the other driver flees the scene.
- The Delivery Driver will photograph STIIIZY Wildomar LLC dba STIIIZY Mission Trail's vehicle and the surrounding area.
- The Delivery Driver will obtain any witness contact information.
- As soon as is safe to do so, the Delivery Driver will call the Manager-on-Duty to report that an accident has occurred and any pertinent details.
- Delivery Driver will fill out the Vehicle Accident Report for submission to Manager.
- Within 24-hours, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will report accidents resulting in personal injuries to:
    - The local police department where the incident occurred.
    - Business Manager.
    - Chief of Police; and
    - STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Manager will email the City of Wildomar's Cannabis contact and provide the incident date, time, location, involved vehicles and drivers, circumstances associated with the incident and local police department case number.
- Within 24-hours from an accident resulting in property damage only:
    - Delivery driver will exchange driver, vehicle, and insurance information with all involved parties.
    - STIIIZY Wildomar LLC dba STIIIZY Mission Trail will report the accident to:
        - The local police department where the incident occurred.
        - Business Manager; and
        - Chief of Police.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Manager will contact the city of Wildomar including the date, time, location, involved vehicle and driver, circumstances, and local police department case number, as applicable.

- For accidents resulting in any theft or loss of cannabis, cannabis product, or money, within 24-hours, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will report to:
    - The local police department where the incident occurred.
    - Business Manager.
    - Chief of Police; and
    - STIIIZY Wildomar LLC dba STIIIZY Mission Trail will provide the City of Wildomar Cannabis manager with incident date, time, location, involved vehicle and driver, circumstances and local police department case number.
- If the incident did not occur within the investigative authority of the City of Wildomar Police Department, a duplicate City of Wildomar Police Department notification will be made by calling the non-emergency citizen contact dispatch center number at (559) 675-4200.
- STIIIZY Wildomar LLC dba STIIIZY Mission Trail will notify the City Manager within twenty-four (24) hours via email after discovering any of the following:

- Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the City Manager.
- Diversion, theft, loss, or any criminal activity involving the cannabis business or any agent or employee of the cannabis business.
- The loss or unauthorized alteration of records related to cannabis, customers or employees or agents of the cannabis business.
- Any other breach of security.

HVAC SYSTEMS

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's Heating, Ventilation and Air Conditioning ("HVAC") System is a standard single split system which will be monitored/controlled by the supervising fire alarm system if required by code. (See above HVAC description.)

ALARM SYSTEMS

If required, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will install an automatic Fire Alarm and Monitoring System meeting NFPA 72 standards per the 2022 California Fire Code. Plans will be submitted to the City of Wildomar Department of Building and Safety and or the City of Wildomar Fire Department for approval. STIIIZY Wildomar LLC dba STIIIZY Mission Trail understands that City of Wildomar may require specialized licensing for contractors involved in the installation, testing, and maintenance of Fire Alarm and Monitoring System (C-7/C-10) for Fire Alarm Systems. STIIIZY Wildomar LLC dba STIIIZY Mission Trail will utilize an Underwriters Laboratory approved alarm monitoring company as approved by City of Wildomar, CA.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's fire alarm system will be:

- Separate from the burglar alarm system.
- Fully functional at all times
- Installed prior to beginning operations.
- Automatic and meet NFPA 72 standards.
- Always monitored by a UL listed central station service and
- Supplied with secondary power.

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's fire alarm system will provide:

- Fire department notification by transmitting a signal to a UL listed Central Station Monitoring Company; and
- Occupant notification utilizing approved notification devices.

Per NFPA 72, STIIIZY Wildomar LLC dba STIIIZY Mission Trail's fire alarm system will include one manual fire alarm box to initiate an approved fire alarm signal.

If a fire sprinkler system is required, STIIIZY Wildomar LLC dba STIIIZY Mission Trail will ensure that the automatic sprinkler system in the building is monitored by the fire alarm system.

<u>OCCUPANCY CLASSIFICATION</u>

STIIIZY Wildomar LLC dba STIIIZY Mission Trail's location is classified as B Occupancy (Retail).

HAZARD COMMUNICATION (IFC SECTION 407.1- 407.7)

407.1 General

Hazardous Materials will not be stored or used at this facility apart from small quantities of household cleaning supplies. The cleaning supplies are consumer products commonly sold to the public exempt from the Hazard Communication requirements of 8 CCR §5194(b). Should OSHA require a Hazard Communication Program due to the storage of cleaning supplies, we will draft one utilizing the guidelines provided here.

407.2 Material Safety Data Sheets ("MSDS")

Hazardous Materials will not be stored or used at this facility apart from small quantities of household cleaning supplies. Though not hazardous, cannabis waste is stored in locked receptacles. Waste Management manifests will be properly maintained for all Cannabis Waste removed.

407.3 Identification

Hazardous Materials will not be stored or used at this facility apart from small quantities of household cleaning supplies. All cleaning supplies will be properly labeled and marked as such.

407.4 Hazardous Materials Training

Hazardous Materials will not be stored or used at this facility apart from small quantities of household cleaning supplies. All employees will be trained in the proper use of the common cleaning supplies. Gloves will be provided for use when using cleaning supplies.

407.4.1 Fire, Hazardous Material, and Inhalation Issues/Threats

STIIIZY Wildomar LLC dba STIIIZY Mission Trail will implement precautionary measures (i.e., proper storage and handling), as required by State law, to ensure that employees and/or customers follow the required guidelines regarding the inhalation hazards associated with the exposure to cannabis related products. All cleaning supplies will be stored in a janitorial closet, which is always locked and only accessible with those provided appropriate credentials.

407.5 Hazardous Materials Inventory Statement

Hazardous Materials will not be stored or used at this facility apart from small quantities of household cleaning supplies.

407.6 Hazardous Materials Management Plan

Hazardous Materials will not be stored or used at this facility apart from small quantities of household cleaning supplies.

407.7 Facility Closure Plans

Hazardous Materials will not be stored or used at this facility apart from small quantities of cleaning supplies.

Fire

All Cannabis products will be kept away from ignition sources while securely stored or on display and will always be supervised by STIIIZY Wildomar LLC dba STIIIZY Mission Trail's staff. No cleaning supplies will be stored near an ignition source, as cleaning supplies are typically flammable. All cleaning supplies will be stored in a cool dry janitorial closet.

Hazardous Materials/Inhalation Issues or Threats

As this is a cannabis retail facility, there will be no hazardous waste generated, stored, or transported at or from STIIIZY Wildomar LLC dba STIIIZY Mission Trail's premises. As stated above, there are no inhalation issues or threats, as this is a retail facility not a testing or manufacturing facility.

Prepared by:

Robert L. Rowe, Fire Consultant / Certified Fire Investigator/P.I.
December 5, 2024

STIIIZY WILDOMAR LLC DBA STIIIZY MISSION TRAIL
EMERGENCY EVACUATION PROCEDURES

In the event of an emergency threatening the safety of employees and visitors at STIIIZY Wildomar LLC dba STIIIZY Mission Trail, a building evacuation may be necessary. All STIIIZY Wildomar LLC dba STIIIZY Mission Trail staff should plan and discuss the following evacuation procedures:

GENERAL EVACUATION PROCEDURES
Employee Responsibilities
Anyone that observes an emergency condition or situation should call 911. **If you use your cellular phone to dial 911, please remember to dial (951) 678-1661, so that the call goes directly to the local emergency responders.** All regular staff will direct any temporary employees, contractors, truck drivers, or other visitors to the proper exits and routes to the meeting places.

- When evacuation of the building is required, employees should take the proper evacuation routes, which are the shortest routes to the outside of the building.
- Enact safety procedures unique to each area of the building.
- Plan for two escape routes, since one exit might be blocked by fire, or other obstructions. Proceed around the **perimeters** of the main building complex to the designated "Assembly Area."

General Manager Responsibilities
- The General Manager will do a sweep of the building prior to exiting the building to ensure that all personnel have safely evacuated.
- The General Manager will confirm that any occupant with a disability is safely assisted or removed from the building and taken to the Assembly Area.

ASSEMBLY AREAS
Primary Assembly Area: in the parking lot on the south side of the building.
(Or other designated area) for all evacuees. (See Site/Facility Plan)
Secondary Assembly Area: In the event the Primary Assembly Area is compromised, evacuees will be directed to assemble at a safe location and distance from the building.

Upon arriving to the Assembly Area, immediately report to the Chief Operation Officer who will:

- Cross check the "Emergency Evacuation Accountability Sheet" as well as the "Visitor Sign in Sheet" noting if all building occupants are accounted for.
- Write in the names of any visitors, temporary associates, or new employees that are not on the list.
- Provide first aid assistance to anyone who was injured during the evacuation.
- Monitor the incident and communicate with both the evacuees and emergency response personnel and await further directions before allowing the evacuees to leave the premises or reenter the premises.

Emergency Drills: Will be performed twice yearly. A designated person will time the evacuation and email each department head to see how they feel the drill went.

STIIIZY WILDOMAR LLC DBA STIIIZY MISSION TRAIL
EMERGENCY EVACUATION DRILL FORM

Drill conducted by: First Name _____ Last Name _____

Contact Information: Phone: _____ Email: _____

Date and time: Month _____ Day _____ Year _____ Time _____

Notification method: Verbal _____ Phone _____ Other _____

Number of Employees participating # ____

Number of occupants evacuated # ____

Special conditions simulated (Describe):

_____

_____

Problems encountered (if any):

_____

_____

Weather conditions when occupants were evacuated:

_____

_____

Time required to accomplish complete evacuation. Hours _____ Minutes _____

Supervisor _____

Supervisor's Signature _____

This document must be completed at the completion of the "Emergency Evacuation Drill" and shall be kept on file and made available to the City of Wildomar Fire Department upon request.

SAEFTY/SECURITY PLAN

SAFETY/SECURITY PLAN

STIIIZY Mission Trail has contracted with licensed professional security consultant Accelerated AV2 (CA LIC# 1063370, ACO LIC#5850) to assist in designing our security program and strategy. Josue Castro, STIIIZY's Security Liaison and Accelerated will coordinate to implement the security plan together.

SECURITY TEAM

Since 2017, Accelerated AV has developed over 500 cannabis security plans for California cannabis businesses. Proficient in Cannabis compliance law, the Accelerated AV team adheres rigorously to regulations, ensuring their clients remain secure and well-prepared for any potential discrepancies. The Accelerated AV team utilizes cutting edge technology with the team members' years of law enforcement and private security experience to come up with the most robust security systems and plans in the cannabis industry.

STIIIZY Inc. Security Liaison: Josue Castro communicates with our third-party monitoring company and with Protective Shield Security for our Security Guards and ensures coverage and compliance across all STIIIZY operations.

Protective Shield Security: STIIIZY Inc. retains outside security company Protective Shield Security to provide security personnel for all of its 42 operating facilities and will be retained for the STIIIZY Mission Trail store. Protective Shield Security provides security for jewelry stores, banks, warehouses, hospitals and various other establishments requiring armed and unarmed security across California. All of their security guards are licensed by the State of California Bureau of Security and Investigative Services and have passed the California Power of Arrest course. All security guards have undergone multiple layers of background checks with the FBI, DOJ and state and local law enforcement agencies and have undergone drug tests. Protective Shield Security also has its own In-house Dispatch Center, which operates 24 hours, 7 days/week, and 365 days/year.

VIDEO SURVEILLANCE

Video Surveillance

Overview: In accordance with 4 CCR § 15044, STIIIZY Mission Trail will install 23 fixed cameras wit twenty-four-hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the cannabis business, which are open and accessible to the public, all interior spaces where cannabis, cash, or currency, is being stored for any period of time on a regular basis, and all interior spaces where diversion of cannabis could reasonably occur.

STIIIZY Mission Trail uses a professionally monitored, sophisticated high-definition surveillance system that records all activity in images capable of clearly revealing details including: Employee and visitor ID badges; facial features for facial recognition; and license plates. Cameras will be maintained in good condition and use a format approved by the Chief of Police with excellent quality, color rendition, and resolution to allow the ready identification of any individual or activity.

Live Feed Access: Remote and real-time live access to the video footage from the cameras has been provided to the City Manager or his/her designee(s). A live feed will also be remotely accessible for law enforcement, senior management, City Manager or his/her designee(s), and any California state agencies involved in regulating dispensaries should they request it. This feed will also allow 911 dispatchers to remotely access video of the retailer, allowing first responders better situational awareness when responding to emergencies.

The video surveillance system cameras can identify persons and, using video analytics, connect transactions to video footage. Each customer transaction is recorded such that management or security can review or investigate the interactions by, and product or cash handling procedures of, STIIIZY Mission Trail employees. For situations where monitoring of video recordings is required, such as video verification of alarm activation after business hours, STIIIZY Mission Trail employs third-party contractor, Safe and Sound Security to perform this task.

STIIIZY Trail has installed a failure notification system that provides an audible, text and visual notification of any failure in the surveillance system. The failure notification system provides an alert to senior management within five (5) minutes of the failure, either by telephone, email, or text message. In the event of a prolonged failure of the surveillance system, STIIIZY Mission Trail will take steps to ensure theft and diversion techniques are mitigated by other means.

Retention: All video recordings are retained for a minimum of 90 days or longer as determined by the Wildomar Police Department if the recording is needed for a particular incident. STIIIZY Mission Trail will provide the Police Department with the requested footage within 24 hours of the request from the Department.

ALARM SYSTEM

STIIIZY Mission Trail has incorporated an alarm control panel such as the Honeywell Vista 21-iP that provides the ability to send alarm signals and upload/download via Internet Protocol. The control panel sends a signal or polling to the alarm company every 200 seconds to ensure the system is in good working order and transmitting to the alarm company. STIIIZY Mission Trail alarms are controlled by an alarm keypad equipped with a duress code. This duress code allows the user to transmit a silent signal to the alarm company and the Police Department indicating that the user is being forced to turn off the system.

Dual tech motion detectors (DT8360 series) monitor the inside perimeter for intrusion through all walls, ceilings, or openings via passive infrared heat and microwave detection. STIIIZY Mission Trail uses door contact sensors (Honeywell 968XTP High Security Magnetic Switch) to monitor when doors are opened and detect entry and exit from all secure areas.

Emergency remote panic alarm buttons are strategically and discreetly located around the retailer which immediately alerts dispatch for the Wildomar Police Department as well as the alarm monitoring company.

All security features are installed and monitored by our third-party contractor, Safe & Sound.

SIGNAGE REQUIREMENT

In accordance with WMC § 5.76.110(Q)(3), the facility has a sign near the front entrance which is 12 inches wide and 12 inches long with letters one inch in height which states “All Activities Monitored by Video Camera.” The facility also has a sign in front of limited access areas which are at least 12 inches wide and 12 inches long with letters at least one-half inch in height which states “Limited Access Area – Authorized Personnel Only.”

LIGHTING

The business entrance and all window areas are illuminated during evening hours. The lighting complies with the Cit’s lighting standards regarding fixture type, wattage, illumination levels, and shielding.

COMMERCIAL GRADE LOCKS

All points of ingress and egress to the facility utilize commercial-grade, nonresidential door locks and window locks.

NOTIFICATION OF LOCAL LICENSING AND LAW ENFORCEMENT

STIIIZY Mission Trail will notify the California Department of Cannabis Control, the Wildomar Police Department and the Wildomar Planning Department within 24 hours after discovery of the following:

- Significant discrepancies in inventory;
- Diversion, theft, loss, or any criminal activity involving the retailer or any employee or agent of the retailer;
- The loss or unauthorized alteration of records related to cannabis, cannabis patients, primary caregivers or retail employees or agents; or
- Any other breach of security.

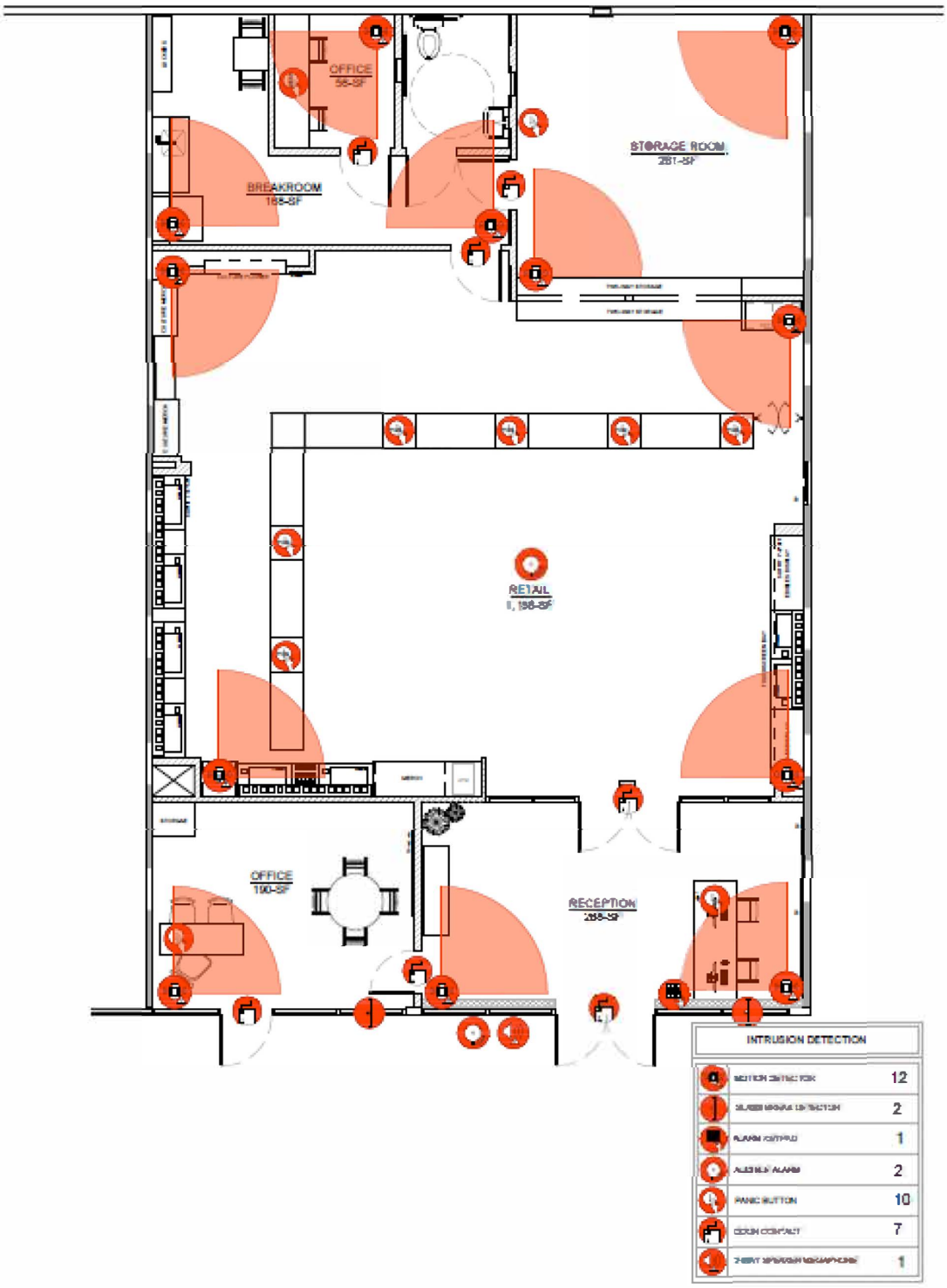
STIIIZY Mission Trail will make every effort to have open lines of communication with the City of Wildomar and its Police Department and will work with them to prevent and reduce crime in Wildomar.

PREMISES (SECURITY) DIAGRAM

Please see the following Page for the Premises Security Diagram for our Alarm and Surveillance Plans.

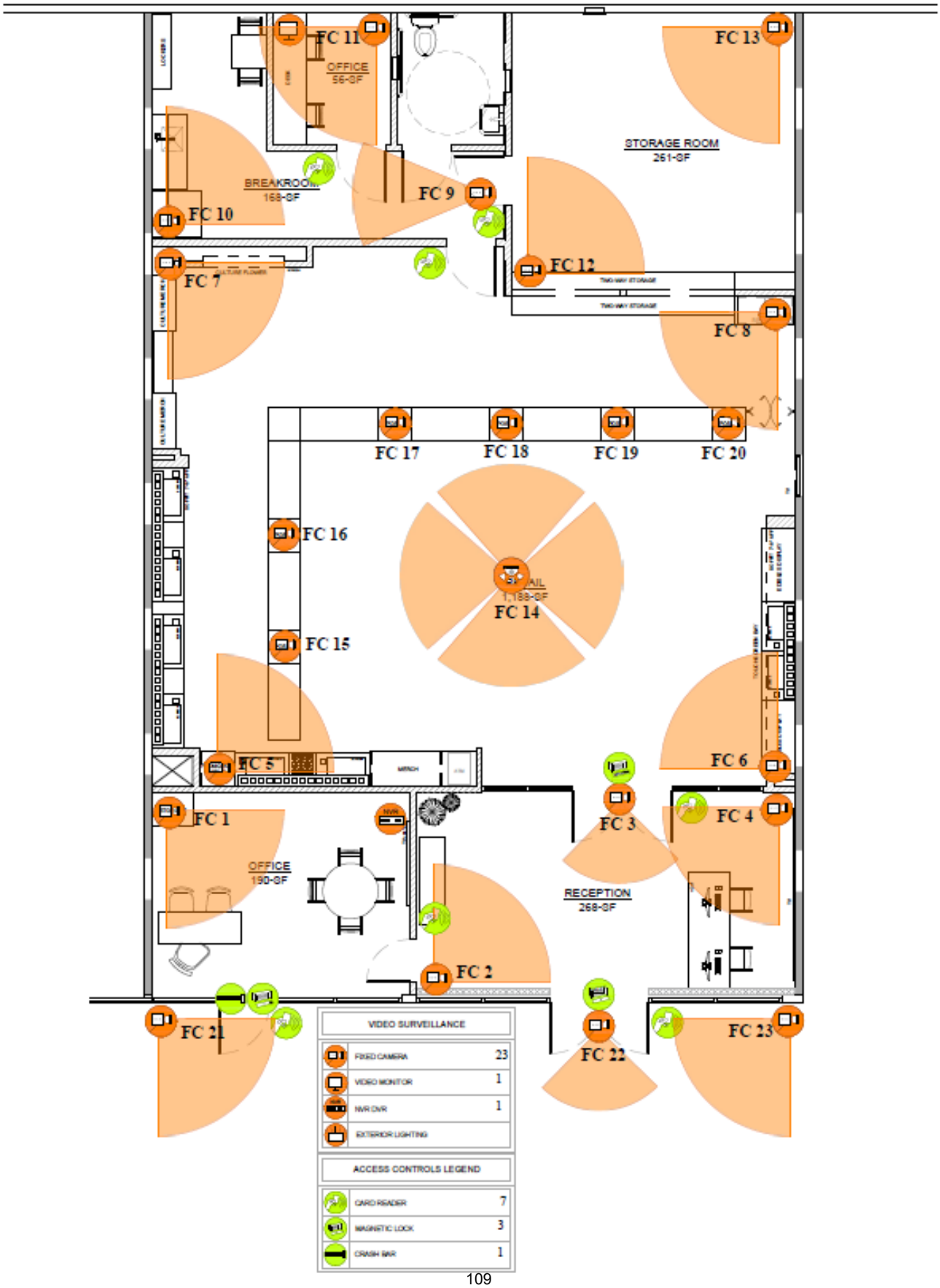
STIIIZY

ALARM PLAN



STIIIZY

SURVEILLANCE PLAN



RESPONSIBILITY OF SECURITY GUARDS

The security guards we employe have undergone a competitive vetting process and are of the highest caliber in conflict resolution and safety training. They are trained to act as a deterrent yet able to render aid and protect without the use of weapons. Security guards are licensed to perform security services by the California Department of Consumer Affairs Bureau of Security and Investigative Services and possess their valid "Security Guard Card" at all times. Additionally, the security guards are:

- Required to pass a criminal history background check and a drug test;
- Required to carry a valid and current security guard registration card pursuant to California Business and Professions Code Article 4, Section 7583.3; and
- Required to have completed at least 32 hours of training on the following topics:
    - Burglary/Theft prevention training;
    - Emergency notifications, response, and reporting procedures;
    - Effective patrolling of the facility;
    - Securing the premises and assigned work areas;
    - Proper method for securing cannabis and currency at the end of each work day;
    - Utilization of the store cameras and communication techniques with the camera operators;
    - Management of unusual circumstances such as burglaries, robberies, fires, etc.;
    - Limitations on a security guard's power to arrest;
    - Restrictions on searches and seizures;
    - Trespass laws;
    - Ethics and communications; and
    - Emergency situation response, including medical emergencies.

Number of Guards

In accordance with 4 CCR § 15045, STIIIZY Mission Trail has contracted with experienced cannabis third-party security guard provider Protective Shield Security[1] (PPO #17903), who staffs at least 2 uniformed security guards during operating hours and at least 1 armed uniformed security guard during off-hours. Protective Shield Security also provides 24-hour dispatch in the event additional security guards are needed during an emergency.

Hours Guards are On-Site

A minimum of 2 security guards during operating hours are on site from 8:00 a.m. to 10:30 p.m.

A minimum of 1 security guard during off hours is on site from 10:00 p.m. to 8:30 a.m.

Locations they are Positioned

One Security Guard is primarily positioned on the Retail Floor next to the door separating the limited access area from the Retail Floor. This position enables rapid response to any disturbance at the transaction counter, while also blocking the limited access entry point leading to the back-office area. This security guard also monitors loading/unloading areas when distributors deliver shipments and supervise the pick-up of cash from our store.

The second security guard is outside of the lobby, assisting with identification verification duties and establishing an overt, peaceful presence before customers enter the facility. This second security guard also monitors

[1] https://protectiveshieldsecurity.com/

loading/unloading areas when distributors deliver shipments and supervises the pick-up of cash from our store. This second security guard also conducts perimeter walks to ensure there is no loitering in the parking lot or elsewhere.

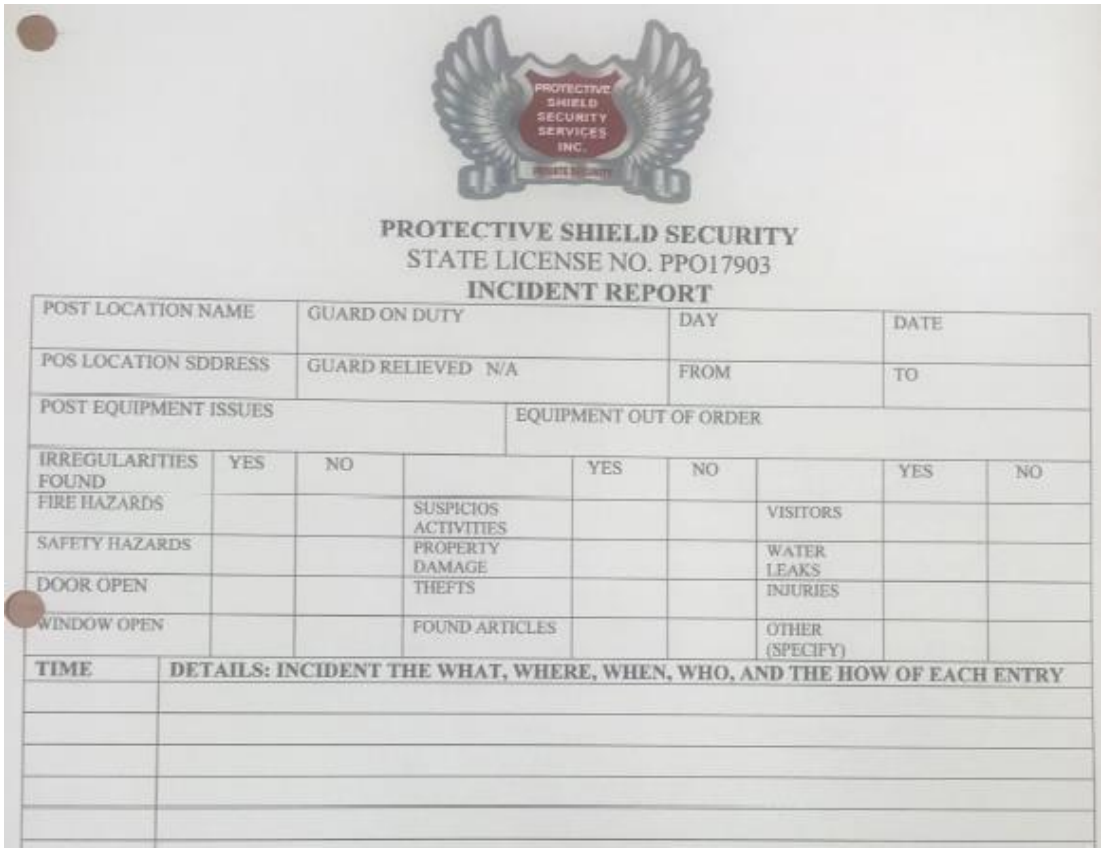
Guards' Roles and Responsibilities

Security Guards proactively and pleasantly greet visitors and employees to ensure that the establishment is taking all necessary precautions for their safety. This presence will discourage loitering, suspicious activity, criminal behavior, theft, and diversion of cannabis.

Periodically during business hours, one of the two security guards patrols the premises to ensure proper security protocols are adhered to by monitoring activity within the premises, monitoring the perimeter for suspicious persons or activity, ensuring the security systems operation, conducting alternating internal and external patrols at least every 2 hours, confirming that individuals are restricted to their authorized areas, requesting identification from unfamiliar people, confirming that procedures are followed, checking for infrastructure damage and reporting any intruders or emergencies immediately. Security logs are maintained and include name, date and time, and all areas patrolled/monitored. Except during an emergency, security guards are escorted and observed by a STIIIZY Mission Trail employee anytime their presence is required in an area storing cannabis.

Our Security Guards are trained to always de-escalate any situation and contact the Wildomar Police Department as soon as any criminal activity is witnessed. They are trained to not act aggressively or take any other actions which may endanger our customers or our employees.

Security Guards are required to complete the following form and provide it to the Director of Security, should an incident occur.



PROTECTIVE SHIELD SECURITY
STATE LICENSE NO. PPO17903
INCIDENT REPORT

POST LOCATION NAME	GUARD ON DUTY	DAY	DATE
POS LOCATION SDDRESS	GUARD RELIEVED N/A	FROM	TO
POST EQUIPMENT ISSUES		EQUIPMENT OUT OF ORDER	

IRREGULARITIES FOUND	YES	NO		YES	NO		YES	NO
FIRE HAZARDS			SUSPICIOS ACTIVITIES			VISITORS		
SAFETY HAZARDS			PROPERTY DAMAGE			WATER LEAKS		
DOOR OPEN			THEFTS			INJURIES		
WINDOW OPEN			FOUND ARTICLES			OTHER (SPECIFY)		

TIME	DETAILS: INCIDENT THE WHAT, WHERE, WHEN, WHO, AND THE HOW OF EACH ENTRY

OTHER SECURITY AND SAFETY PROTOCOLS

Criminal Activity Training: All employees working in the facility complete introductory training relating to facility security prior to engaging in any occupancy or work on the premises. Training includes, at minimum, the following:

- Operation of security equipment within the scope of role(s);
- Inspecting and monitoring security equipment within the scope of role;
- Emergency notifications, response and reporting procedures;
- Effective patrolling of the facility;
- Identifying opportunities for diversion;
- Securing the premises and assigned work areas;
- Critical incidents, situational policies and procedures; and
- Proper method for securing cannabis and currency at the end of each work day.

STIIIZY Mission Trail's security training of employees focuses on prevention and the safety of the employees and customers. Specific procedures to prevent incidents include:

- Be especially vigilant on arrival and departure;
- Report any damage to a security component immediately;
- Do not block, tamper or cover any security component;
- Secure all doors when not in active use;
- Regularly check the video monitor and laser motion detectors;
- Do not justify-away unusual observations. If something seems awkward, it probably is;

- Report any suspicious activity before proceeding in or out of the facility any further;
- Never handle product or currency in view of the public or in uncontrolled areas;
- Maintain natural surveillance at all times; keep areas clear of obstructions;
- Keep doors locked at all times; even if only stepping away momentarily; and
- Maintain lighting, alarm and surveillance systems in operable and reliable order.

In the event of a robbery or other armed incident at the store, employees are taught to remain calm to reduce the likelihood of violence, not to provoke or attack the robber and to activate the panic button if this can be achieved without jeopardizing anyone's safety. After the robbery, employees are trained to immediately call local police, preserve the crime scene and immediately secure all relevant areas to prevent anyone else from entering the building.

Fire and Disaster Response: All employees undergo training for fires, earthquakes and other disasters. Employees are educated and trained in access routes and safety procedures during emergencies but also trained on ways to prevent fires and limit damages in the event there is an earthquake or other natural disaster. Examples of prevention and minimizing damages include:

- Minimizing the storage of combustible materials;
- Ensuring the all doors, hallways and exit routes are kept free of obstructions;
- Disposing of combustible wastes in covered, airtight metal containers;
- Ensuring that all electrical wires, equipment, gas and heating equipment are regularly inspected for safety;
- Avoiding overloading circuits with office equipment;
- Turning off nonessential electrical equipment at the end of each workday;
- Ensuring that all alarms, fire extinguishers and other fire control equipment are property maintained.

As part of the onboarding process, every retail employee is required to attend safety and emergency response training at the facility prior to his or her first day of work and will be required to repeat the training on a yearly basis. Employees are also required to memorize all emergency exit routes and the location of all fire extinguishers.

Employee Anti-Diversion Policies: STIIIZY Mission Trail will maintain high employment standards and conduct background checks on all of its employees, and no persons with felonies or criminal convictions substantially related to the qualifications, functions, or duties of the business or profession, including a felony conviction involving fraud, deceit, or embezzlement or a criminal conviction for the sale or provision of illegal controlled substances to a minor will be permitted to work at the store. The following policies and procedures also work together with our strict hiring policies to prevent employee theft:

- Employees are required to notify management if they witness or suspect internal theft, inventory discrepancies or record tampering;
- Inventory audits described above are performed on at least a weekly basis;
- Employees are required to sign a consent to search policy as condition of employment (including their person, possessions and vehicles while on the premises);
- Employees are required to check in all bags in a secure locker in the changing room;
- Employee movement is tracked by their access of employee only areas with their ID cards which act as FOB keys;
- All Point of Sale systems, inventory rooms and other areas where diversion of cash or product is possible will be blanketed with security cameras.

To date, there has not been a single instance of employee theft according to our inventory records.

Our underlying policy for employees is that “if you see something, say something” and for them to be in constant communications with the security teams, who are in turn in communication with the Wildomar Police Department and Wildomar Fire Department.

WASTE DISPOSAL PLAN

WASTE DISPOSAL PLAN

VENDOR IN CHARGE OF DISPOSAL

Stiiizy Mission Trail is contracted with Mediwaste Disposal, LLC ("MediWaste"), a licensed third-party cannabis waste removal service, for disposal of cannabis waste.[1] Our contact at MediWaste is Stephen Stagnaro who can be reached by e-mail at stephen@medi-waste.com or by phone at (855) 449-6334. STIIIZY has used MediWaste for cannabis waste disposal at our other retail locations and we are very familiar with their waste disposal procedures. MediWaste is one of the leading cannabis waste disposal companies in California and are dedicated to compliant waste disposal in an environmentally conscious manner. Waste Management or any other third-party vendor designated by Wildomar is engaged for non-cannabis waste disposal.

SECURITY MEASURES

Stiiizy Mission Trail's General Manager is responsible for waste management and will record on digital video all instances when cannabis product is being destroyed. All cannabis waste is disposed of in the secure waste receptacle located in the limited-access area of the Inventory Room. Only authorized employees can access the limited-access room with an electronic card. The General Manager is the only employee with access to the waste receptacle. The waste receptacles will remain locked and under video surveillance at all times.

Before disposing of cannabis goods, the batch number and product information are noted in the Retail Cannabis Disposal. A General Manager must review and initial the Retail Cannabis Disposal Log prior to disposal. Cannabis goods batches or cannabis products that have failed internal quality control measures, failed a quality assurance review by a distributor, or failed regulatory compliance testing are disposed of as cannabis waste and the reason for the disposal are noted in the Track and Trace system.

All employees are trained on identifying cannabis waste and reporting it to their General Manager. Cannabis goods are considered cannabis waste if they: (i) have been abandoned on the premises; (ii) have been returned by a customer; (iii) have passed their expiration date; (iv) have been recalled; and (v) have been used for display purposes.

When cannabis waste is ready for disposal, the General Manager will contact MediWaste to schedule a pickup. All MediWaste employees arriving at our facilities will have their credentials checked and identity verified. The MediWaste employee will provide our General Manager a bill of lading evidencing the cannabis waste pickup which is immediately uploaded into Stiiizy Wildomar's records. All cannabis waste records are maintained for at least seven years.

METHODS OF RENDERING CANNABIS WASTE UNUSABLE AND UNRECOGNIZABLE

Cannabis goods intended for disposal are destroyed, at a minimum, by removing the goods from any packaging or container and rendering them unrecognizable and unusable. Whenever practicable, Stiiizy Mission Trail will use a destruction method that is environmentally friendly and will result in compostable cannabis waste. For example,

[1] https://medi-waste.com/

cannabis flower are rendered unusable by grinding the flower and incorporating it with yard or food waste so that the resulting mixture is at least 50% non-cannabis waste by volume.

At the time of pickup, MediWaste will spray a proprietary solution on the cannabis waste to further render the cannabis unusable. The non-toxic proprietary solution is added to saturate the biomass material. This fluid changes the color, taste, and texture of the biomass while also altering its chemical composition. The active ingredients of the solution are both water- and solvent-soluble making any re-extraction impossible.

WASTE RECORDS

Stiiizy Mission Trail will account for destroyed cannabis goods in METRC and FLowHub. Stiiizy Mission Trail will record the following within 24 hours of each cannabis waste destruction or disposal: (i) name and type of cannabis goods; (ii) UID of cannabis goods; (iii) amount of cannabis goods, by weight or count; (iv) date and time of destruction or disposal; (v) name of employee performing destruction or disposal; (vi) reason for destruction and disposal; and (vii) entity disposing of the cannabis waste. Stiiizy Mission Trail will maintain cannabis waste destruction and disposal records for at least seven years per Stiiizy Wildomar's recordkeeping procedures as pursuant to 4 CCR § 15037(a).

Stiiizy Mission Trail's cannabis waste hauler, MediWaste, will pick up the secure containers every week from Stiiizy Mission Trail's secure Inventory Room and will transport it into its facilities, where waste is either recycled into energy for California's power grid or made into various "new-gen" materials for the construction industry. Stiiizy Mission Trail will obtain documentation from the waste facility evidencing the date and time of the facility's receipt of the cannabis waste and will maintain this documentation for at least seven years in compliance with 4 CCR § 15037(a).

ODOR ABATEMENT PLAN

ODOR ABATEMENT PLAN

POTENTIAL SOURCES OF ODOR

Cannabis flower and cannabis flower in pre-rolls are the only products at our facilities that have the potential to have any odor since the edibles, oils, tinctures and other products do not emanate any odor. The potential sources for odor from these products include the Inventory Room, Retail Floor, and any safe in which cannabis goods are stored, and from the distribution facility. Packages are checked daily to ensure that they are properly sealed and packaged so that they do not emanate any odor.

STIIIZY Mission Trail does not allow raw flower to be packaged on-site which substantially reduces the risk of any odors emanating in the area. Loiterers, customers, and staff are prohibited from smoking or otherwise consuming any cannabis products on or around the facility, which further reduces the likelihood of cannabis odor. Any customers who are found consuming cannabis on or near the facility will be prohibited from shopping at our store. Our security guards also surveil the parking lot area to prevent customers from consuming any cannabis products in their vehicles or otherwise on or near the facility.

When inventory shipments are received and are being taken into the Inventory Room, STIIIZY Mission Trail utilizes odor-neutralizing materials such as enzymatic catalysts which can degrade odorous compounds. These materials are applied to surface areas throughout the facility to reduce the risk of any odors.

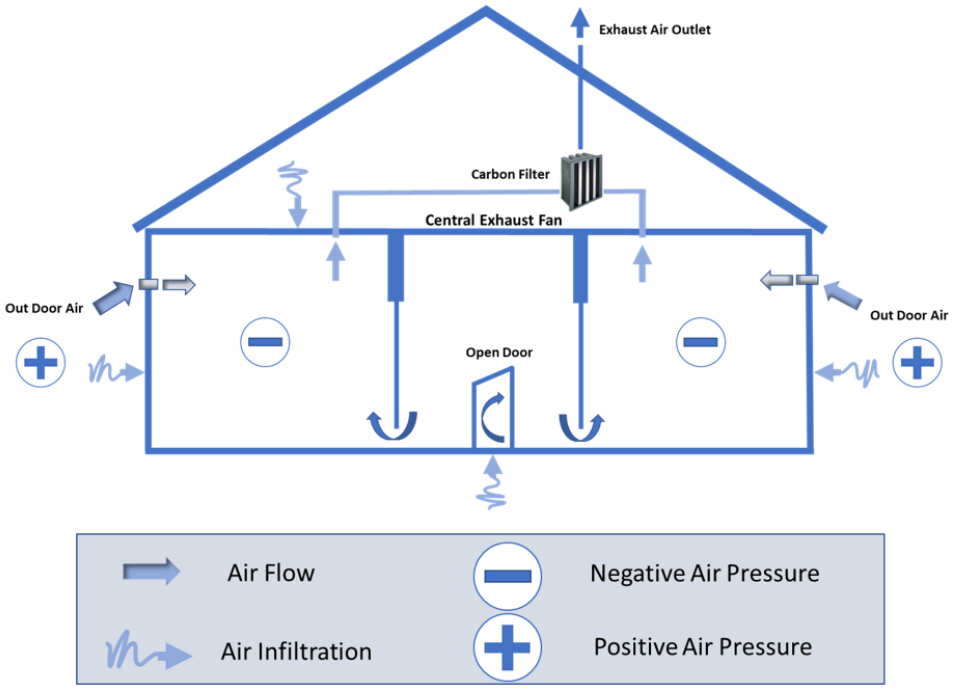
In summary, the raw cannabis flower and pre-rolls located on the retail floor and Inventory Rooms are the main potential sources of cannabis odor. The odor mitigation practices and the devices and techniques described below, shall prevent any such potential sources of odor from causing odors inside or outside of the facility.

ODOR CONTROL DEVICES AND TECHNIQUES

STIIIZY Mission Trail's odor control plan ensures odors from cannabis are not detectable beyond the licensed premises. The first step of STIIIZY Mission Trail's air quality management and odor mitigation plan is to employ adequate heating, ventilation, and air conditioning ("HVAC") systems as required. STIIIZY Mission Trail worked with licensed engineers to assess and improve the existing HVAC system at the location to ensure superior air quality and mitigate any odors that result from the retail space.

Air Pressure

STIIIZY Mission Trails utilizes a carbon filter exhaust system that keeps the facility under negative pressure so that the odors generated inside the business are not detectable on the outside of the business or at any of the properties in the immediate surrounding area. The exhaust discharge shall be designed with a high velocity outlet to vertically eject the exhaust up and away from any neighbors or pedestrian traffic.



Carbon Filters

We believe that the best filtration system for cannabis facilities is carbon filtration. The various inventory, retail and storage areas are separated from other areas, allowing for odor control methods to be specific to the activity being performed. The carbon-filtered ventilation utilizes AmAir filters that meet MERV 7 standards which is sufficient for operation since all products arrive prepackaged. Spec sheets may be found at the end of this section.

Portable, carbon-filtered recirculating Can-Lite 14” x 40” (SKU: 358598) fans will further minimize or eliminate odors in the storage and vault rooms and retail area and will be placed near access points such as doors should they be required.

This combination of carbon exhaust air filtration and building pressure control is currently the most innovative technology available.

Air Design Technique

The facility has no operable windows and is kept locked and sealed at all times. All doors shall be sealed with proper weather stripping, keeping circulating and filtered air inside the facility. As mentioned previously, our employees are trained to confirm that all doors and windows are properly closed, locked, and sealed.

Additionally, our Standard Operating Procedures require that employees inspect our products on a daily basis to ensure they are properly sealed and not emanating any odors. Our security guards and employees will also vigilantly prohibit any cannabis consumption in the parking lot or near the vicinity of our facility. Our employees are also trained to detect any odors outside of the facility and to track the source of any odors that are detectable outside. Our professional HVAC specialists are engaged if we are not able to eliminate cannabis odor within 24 hours. These techniques and our comprehensive odor mitigation system have successfully kept all our locations free of emanating cannabis odor.

STAFF TRAINING AND SYSTEM MAINTENANCE PLANS

Staff Training

STIIIZY Mission Trail's employees are required to check all inventory of cannabis products to ensure that all packages are properly sealed and packaged so that they do not emanate any odors. Because oils, edibles and other manufactured goods do not emanate any cannabis odor, employees are trained to pay special attention to the packaging of raw flower and pre-roll flower to ensure they do not have any damage or openings, and no odor is emanating from them.

Additionally, employees are required to check that all windows and doors (other than the main customer entrance which remains unlocked during operation hours) are properly locked, closed and sealed. The HVAC system, negative air pressure, and the carbon filtration system, ensure that all air passes through the carbon filtration system and only through the roof outlets.

Security guards and our employees are trained to ensure that people are not consuming any cannabis products within the store or within the general area of our facility. Signs are posted throughout our facility that prohibit the consumption of cannabis on our property. In addition, our security guards conduct perimeter walks to prevent loiterers from consuming cannabis on our parking lot or in the area around our parking lot. By preventing loiterers and customers from consuming cannabis on or around our facility, we prevent a common source of cannabis odor that plagues other cannabis dispensaries.

Moreover, STIIIZY Mission Trail trains employees on how to detect, prevent, and remediate odor outside its facility. Employees are aware of all corrective options available. Employees who detect any odors or are made aware of any odors are trained to do the following:

- Investigate the likely source of the odor.
- Utilize on site management practices to resolve the odor event.
- Take steps to reduce the source of objectionable odors.
- Determine if the odor traveled offsite by surveying the perimeter and making observations of existing wind patterns.
- Document the event for further operational review.

Record Keeping Systems and Forms

Staff keeps meticulous records with respect to the HVAC system and carbon filters to ensure maintenance and quality control checks are performed regularly. All the following must be documented in our company database: (i) records of purchases of replacement carbon filters; (ii) performed maintenance tracking; (iii) documentation and notification of malfunctions; (iv) scheduled and performed training sessions; and (v) monitoring of administrative and engineering controls. Odor mitigation records will be made available to the City of Wildomar and the Department of Cannabis Control upon request.

An Odor Detection Form ("ODF") will be provided to those who suspect objectionable odors emanating from inside the facility. ODFs are available per request, on-site. We shall maintain records of all odor detection notifications and/or complaints that will include the remediation measures employed. The records shall be made available to the DCC or the City upon request. Below is a copy of our Odor Detection Form.

STIIIZY

Odor Detection Form

Name of Reporting Party: _____

Phone Number: _____

Email Address: _____

Date: _____

Time: _____

Location of Odor: _____

_____

Weather Conditions: _____

_____

_____

Date/Time of Notification: _____

Notification Method: ◯ Email ◯ Online ◯ In Person

- -

Administrative Use Only

Mitigation Response Taken: _____

Date/Time Measures Employed: _____

Were Mitigation Measures Successful? _____

Signature/Date/Time: _____

Maintenance Plans

Testing is done in accordance with Standardized Odor Measurement Practices for Air Quality Testing or any other state-established testing standards for cannabis businesses. Management performs a daily walkabout near the exhaust system to verify there are no odors. Data is compared using a five-point Odor Intensity Reference Scale ("OIRS") for daily readings. When values reach three on the five-point scale, the carbon-filtration exhaust system will be evaluated and repaired as required. Evaluations will include fan operation, distribution system integrity, and carbon filter effectiveness.

Odor Intensity Reference Scale	
0	None
1	Slight
2	Noticeable
3	Very Noticeable
4	Strong
5	Very Strong

Frequency and Role/Titles of Personnel Performing such Activities

STIIIZY Mission Trail performs monthly inspections of its odor control system to ensure optimal performance and regular maintenance. Detailed service logs are kept with respect to all HVAC and carbon filters so staff are aware of how long a filter has been in use. Filters are assessed monthly and changed every six months, or more frequently if staff becomes aware of any odor permeating the facility.

Management performs a daily walkabout near the exhaust system to confirm there are no odors.

The HVAC and ventilation system are professionally monitored and maintained with quarterly service appointments. Any system failures are immediately reported to management staff, and any problems that cannot

be dealt with internally will result in the immediate contacting of a professional service technician prior to any scheduled quarterly service appointments from the professional service technician.

It is the General Manager's responsibility to change out the filters as needed and to schedule any necessary appointments with the professional service technicians.

VISITOR REQUIREMENT PLAN

VISITOR REQUIREMENT PLAN

A person that is not a holder of a valid employee identification badge/access key card of STIIIZY Mission Trail is prohibited from accessing the facility unless they receive authorization and obtain a visitor identification badge from the facility. Authorized visitors or vendors will explain the reason for their visit and a manager will approve or confirm such reason for the visit.

No visitors under 21 years of age are permitted to enter the premises, and authorized visitors will not be permitted to enter limited access areas of the facility without reason. All visitors are required to sign a visitor log upon entering and leaving the store. In order to obtain a visitor identification badge, a visitor will provide a valid government-issued identification which will contain their name, photograph, and date of birth. If the visitor's age and reason for entering are valid, then the visitor will be asked to sign in and briefly describe their reason on STIIIZY Mission Trail's visitor/vendor log before they enter the facility. STIIIZY Mission Trail's visitor/vendor log will contain the following information: visitor badge number, full name, company or agency, date of entry, purpose of visit, areas visited, escort name, time of arrival/departure, and signature.

All visitors are given a numbered visitor/vendor badge with the visitor's name and company. All visitors will visibly wear the badge at all times while in any area of the store. All visitors are escorted by an STIIIZY Mission Trail employee to ensure that they do not touch anything they are not authorized to. An employee with authorized access to the area a visitor will enter will always escort the visitors. Visitors are asked to scan their visitor badge before entering any controlled access spaces. Scanning a visitor badge will not open any doors, but it will indicate if the visitor's badge is valid and will record the visitor's presence in the space on the electronic security logs. At the conclusion of the visit, visitors will return the visitor badge and sign out on the visitor log. The visitor log is available for inspection at all times. The visitor log is maintained for seven (7) years and made available to all city and state officials upon request.

No visitor shall engage in the cultivation, preparation, processing, manufacturing, packaging, labeling, transportation or sale of cannabis.

PRELIMINARY TITLE REPORT

6345 BALBOA BLVD., BLDG. #4, STE. 285
ENCINO, CA 91316
PHONE NO. (800) 794-8094

MIDWEST TITLE LLC
1700 W BIG BEAVER ROAD, SUITE 350
TROY, MI 48084

TITLE OFFICER: RON BAUTISTA
E-MAIL: TITLEUNIT50@PROVIDENTTITLE.COM
ORDER NO.: 50071408

ATTN: DAVID NYKANEN

YOUR REFERENCE NO: 33980 MISSION TR

PROPERTY ADDRESS: 33980 MISSION TRAIL, WILDOMAR, CALIFORNIA 92595

PRELIMINARY REPORT

DATED AS OF NOVEMBER 27, 2024 AT 7:30 A.M.

PROVIDENT TITLE COMPANY, HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED AS OF THE DATE HEREOF, A FIRST AMERICAN TITLE INSURANCE COMPANY POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST THEREIN HEREINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION IN SCHEDULE B OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSION FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT B ATTACHED. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE WHICH ISSUED THIS REPORT.
PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN SCHEDULE B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS PRELIMINARY REPORT IS NOT TO BE CONSTRUED IN ANY MANNER AS AN ISSUANCE OF TITLE INSURANCE. APART FROM NOTIFICATION (INFORMATIONAL PURPOSES) IT DOES NOT OBLIGATE PROVIDENT TITLE COMPANY TO PROVIDE ANY INSURANCE OR PROTECTION OF TITLE MATTERS TO ANY PARTY WHICH, WITHOUT LIMITATIONS, INCLUDES THE RECIPIENT. ISSUANCE OF THIS PRELIMINARY REPORT DOES NOT GRANT ANY RIGHTS, REMEDIES OR PROTECTION TO ANY PARTY UNLESS PROVIDENT TITLE COMPANY ISSUES A FORMAL TITLE INSURANCE POLICY. PROVIDENT TITLE COMPANY IS RELEASED FROM ANY CLAIMS FOR RELIANCE, ESTOPPEL OR ANY OTHER CAUSES OF ACTION BY ANY PARTY UTILIZING THIS PRELIMINARY REPORT IN ANY TRANSACTION WHICH DOES NOT INCLUDE FINAL AND FORMAL TITLE INSURANCE ISSUED BY PROVIDENT TITLE COMPANY OR ANY OF ITS UNDERWRITERS.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

RON BAUTISTA
TITLE OFFICER

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY (1990)
AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (2021)

ISSUED BY PROVIDENT TITLE COMPANY AS AGENT FOR:
FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   EDWIN E. MANSKE AND JANICE LEE MANSKE, AS TRUSTEES OF THE MANSKE REVOCABLE TRUST DATED NOVEMBER 2, 1992

3. THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 OF PARCEL MAP NO. 5335, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10, PAGE 39 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPT THE INTEREST AS CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 098502 OFFICIAL RECORDS.

A CERTIFICATE OF MERGER WAS RECORDED SEPTEMBER 23, 1988, AS INSTRUMENT NO. 276585, OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBER: 366-160-070

SCHEDULE B

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2024-2025.

1ST INSTALLMENT:	$6,745.66 OPEN
DELINQUENT DATE:	DECEMBER 10, 2024
PENALTY:	$674.56
2ND INSTALLMENT:	$ 6,745.66 OPEN
DELINQUENT DATE:	APRIL 10, 2025
PENALTY:	$712.62
CODE NO.:	025-068
TAX PARCEL NO.:	366-160-070

B. SUPPLEMENTAL ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A.

SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE CALIFORNIA REVENUE AND TAXATION CODE AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

ASSESSMENTS, IF ANY, FOR COMMUNITY FACILITY DISTRICTS AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS.

NOTE: THE MAP ATTACHED HERETO IS NEITHER A PLAT NOR A SURVEY, IT IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF RELIANCE HEREIN.

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

2. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.

3. THE EFFECT OF A DECLARATION OF OWNERSHIP OF EXCESS WATER RIGHTS BY THE SOUTH ELSINORE MUTUAL WATER COMPANY, AS SHOWN BY THAT CERTAIN DECLARATION DATED JUNE 18, 1934, AND RECORDED JUNE 20, 1934, IN **BOOK 176, PAGE 293**, OF OFFICIAL RECORDS, WHEREIN SAID WATER COMPANY DECLARES ITSELF TO BE THE OWNER OF 600 MINERS INCHES CONSTANT FLOW OF UNDERGROUND WATER SUPPLY UNDERLYING THE PROPERRTY HEREIN DESCRIBED AND OTHER PROPERTY. SAID DECLARATION OF OWNERSHIP OF UNDERGROUND WATER RIGHTS BEING SUBJECT TO THE RIGHT OF OWNERS OF OVERLYING LANDS TO SINK WELLS, DEVELOP AND USE WATER THEREFROM TO THE EXTENT THAT THE USE OF SAID WATER MAY BE NECESSARY FOR SAID OWNERS OF SAID OVERLYING LANDS.

4. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE MAP OF SAID **TRACT**.
   AFFECTS: WEST LINE AND SOUTH LINE EXCEPT FOR ONE 30 FOOT OPENING ON THE SOUTH LINE

   SAID LAND HOWEVER, ABUTS UPON A PUBLIC THOROUGHFARE OTHER THAN REFERRED TO ABOVE OVER WHICH RIGHTS OF VEHICULAR INGRESS AND EGRESS HAVE NOT BEEN RELINQUISHED.

5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
   PURPOSE: PUBLIC UTILITIES
   AFFECTS: THE NORTHERLY 9 FEET OF THE WESTERLY 140 FEET OF PARCEL 1
   RECORDED: **FEBRUARY 24, 1989, AS INSTRUMENT NO. 057920**, OFFICIAL RECORDS

6. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT,
   RECORDED: **AUGUST 5, 1999 AS INSTRUMENT NO. 351785** OFFICIAL RECORDS
   REDEVELOPMENT AGENCY: LAKELAND VILLAGE/WILDOMAR SUB-AREA

7. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS, AND PROVISIONS AS SET FORTH THEREIN, AS DISCLOSED BY INSPECTION AND/OR INVESTIGATION.
   LESSEE: 33982 - CIRCLE K/76 GAS
   33982A/B - LAKE ELSINORE VIDEO
   C - DOMINO'S PIZZA
   D - THE CALIFORNIA
   E/F – VACANT

8. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY.
   DATED: NOTICE
   EXECUTED BY: MANSKE REVOLABLE TRUST
   RECORDED: **JULY 31, 2001 AS INSTRUMENT NO. 2001-357785** OFFICIAL RECORDS
   PARTY NAMED: JOSE MANUEL VELAZQUEZ
   PURPORTED INTEREST: LESSEE

9. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY.
   DATED: NOTICE OF NON-RESPONSIBILITY
   EXECUTED BY: THE MANSKE REVOCABLE TRUST DATED 11-02-1992
   RECORDED: **SEPTEMBER 02, 2015 AS INSTRUMENT NO. 2015-0392796**
   PARTY NAMED: RAJA SYRIANI
   PURPORTED INTEREST: LESSEE

10. ANY INTEREST IN SAID LAND, OF THE PARTY NAMED BELOW, AS DISCLOSED BY A NOTICE OF NON-RESPONSIBILITY.

DATED:	NOTICE OF NON-RESPONSIBILITY
EXECUTED BY:	THE MANSKE REVOCABLE TRUST DATED 11-02-1992
RECORDED:	**SEPTEMBER 08, 2021 AS INSTRUMENT NO. 2021-0534748**
PARTY NAMED:	MACY NEWELL & TOMMY NHAN LE (CULTURE HOLDINGS OF WILDOMAR)
PURPORTED INTEREST:	LESSEE

11. OUR EXAMINATION OF RECORD TITLE TO THE HEREIN DESCRIBED LAND DOES NOT DISCLOSE ANY EXISTING LOANS. WE THEREFORE REQUEST A COPY OF THE OWNERS DISCLOSURE STATEMENT WITH REFERENCE TO EXISTING ENCUMBRANCES TO RECONFIRM OUR FINDINGS.

12. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO IN THE VESTING PORTION OF SCHEDULE A IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, AS DISCLOSED BY INSPECTION AND INVESTIGATION.

    THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.

END OF SCHEDULE B

NOTES AND REQUIREMENTS

FOR OUR WIRING INSTRUCTIONS PLEASE CONTACT THE TITLE UNIT

SPECIAL NOTE: THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAT THE AMOUNT, IF ANY SET FORTH IN THE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY BY THE PARTIES.

SPECIAL NOTE: IF A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE BROKER, REAL ESTATE AGENT OR ASSOCIATION PROVIDES A COPY OF A DECLARATION, GOVERNING DOCUMENT OR DEED TO ANY PERSON, CALIFORNIA LAW REQUIRES THAT THE DOCUMENT PROVIDED SHALL INCLUDE A STATEMENT REGARDING ANY UNLAWFUL RESTRICTIONS. SAID STATEMENT IS TO BE IN AT LEAST 14-POINT BOLD FACER TYPE AND MAY BE STAMPED ON THE FIRST PAGE OF ANY DOCUMENT PROVIDED OR INCLUDED AS A COVER PAGE ATTACHED TO THE REQUESTED DOCUMENT. SHOULD A PARTY TO THIS TRANSACTION REQUEST A COPY OF ANY DOCUMENT REPORTED HEREIN THAT FITS THIS CATEGORY, THE STATEMENT IS TO BE INCLUDED IN THE MANNER DESCRIBED.

SPECIAL NOTE: CALIFORNIA REVENUE AND TAXATION CODE SECTION 18662, EFFECTIVE JANUARY 1, 1994 AND BY AMENDMENT EFFECTIVE JANUARY 1, 2003, PROVIDES THAT THE SELLER IN ALL SALES OF CALIFORNIA REAL ESTATE MAY BE REQUIRED TO WITHHOLD 3 AND 1/3RD % OF THE TOTAL SALES PRICE A CALIFORNIA STATE INCOME TAX, SUBJECT TO THE VARIOUS PROVISIONS OF THE LAW AS THEREIN CONTAINED.

SPECIAL NOTE: UNLESS OTHERWISE DIRECTED IN WRITING, PROVIDENT TITLE COMPANY AUTOMATICALLY ISSUES **THE ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (2-03-10)** ON ALL QUALIFIED RESIDENTIAL PROPERTY SALE TRANSACTIONS.

SPECIAL NOTE: THE ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (1-1-08) CONTAINS EXCEPTIONS AS TO OFF RECORD MATTERS IN ADDITION TO SPECIFIC DEDUCTIBLE AMOUNTS AND SPECIFIC LIABILITY MAXIMUMS FOR COVERED RISKS OF SAID POLICY THAT HAVE BEEN FILED AND APPROVED BY THE VARIOUS DEPARTMENTS OF INSURANCE WHERE THE FORMS HAVE BEEN FILED. PLEASE CONSULT WITH YOUR ESCROW OR TITLE OFFICER IF YOU HAVE QUESTIONS REGARDING THE POLICY.

Note No. 1: YOUR ORDER FOR TITLE WORK CALLS FOR A SEARCH OF PROPERTY THAT IS IDENTIFIED BY A STREET ADDRESS ONLY OR BY SUCH OTHER UNCONFIRMED DATA. BASED ON OUR RECORDS, WE BELIEVE THAT THE LAND DESCRIPTION AND ITS OWNERSHIP IN THIS REPORT REPRESENTS THE PARCEL THAT YOU REQUESTED.

IN ORDER TO PREVENT COSTLY ERRORS AND TO BE CERTAIN THAT THE CORRECT PARCEL OF LAND IS BEING CONSIDERED, WE REQUIRE THAT WRITTEN APPROVAL OF THE LEGAL DESCRIPTION AND THE VESTING IN THIS REPORT BE SENT TO US. IF WE DO NOT RECEIVE SUCH CONFIRMATION BEFORE CLOSE OF ESCROW, WE WILL CONSIDER THIS DEEMED APPROVAL OF THE DESCRIPTION AND OWNERSHIP OF SAID LAND AS SHOWN IN OUR REPORT.

Note No. 2: WE WILL REQUIRE A STATEMENT OF INFORMATION FROM THE PARTIES NAMED BELOW IN ORDER TO COMPLETE THIS REPORT, BASED ON THE EFFECT OF DOCUMENTS, PROCEEDINGS, LIENS, DECREES, OR OTHER MATTERS WHICH DO NOT SPECIFICALLY DESCRIBE SAID LAND, BUT WHICH, IF ANY DO EXIST, MAY AFFECT THE TITLE OR IMPOSE LIENS OR ENCUMBRANCES THEREON.

PARTIES: ALL PARTIES

Note No. 3: THIS COMPANY WILL REQUIRE A COPY OF THE TRUST INSTRUMENT CREATING THE TRUST AND ALL AMENDMENTS THERETO OF THE ENTITY **SHOWN IN THE VESTING PORTION OF SCHEDULE A**, TOGETHER WITH A WRITTEN VERIFICATION BY ALL TRUSTEES THAT THE COPY OF THE TRUST IS A TRUE AND CORRECT COPY OF THE TRUST, AS IT MAY HAVE BEEN AMENDED, THAT IT IS IN FULL FORCE AND EFFECT AND THAT IT HAS NOT BEEN REVOKED OR TERMINATED.

Note No. 4: THE REQUIREMENT THAT NAMED AS VESTEE(S) EXECUTE THE ENCLOSED **AFFIDAVIT OF NO MORTGAGE OR DEED OF TRUST** IN THE PRESENCE OF A NOTARY PUBLIC KNOWN TO PROVIDENT TITLE COMPANY AND RETURN SAME TO THIS OFFICE PRIOR TO ISSUANCE OF ANY POLICY OF TITLE INSURANCE BY THIS COMPANY.

CERTIFICATION OF TRUST
PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5
IMPORTANT: THIS CERTIFICATION OF TRUST MUST BE FULLY COMPLETED

I/WE,

_____
(Name of Trustee(s))

Trustee(s) of the

_____,
(Name of Trust)

dated _____, am/are providing the information set forth below at the request of PROVIDENT TITLE COMPANY, and its underwriter, (hereafter collectively called "Company").

WHEREAS, Company has been requested to issue a title insurance policy on the real property described in Schedule "A" of the Preliminary Report or Commitment issued under order number **50071408;** and

WHEREAS, Company has determined that information concerning the Trust is necessary to ascertain whether Company will be able to issue the requested policy of title insurance;

THEREFORE, acting in my/our capacity as Trustee(s) of the Trust, I/we hereby certify and confirm to Company that the information set forth below is accurate and correct.

1. The Trust identification number (SSN or employer Tax ID) is: _____

2. The Settlor(s) of the Trust is/are: _____

   _____

3. The current active Trustee(s) of the Trust is/are _____

   _____

4. As set out in the Trust, the powers of the Trustee(s) include: (check all that apply)
   __ The power to sell, convey and grant trust property.
   __ The power to hypothecate (borrow money and encumber/lien trust property).

5. As set out in the Trust, are all currently active Trustee(s) required to execute documents when exercising the powers set forth above? (circle one) YES NO

6. As set out in the Trust, the Trust is: (check the appropriate box)
   __ Revocable __ Irrevocable

7. If the Trust is revocable, the name(s) of the person(s) identified as having power to revoke the Trust is/are:
   _____

8. The Trust and the individual named Settlor(s) do not have any liens or money judgments pending, filed and/or recorded against them.

9. The Trust and/or the individually named Settlor(s) are not aware of any threatened, pending, or filed lawsuits nor have it/they settled any lawsuits within the three (3) calendar years immediately preceding the signing of this Certification.

10. By signing below, the undersigned Trustee(s) affirm that the Trust is in full force and effect and has not been revoked or terminated; in addition, the Trust has not been modified or amended in any manner which would cause the representations set forth herein to be incorrect.

11. Is this Certification of Trust being executed by all currently active Trustees of the Trust? (circle one)
    YES NO (*If "NO",* please explain) _____

    _____

12. Are there any living persons or entities named as Trustee in the Trust who are not "currently active Trustees"? (circle one)
    YES NO ? (If "YES," identify by name and explain why) _____

    _____

13. The undersigned Trustees acknowledge and understand that Company may require additional information, including copies and/or excerpts of the Trust and any amendments, when necessary, in order to make an insurance determination.

14. The undersigned Trustee(s) state to the best of his/her/their knowledge, that there are no claims, challenges of any kind, *and/or* alleged causes of action, contesting or questioning the validity of the Trust or the Trustee(s) authority to act on behalf of the Trust.

PLEASE READ, COMPLETE AND RESPOND TO ALL STATEMENTS IN THIS CERTIFICATION BEFORE SIGNING. THE TRUSTEE(S) HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE INFORMATION IS TRUE AND CORRECT. IF YOU DO NOT UNDERSTAND OR HAVE ANY QUESTIONS ABOUT THIS CERTIFICATION, YOU SHOULD SEEK THE ASSISTANCE OF YOUR INDEPENDENT FINANCIAL AND/OR LEGAL ADVISOR BEFORE SIGNING. THE TRUSTEE(S) UNDERSTAND THAT COMPANY MAY DECIDE NOT TO PROVIDE THE REQUESTED TITLE INSURANCE DESPITE THE INFORMATION AND AFFIRMATIONS CONTAINED HEREIN.

_____	_____
(Signature of Trustee)	(Signature of Trustee)
_____	_____
(Print Trustee Name)	(Print Trustee Name)
Date Signed: _____	Date Signed: _____
_____	_____
(Signature of Trustee)	(Signature of Trustee)
_____	_____
(Print Trustee Name)	(Print Trustee Name)
Date Signed: _____	Date Signed: _____

A notary public or other officer completing this certificate verifies only the Identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document

STATE OF _____ }
} SS.
COUNTY OF _____ }

On _____, before me, _____, personally appeared

_____

who proved to be on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the Instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(This area for official notarial seal)

WITNESS my hand and official seal.

Signature: _____

THIS AFFIDAVIT, WHEN COMPLETED, IS TO BE SIGNED AND NOTARIZED BEFORE RETURNING. BE SURE TO COMPLETE ALL THE REQUESTED INFORMATION TO ENABLE THIS COMPANY TO PROPERLY PROCESS THE TRANSACTION PRESENTLY PENDING.

AFFIDAVIT OF NO MORTGAGE OR DEED OF TRUST

_____ EACH FOR HIMSELF AND/OR HERSELF, DECLARE: THAT TO MY/OUR PERSONAL KNOWLEDGE THERE ARE NO ENCUMBRANCES IN THE FORM OF A MORTGAGE OR DEED OF TRUST AGAINST THE PROPERTY IN THIS TRANSACTION.

THAT THIS DECLARATION IS MADE FOR THE PROTECTION OF ALL PARTIES TO THIS TRANSACTION AND PARTICULARLY FOR THE BENEFIT OF **PROVIDENT TITLE COMPANY**, WHICH IS ABOUT TO CAUSE TO BE INSURED THE TITLE TO SAID PROPERTY IN RELIANCE THEREON, AND ANY OTHER TITLE COMPANY WHICH MAY HEREAFTER INSURE THE TITLE TO SAID PROPERTY;

THAT I/WE WILL TESTIFY, DECLARE, DEPOSE, OR CERTIFY BEFORE ANY COMPETENT TRIBUNAL, OFFICER, OR PERSON, IN ANY CASE NOW PENDING OR WHICH MAY HEREAFTER BE INSTITUTED, TO THE TRUTH OF THE PARTICULAR FACTS HEREINABOVE SET FORTH.

SELLER(S)/OWNER(S) SIGNATURE:

_____ _____ _____

PROPERTY ADDRESS:

_____ DATE: _____

_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) SS.
County of _____)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,
_____ by _____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature_____

6345 BALBOA BLVD., BLDG. #4, STE. 285
ENCINO, CA 91316
PHONE NO. (800) 794-8094

LENDERS SUPPLEMENTAL REPORT

(SET LENDER)

CA

ATTENTION:

YOUR NO.

OUR NO. 50071408

THE REFERENCED REPORT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED AND/OR SUPPLEMENTED IN ORDER TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY AS FOLLOWS:

1. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.

2. THERE IS LOCATED ON SAID LAND COMMERCIAL BUILDING
KNOWN AS 33980 MISSION TRAIL, WILDOMAR, CALIFORNIA 92595

3. THERE ARE NO CONVEYANCES AFFECTING SAID LAND RECORDED WITHIN TWENTY FOUR (24) MONTHS OF THE DATE OF THIS REPORT.

EXHIBIT "A"

PARCELS 1 AND 2 OF PARCEL MAP NO. 5335, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP ON FILE IN BOOK 10, PAGE 39 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPT THE INTEREST AS CONDEMNED BY FINAL ORDER OF CONDEMNATION RECORDED MARCH 20, 1996 AS INSTRUMENT NO. 098502 OFFICIAL RECORDS.

A CERTIFICATE OF MERGER WAS RECORDED SEPTEMBER 23, 1988, AS INSTRUMENT NO. 276585, OFFICIAL RECORDS

ASSESSOR'S PARCEL NUMBER: 366-160-070

19-34
366-16
19-34

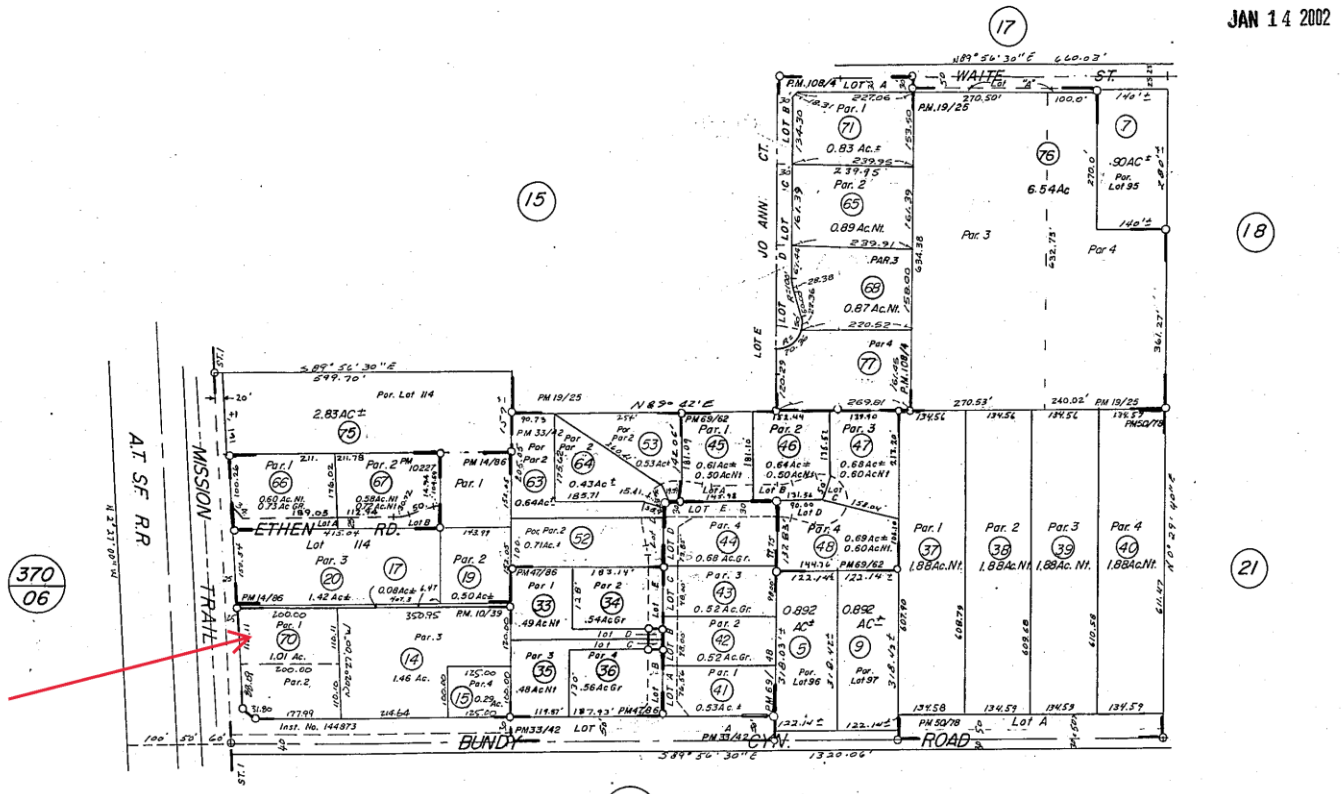
T.R.A. 065-141

POR. S1/2 SEC.22, T.6S., R.4W.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

JAN 14 2002

1" = 200



DATE	OLD NO.	NEW NO.
6/89	69	72-73
8/89	1	74, ST.
9/90	74, 18	75
"	24, 25	76
12/01	72-73	77

DATE	OLD No.	NEW No.
12/73	6	10
2/74	3	11
2/74	11	12-15
11/74	2	16, 17, ST
"	14	18-21
11/75	140-10 150-23	22
	22	23-25 150-23,26
10/76	4	26, 27
5-77	26, 27	28
"	28	29-32
5/78	29	33-36
9/78	8	37-40
9/79	32	41-44
9/79	31	45-48
3/81	30	49, 50
12/81	49	51, 52
2/82	50	53
"	51	54
10-82	23	55-58
"	160-26	59-62
5-84	54	63, 64
3/87	36, 60	65
"	21	66-67
4/87	57, 61	68
9/88	58, 62	69
10/88	12, 13	70
3/89	55, 59	71

P.M. 108/4 Parcel Map 18285 PM 54/18 Parcel Map 10227
P.M 33/42 Parcel Map 8771
MB 10/58-75 Sedco Tract NO. 1
PM 10/39 Parcel 5335
P.M 19/25 Parcel Map 6732

Data: INST. No. 144873
MERG. 512, PM 54/17, RS 105/47-59
" 650
" 648

P.M. 14/86 Parcel Map 5929
P.M. 69/62 Parcel Map 11,686
P.M. 69/48 Parcel Map 11,506
PM 47/86 Parcel Map 10270
PM 50/78 Parcel Map 9894

ASSESSOR'S MAP BK 366 PG 16
RIVERSIDE COUNTY, CALIF.

PROVIDENT TITLE COMPANY
GLBA PRIVACY NOTICE

This GLBA Privacy Notice explains how Provident Title Company ("Provident") collects, uses, and protects personal information, when and to whom Provident discloses such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all, sharing of their personal information. Please read this GLBA Privacy Notice carefully to understand how Provident uses your personal information.

The types of personal information Provident collects and shares depends on the product or service you have requested.

Provident may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online Internet Protocol (IP) address if accessing company websites, email address, account name, unique online identifier, Social Security number, driver's license number, passport number, or other similar identifiers.

2. Demographic Information: Marital status, gender, date of birth.

3. Personal Information and Personal Financial Information: Name, signature, Social Security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Provident may collect personal information about you from:

1. Publicly available information from government records;

2. Information Provident receives directly from you or your agent(s), such as your lender or real estate broker;

3. Information about your transactions with Provident; and

4. Information Provident receives from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Provident may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.

2. To improve our products and services.

3. To communicate with you about our products and services.

Provident may use or disclose the personal information Provident collects for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided;

b. To provide, support, personalize, and develop our website, products, and services;

c. To create, maintain, customize, and secure your account with Provident;

d. To process your requests, purchases, transactions, and payments and prevent transactional fraud;

e. To prevent and/or process claims;

f. To assist third party vendors/service providers who complete transactions or perform services on Provident's behalf pursuant to valid service provider agreements;

g. As necessary or appropriate to protect the rights, property, or safety of Provident, our customers or others;

h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses;

i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business;

j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations;

k. Auditing for compliance with federal and state laws, rules, and regulations; and

l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, and processing payments.

Provident will not collect additional categories of personal information or use the personal information Provident collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Non-Affiliated Third Parties

Provident does not sell your personal information to non-affiliated third parties. Provident may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Provident does not disclose your personal information to a non-affiliated third party for a business purpose.

Link to Privacy Notice

Provident's GLBA Privacy Notice can be found on our website at https://providenttitle.com/privacy-notice-glba/.

PROVIDENT TITLE COMPANY
CCPA & CPRA PRIVACY NOTICE

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Provident Title Company ("Provident") is providing this Privacy Notice at Collection for California Residents ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Provident's existing GLBA Privacy Notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA. All terms defined in the CCPA & CPRA have the same meaning when used in this CCPA & CPRA Notice.

Personal and Sensitive Personal Information Provident Collects

Specifically, Provident has collected the following categories of personal and sensitive personal information from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code A§ 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	NO
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	NO
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as: fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	NO
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	NO
G. Geolocation data.	Physical location or movements.	NO
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	NO

I. Professional or employment-related information.	Current or past job history or performance evaluations.	NO
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as: grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	NO
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	NO

Provident obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Provident's website or other applications.
- From third parties that interact with Provident in connection with the services Provident provides.

Personal and Sensitive Personal Information Provident May Collect That Is Excluded from Protection

The following types of information may have been collected by Provident and is not subject to protection under this CCPA & CPRA Notice:

- Publicly available information from government records;
- Deidentified or aggregated consumer information;
- Health or medical information covered by the Health Insurance Portability and Accountability Act of 1996 (HIIPA) and the California Confidentiality of Medical Information Act (CMIA) or clinical trial data; or
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Use of Personal and Sensitive Personal Information

Provident may use or disclose the personal or sensitive information Provident collects for one or more of the following purposes:

a. To fulfill or meet the reason for which the information is provided;

b. To provide, support, personalize, and develop our website, products, and services;

c. To create, maintain, customize, and secure your account with Provident;

d. To process your requests, purchases, transactions, and payments and prevent transactional fraud;

e. To prevent and/or process claims;

f. To assist third party vendors/service providers who complete transactions or perform services on Provident's behalf pursuant to valid service provider agreements;

g. As necessary or appropriate to protect the rights, property, or safety of Provident, our customers or others;

h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses;

i. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business;

j. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations;

k. Auditing for compliance with federal and state laws, rules, and regulations; or

l. Performing services including maintaining or servicing accounts, providing customer service, processing, or fulfilling orders and transactions, verifying customer information, and processing payments.

Provident will not collect additional categories of personal or sensitive information or use the personal or sensitive information Provident collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Non-Affiliated Third Parties

Provident does not sell your personal information to non-affiliated third parties. Provident may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Provident does not disclose your personal information to a non-affiliated third party for a business purpose.

Your Rights Under CCPA

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Provident disclose certain information to you about our collection and use of your personal information over the past twelve (12) months. Once Provident receives and confirms your verifiable consumer request, Provident will disclose to you:

- The categories of personal information Provident collected about you;
- The categories of sources for the personal information Provident collected about you;
- Provident's business or commercial purpose for collecting that personal information;
- The categories of third parties with whom Provident shares that personal information;
- The specific pieces of personal information Provident collected about you (also called a data portability request); and
- If Provident disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Provident delete any of your personal information Provident collected from you and retained, subject to certain exceptions. Once Provident receives and confirms your verifiable consumer request, Provident will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Provident may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which Provident collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you;

2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities;

3. Debug products to identify and repair errors that impair existing intended functionality;

4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law;

5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code A§ 1546 *seq.*);

6. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us;

7. Comply with a legal obligation; or

8. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Your Rights Under CPRA

CPRA expands upon your consumer rights and protections offered by the CCPA. This section describes your CPRA rights and explains how to exercise those rights.

Opt-Out of Information Sharing and Selling

Provident does not share or sell information to third parties as the terms are defined under the CCPA and CPRA. Provident only shares your personal information as commercially necessary and in accordance with this CCPA & CPRA Notice.

Correction of Inaccurate Information

You have the right to request that Provident correct any inaccurate information maintained about you.

Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA, is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

To exercise the access, data portability, deletion, opt-out, correction, or limitation rights described above, please submit a verifiable consumer request to us by the available means provided below:

Phone: Toll Free at (800) 794-8094

Website: https://providenttitle.com/contact-us/

Email: info@providenttitle.com

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Provident through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a twelve (12) month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom Provident collected personal information or an authorized representative; and
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Provident cannot respond to your request or provide you with personal information if Provident cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Provident.

Response Timing and Format

Provident endeavors to respond to a verifiable consumer request within forty-five (45) days of its receipt. If Provident requires more time (up to an additional forty-five (45) days), Provident will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures Provident provides will only cover the twelve (12) month period preceding the verifiable consumer request's receipt. The response Provident provides will also explain the reasons Provident cannot comply with a request, if applicable. For data portability requests, Provident will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Provident does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If Provident determine that the request warrants a fee, Provident will tell you why Provident made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Provident will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, Provident will not:

- Deny you goods or services;
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties;
- Provide you a different level or quality of goods or services; or
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. Provident will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, Provident will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements.

Changes to This CCPA & CPRA Notice

Provident reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When Provident makes changes to this CCPA & CPRA Notice, Provident will post the updated Notice on Provident's website and update the Notice's effective date.

Link to Privacy Notice

Provident's CCPA & CPRA Privacy Notice can be found on our website at https://providenttitle.com/privacy-notice-ccpa/.

Contact Information

If you have questions or comments about this notice, the ways in which Provident collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at (800) 794-8094

Website: https://providenttitle.com/contact-us/

Email: info@providenttitle.com

Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, "First American," "we," "us," or "our") describe in our full privacy policy ("Policy"), which can be found at https://www.firstam.com/privacy-policy/, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted ("Sites"); (2) when you use our products and services ("Services"); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method ("Communications"); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies ("Third Parties"); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services ("B2B"). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found here.

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit https://www.firstam.com/privacy-policy/.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; and (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit https://www.firstam.com/privacy-policy/.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your personal information. You can learn more about your choices by visiting https://www.firstam.com/privacy-policy/.

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International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy: We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. To learn more, please visit https://www.firstam.com/privacy-policy/.

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.

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Exhibit B (Revised 11-04-22)

CALIFORNIA LAND TITLE ASSOCIATION

STANDARD COVERAGE POLICY – 1990 (11-09-18)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART II

(Variable exceptions such as taxes, easements, CC&R's, etc., are inserted here)

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

   i. the occupancy, use, or enjoyment of the Land;

   ii. the character, dimensions, or location of any improvement on the Land;

   iii. the subdivision of land; or

   iv. environmental remediation or protection.

   b. any governmental forfeiture, police, or regulatory, or national security power.

   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.

2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

   a. created, suffered, assumed, or agreed to by You;

   b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;

   c. resulting in no loss or damage to You;

   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or

   e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.

4. Lack of a right:

   a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and

   b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

   Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.

5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:

   a. fraudulent conveyance or fraudulent transfer;

   b. voidable transfer under the Uniform Voidable Transactions Act; or

   c. preferential transfer:

      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or

      ii. for any other reason not stated in Covered Risk 30.

7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.

9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.

10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$5,000.00

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i. the occupancy, use, or enjoyment of the Land;
   ii. the character, dimensions, or location of any improvement on the Land;
   iii. the subdivision of land; or
   iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b. Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.

7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2021 ALTA LOAN POLICY (07-01-21)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:

i. the occupancy, use, or enjoyment of the Land;

ii. the character, dimensions, or location of any improvement on the Land;

iii. the subdivision of land; or

iv. environmental remediation or protection.

b. any governmental forfeiture, police, regulatory, or national security power.

c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.

2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.

3. Any defect, lien, encumbrance, adverse claim, or other matter:

a. created, suffered, assumed, or agreed to by the Insured Claimant;

b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

c. resulting in no loss or damage to the Insured Claimant;

d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or

e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.

5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:

a. fraudulent conveyance or fraudulent transfer;

b. voidable transfer under the Uniform Voidable Transactions Act; or

c. preferential transfer:

i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or

ii. for any other reason not stated in Covered Risk 13.b.

7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.

8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.

9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exceptions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or rights to a lien for services, labor, material not shown by the Public Records.

AERIAL PHOTOGRAPH

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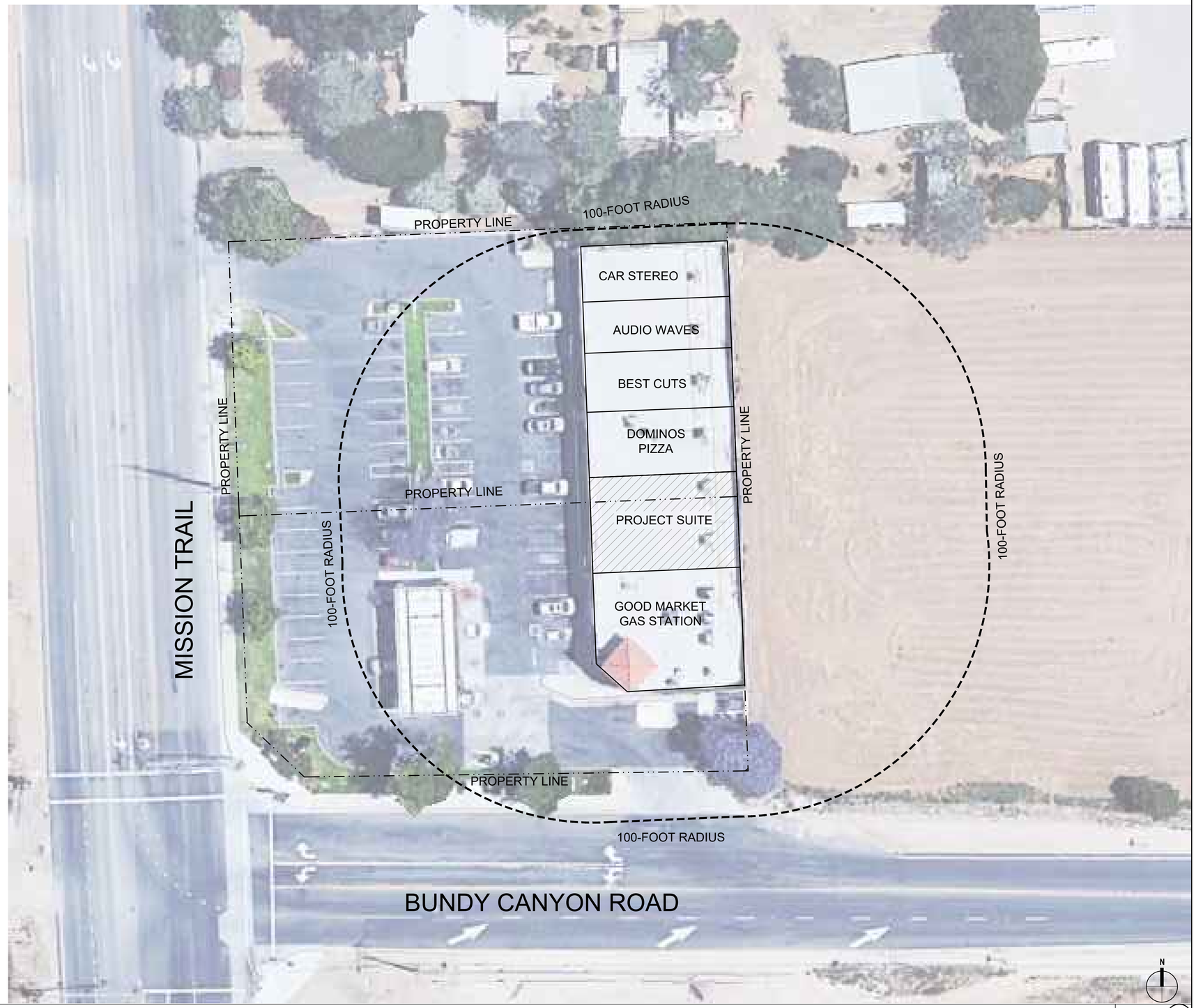
1008

100 ft RADIUS MAP - RESIDENCES



SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 100 FEET: TO ANY RESIDENTIAL USE AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

100-FOOT RADIUS MAP 1"=20'-0" 1

HESTIA ATELIER
DESIGN ARCHITECTURE
3 PETERS CANYON RD. STE 110
IRVINE, CA. 92606

Seal

LICENSED ARCHITECT
RICHARD I. BRADY
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

Consultant

STIIIZY
33980 MISSION TRAIL
WILDOMAR, CA 92595

100- FOOT RADIUS MAP

Project Number:
Plan Check Number:

2024-12-09	CUP SUBMITTAL

SHEET

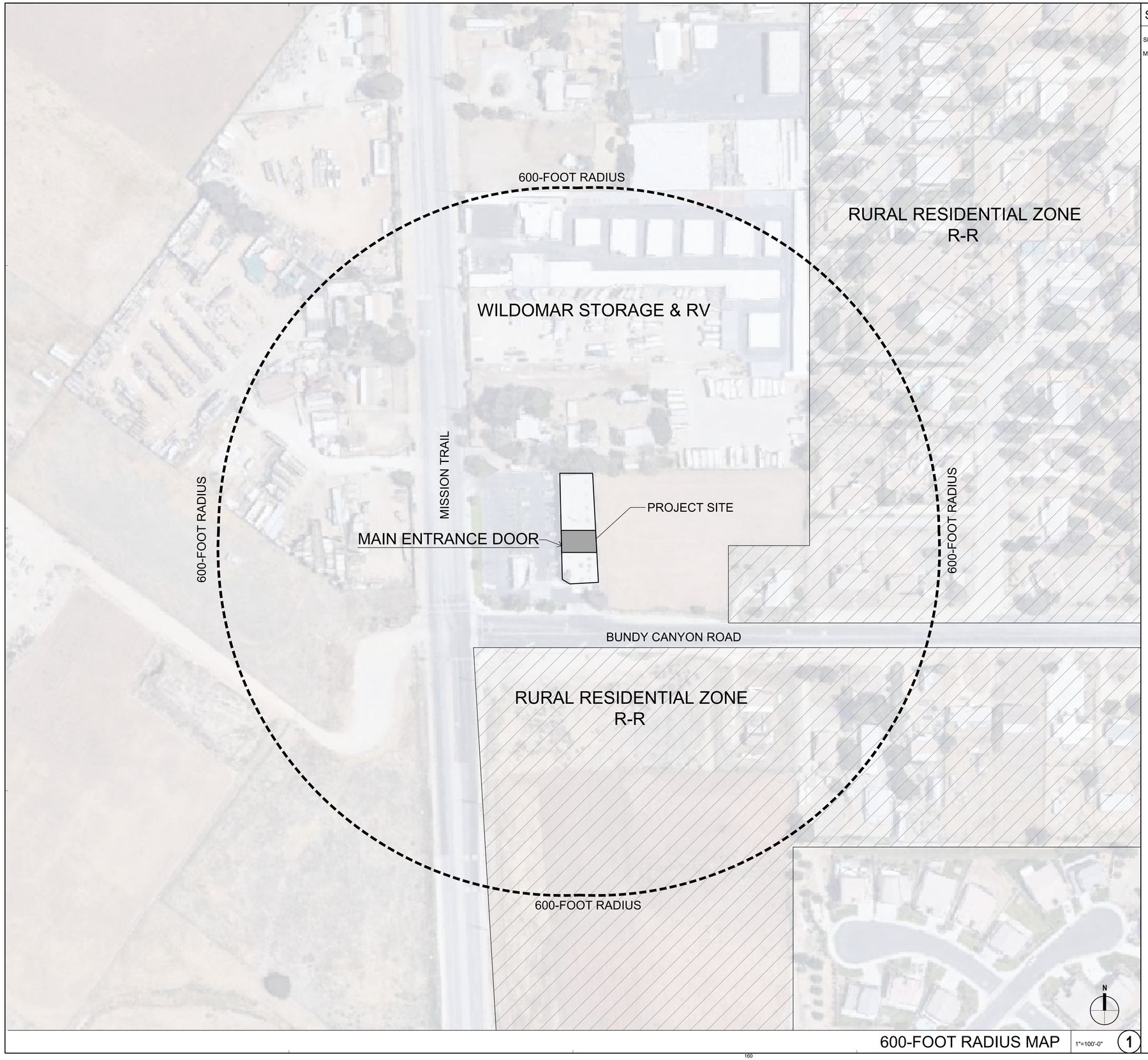
A1.1

PRELIMINARY - NOT FOR CONSTRUCTION

dwg last saved: Dec/12/2024 2:42 PM by: admin

sheet plotted: Dec/12/2024 2:42 PM by: 33980 mission trail/design/cupa1.1
drawing file name: verify site plan.dwg

600 ft RADIUS MAP - SENSITIVE USES



600-FOOT RADIUS MAP 1"=100'-0" 1

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION.

MIN. 600 FEET: TO ANY PUBLIC/PRIVATE SCHOOL, COMMERCIAL DAY CARE CENTER, PARKS AND/OR YOUTH CENTERS AS DEFINED IN CHAPTER 17.315.070 OF THE WMC.

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600-FOOT RADIUS MAP

Project Number:
Plan Check Number:

2024-12-09	CUP SUBMITTAL

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET

A1.2

dwg last saved: Dec/12/2024 2:42 PM by: admin
sheet plotted: Dec/12/2024 @ 2:42 PM
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vicinity site plan.dwg

ATTACHMENT E

MISCELLANEOUS EXHIBITS

Vicinity / Location Map

Surrounding Land Uses Table

The project site is currently vacant and surrounded by residential lands to the north and west. There is vacant land to the south. The table on the following page summarizes the current uses, land use and zoning designations related to the project site and surrounding properties.

ADJACENT LAND USE, GENERAL PLAN AND ZONING			
Location	**Current Land Use**	**General Plan Land Use Designation**	**Zoning Designation**
Subject Site	Vacant	Commercial Retail (CR)	C-1/C-P (General Commercial)
North	Non-conforming residential dwelling with outdoor storage	Commercial Retail (CR)	C-1/C-P (General Commercial)
South	Vacant	Light Industrial (LI)	M-SC (Manufacturing Service Commercial)
East	Vacant	Commercial Retail (CR)	C-1/C-P (General Commercial)
West	Vacant	Light Industrial (LI)	M-SC (Manufacturing Service Commercial)

ABBREVIATIONS

FOR ADDITIONAL ABBREVIATIONS REFER TO THE DOOR SCHEDULE, FINISH SCHEDULE, AND THE ENGINEER'S DRAWINGS

Ø	DIAMETER	FA.	FIRE ALARM	PART'N	PARTITION
∎	SQUARE FOOT / FEET	FDN	FOUNDATION	P.L.	PROPERTY LINE
&	AND	F.D.	FLOOR DRAIN	PL.	PLATE
@	AT	F.E.	FIRE EXTINGUISHER	P.LAM	PLASTIC LAMINATE
℄	CENTER LINE	F.F.	FINISH FLOOR	PLAS.	PLASTER
⊥	PERPENDICULAR	FIN.	FINISH	PLBG.	PLUMBING
#	POUND OR NUMBER	FIXT.	FIXTURE	PLYWD.	PLYWOOD
(E)	EXISTING	FLASH	FLASHING	POC	POINT OF CONNECTION
A.B.	ANCHOR BOLT	FLUOR.	FLUORESCENT	PR.	PAIR
ABV.	ABOVE	F.H.C.	FIRE HOSE CABINET	P.T.	PRESSURE TREATED
A/C	AIR CONDITIONING	F.H.	FIRE HYDRANT	Q.T.	QUARRY TILE
A.C.	ASPHALTIC CONCRETE	FL	FLOW LINE		
ACOUST.	ACOUSTICAL	F.O.C.	FACE OF CONCRETE	R.	RISER
ADD'L.	ADDITIONAL	F.O.F.	FACE OF FINISH	R./RAD.	RADIUS
A.D.	AREA DRAIN	F.O.M.	FACE OF MASONRY	R.D.	ROOF DRAIN
ADJ.	ADJACENT	F.O.S.	FACE OF SHEATHING	RDWD.	REDWOOD
AFF.	ABOVE FINISH FLOOR	FPRF.	FIREPROOF	RE:	REFER TO
AGGR.	AGGREGATE	FRT.	FIRE RETARDANT TREATED	REF.	REFERENCE
ALUM.	ALUMINUM			REFR.	REFRIGERATOR
APPROX.	APPROXIMATE	F.S.	FINISH SURFACE	REG.	REGISTER
ARCH.	ARCHITECTURAL	F.S.	FLOOR SINK	REINF.	REINFORCING
ASB.	ASBESTOS	FSR.	FIRE SPRINKLER RISER	REQ'D.	REQUIRED
ASPH.	ASPHALT	FT.	FOOR OR FEET	REQ'MT.	REQUIEMENT
ASR.	AUTO. SPRINKLER RISER	FTG.	FOOTING	RESIL.	RESILIENT
		FURR.	FURRING	R.H.B.	RECESSED HOSE BIB
AUTO.	AUTOMATIC	FUT.	FUTURE	RM.	ROOM
BD.	BOARD	GA.	GAUGE	R.O.	ROUGH OPENING
BITUM.	BITUMINOUS	GALV.	GALVANIZED	ROW.	RIGHT OF WAY
BLDG.	BUILDING	G.B.	GRAB BAR	R.S.	ROUGH SAWN
BLK.	BLOCK	GC.	GENERAL CONTRACTOR	R.W.L.	RAIN WATER LEADER
BLKG.	BLOCKING				
BM.	BEAM	GI.	GALVANIZED	S.	SOUTH
BOT.	BOTTOM	GL.	GLASS	SAT	SUSP. ACOUST. TILE
BTWN.	BETWEEN	GND.	GROUND	S.C.	SOLID CORE
		GR.	GRADE	SCHED.	SCHEDULE
C	CAMBER	GYP.	GYPSUM	SECT.	SECTION
CAB.	CABINET	H.B.	HOUSE BIB	S.F.	SQUARE FOOT / FEET
C.B.	CATCH BASIN	H.C.	HOLLOW CORE	SHT.	SHEET
CEM.	CEMENT	HDR.	HEADER	SHT'G.	SHEATHING
CER.	CERAMIC	HDW.	HARDWARE	SIM.	SIMILAR
C.H.B.	CONCEALED HOSE BIB	HDWD.	HARDWOOD	SPEC.	SPECIFICATION
C.I.	CAST IRON	H.M.	HOLLOW METAL	SQ.	SQUARE
C/J	CEILING JOINT	HORIZ.	HORIZONTAL	S.S.	STAINLESS STEEL
CJ	CONTROL JOINT	H.P.	HIGH POINT	SSK.	SERVICE SINK
CLG.	CEILING	HR.	HOUR	STA.	STATION
CLR.	CLEAR	HT.	HEIGHT	STD.	STANDARD
CMU	CONCRETE MASONRY UNIT	HVAC.	HEATING, VENTILATION, & AIR CONDITIONING	STL.	STEEL
				STOR.	STORAGE
C.O.	CONCRETE OPENING CLEANOUT			STRUCT.	STRUCTURAL / STRUCTURE
		I.D.	INSIDE DIAMETER		
COL.	COLUMN	I.E.	INVERT ELEVATION	SUSP.	SUSPENDED
CONC.	CONCRETE	IN.	INCH	SYM.	SYMETRICAL
CONN.	CONNECTION	INFO.	INFORMATION	T	TREAD
CONST.	CONSTRUCTION	INSUL.	INSULATION	TB	TOP BEAM
CONT.	CONTINUOUS	INT.	INTERIOR	TC	TOP OF CURB
CONTR.	CONTRACTOR			TD	TOP OF DRAIN
CORR.	CORRIDOR	JT.	JOINT	TEL.	TELEPHONE
CTSK.	COUNTERSUNK			T&G.	TONGUE AND GROOVE
CTR.	CENTER	LAM.	LAMINATE	THK.	THICK
CY.	CUBIC YARD	LAV.	LAVATORY	T.J.	TRUSS JOIST
		LT.	LIGHT	T.O.	TOP OF
DBL.	DOUBLE			T.O.C.	TOP OF CONCRETE
DEPT.	DEPARTMENT	MAX.	MAXIMUM	T.O.P.	TOP OF PARAPET
DET.	DETAIL	MECH.	MECHANICAL	T.O.PL.	TOP OF PLATE
D.F.	DRINKING FOUNTAIN	MEMB.	MEMBRANE	T.O.S.	TOP OF STEEL
DIA.	DIAMETER	MET.	METAL	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MFR.	MANUFACTURER	T.P.	TOP OF PAVEMENT
DISP.	DISPENSER	MH.	MANHOLE	T.V.	TELEVISION
DN.	DOWN	MIN.	MINIMUM	TYP.	TYPICAL
DR.	DOOR	MIR.	MIRROR		
DS.	DOWNSPOUT	MISC.	MISCELLANEOUS	UNF.	UNFINISHED
D.S.P.	DRY STANDPIPE	M.O.	MASONRY OPENING	U.N.O.	UNLESS NOTED OTHERWISE
DWG.	DRAWING	MTD.	MOUNTED		
E	EAST	MUL	MULLION	VERT.	VERTICAL
EA.	EACH			VEST.	VESTIBULE
EJ	EXPANSION JOINT	N.	NORTH	V.C.T.	VINYL COMPOSITE TILE
ELEC.	ELECTRICAL	N.F.A.	NET FREE VENT AREA	V.I.F.	VERIFY IN FIELD
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THROUGH ROOF
EMER.	EMERGENCY	NO.	NUMBER		
ENCL.	ENCLOSURE	NOM.	NOMINAL	W.	WEST
E.P.	ELECTRICAL PANEL	N.T.S.	NOT TO SCALE	W/	WITH
EPS	EXPANDED POLYSTYRENE			W.C.	WATER CLOSET
		O.A.	OVERALL	WD.	WOOD
EQ.	EQUAL	OBS.	OBSCURED	WH.	WATER HEATER
EQUIP.	EQUIPMENT	O.C.	ON CENTER	W/O	WITHOUT
		O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
E.W.	EACH WAY	OFD.	OVERFLOW DRAIN	WR.	WATER RESISTANT
EXIST.	EXISTING	OFF.	OFFICE	W.W.F.	WELDED WIRE FABRIC
EXP.	EXPANSION	OPNG.	OPENING	WT.	WEIGHT
EXT.	EXTERIOR	OPP.	OPPOSITE		

GRAPHIC MATERIAL LEGEND

EARTH SHOWN IN SECTION	GYPSUM BOARD SHOWN IN SECTION
CAST-IN-PLACE CONCRETE PLAN OR SECTION	CONT. WOOD BLOCKING SHOWN IN SECTION
BRICK PAVERS PLAN OR SECTION	FINISHED WOOD SECTION OR ELEVATION --- OR ---
RIGID INSULATION OR SAFING PLAN OR SECTION	FINISHED WOOD SECTION OR ELEVATION
METAL - TYPE AS NOTED PLAN OR SECTION	SPRAY FIREPROOFING SHOWN IN SECTION
METAL - ROLLED SHAPE PLAN OR SECTION	BATT INSULATION P THERMAL OR ACOUSTICAL AS NOTED
PLASTER ON METAL LATH SHOWN IN SECTION	GLASS SHOWN IN SECTION
DENSGLASS SHOWN IN SECTION	CMU SHOWN IN SECTION

SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
DETAIL REFERENCE		BUILDING AND WALL SECTIONS	
24B / A7.0-1B	DETAIL NUMBER; SHEET NUMBER; SUBJECT POINTER	1A / A3.5	DETAIL NUMBER; CUT PLANE; SHEET NUMBER
EXTERIOR ELEVATION		INTERIOR ELEVATION	
1A / A3.0	DETAIL NUMBER; SHEET NUMBER	A; 1 / A4.1; B	ELEVATION NUMBER; DETAIL NUMBER; SHEET NUMBER; ELEVATION NUMBER
KEYNOTE		CEILING HEIGHT	
101		10'-0"	HEIGHT A.F.F. U.N.O.
WALL TYPE		ACCESSORY TYPE	
101 TYP.	WALL TYPE; SUBJECT WALL	A101	
DOOR TYPE		WINDOW TYPE	
101		W101	
MISCELLANEOUS TYPE		DELTA AND CLOUD	
R101		1	
SIMPLE FINISH: MATERIAL AND COLOR		COMPLEX FINISH: MATERIAL, COLOR, & ADDITIONAL INFORMATION	
A / 1	MATERIAL; COLOR	1 / A / P-3	MATERIAL; COLOR; ADDITIONAL INFO.
ROOM IDENTIFICATION		MATCH LINE	
COMPACTOR ROOM / F100 / 100 SF	ROOM NAME; ROOM NUMBER; ROOM FLOOR AREA	MATCH LINE / SEE: AX.X-X	MATCH LOCATION SHEET
ROOM OCCUPANCY LOAD		EGRESS WIDTH	
CLOSET / S-1 200 / 5 1,000	RM. OCCUPANCY GROUP; RM. NAME OR NUMBER; OCC. LOAD FACTOR; RM. FLOOR AREA; RM. OCCUPANT LOAD	STAIR #1 / 100 / 20" / 20"	EGRESS COMPONENT; OCCUPANT LOAD; REQ'D MINIMUM WIDTH; PROVIDED WIDTH
A	GRID LINE IDENTIFICATION	xA	GRID LINE IDENTIFICATION (X' DENOTES EXISTING)

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF HESTIA ATELIER, LLP AND ARE NOT TO BE USED FOR ANY OTHER
11. THAN THE LOCATION SHOWN HEREON. OWNER IS LICENSED TO UTILIZE CONSTRUCTION DOCUMENTS FOR THIS LOCATION ONLY.
2. NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ ENGINEER WHOSE SIGNATURE APPEARS HEREON.
12.
3. DIMENSIONS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
4.
13. NO FRAMING OF ANY TYPE IS TO BE CONCEALED PRIOR TO INSPECTION
5. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS. BY GOVERNING AGENCIES.
6. DIMENSIONS AND CONDITIONS AT THE JOB SITE SHALL BE VERIFIED BY ALL CONTRACTORS, DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK. ALL DIMENSIONS ARE TO BE ROUGH UNLESS OTHERWISE NOTED. ARCHITECT'S DRAWINGS SHALL GOVERN OVER STRUCTURAL, MECHANICAL, ELECTRICAL
14. AND LANDSCAPE DRAWINGS. ALL DRAWINGS SHALL BE ISSUED BY ARCHITECT.
15. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS, AND ORDINANCES FOVERNING THE PLACE OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY DISCREPANCES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE
16. DRAWINGS. THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO: CALIFORNIA BUILDING CODE 2016 EDITION
17.
8. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
18.
9. ALL GYPSUM WALL BOARD TO BE 1/2" OR 5/8" THICK TYPE "X", UNLESS OTHERWISE NOTED OR REQUIRED FOR SPECIFIC WALL CONSTRUCTION.
19.
20. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

CONSTRUCT NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

EXACT LOCATION AND NUMBER OF EXIT SIGNS SHALL BE DETERMINED BY FIELD INSPECTOR AFTER THE INSTALLATION OF ALL MAJOR EQUIPMENT. CONTRACTOR SHALL CONDUCT SUCH FIELD INSPECTION PRIOR TO INSTALLATION OF ANY EXIT SIGNAGE.

FIRE EXTINGUISHERS SHALL BE PROVIDED AS FOLLOWS; 1 2A10BC EXTINGUISHER FOR EACH 3000 SQ. FT. FIRE EXTINGUISHERS SHALL NOT EXCEED 75' TRAVEL DISTANCE AND SIGNS SHALL BE POSTED ABOVE ALL EXTINGUISHERS TO INDICATE THEIR LOCATIONS. EXTINGUISHERS SHALL BE MOUNTED MEASURING FROM THE TOP OF THE EXTINGUISHER TO FINISH FLOOR A MINIMUM OF 3' AND MAXIMUM OF 5'. EXTINGUISHERS LOCATED IN PUBLIC AREAS SHALL BE IN A RECESSED FIRE EXTINQUISHER CABINET(S) MOUNTED 48" TO CENTER OF CABINET(S) ABOVE FINISHED FLOOR LEVEL WITH MAXIMUM 4" PROJECTION FROM THE WALL. AN ADDITIONAL 2A:20BC EXTINGUISHER WILL BE REQUIRED NO MORE THAN 75' OF TRAVEL FROM ANY PORTION OF FUELING LOCATIONS. EXACT LOCATIONS OF EXTINGUISHERS SHALL BE DETERMINED BY FIELD INSPECTOR.

NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN THE CBC TABLES 307.1(1) & 307.1(2).

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS ANS SPACES, RAISED LETTERS SHALL ALSO BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SECTION 1117B.5 ALL SIGNAGE REQUIREMENTS OF SECTION 1117B.5 SHALL BE SATISFIED.

COMPLY WITH CBC SECTION 3303 REGARDING PROTECTION OF PEDESTRIANS DURING CONSTRUCTION.

WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9.

ODOR CONTROL SYSTEM TO BE ODOR-ARMOR 420 BY BENZACO SCIENTIFIC ENGINEERED ODOR MANAGEMENT OR APPROVED EQUAL.

ANY DELAYED EGRESS SHALL COMPLY WITH CFC 1010.1.9.7 AND 1010.1.9.9 AS APPLICABLE.

ADDRESS NUMBERS SHALL BE MIN. OF 12 INCHES

PROJECT SCOPE

COMMERCIAL INTERIOR TENANT IMPROVEMENTS FOR CANNABIS DISPENSARY.
SCOPE OF WORK TO INCLUDE:

-REMOVAL CONSTRUCTION OF NON-BEARING WALLS

-CONSTRUCTION OF EXTERIOR BEARING WALLS

-HVAC

-ELECTRICAL

-PLUMBING

DEFERRED SUBMITTALS

- SIGNAGE
- SPRINKLER
- FIRE ALARM

PROJECT DATA

1 - ADMINISTRATION

A. ALL WORK SHALL BE IN CONFORMANCE WITH THE CODES IDENTIFIED IN THE GOVERNING CODES SECTION LISTED BELOW.

2022 CALIFORNIA BUILDING CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA FIRE CODE AND JURISDICTIONAL AMENDMENTS
2022 CALIFORNIA ENERGY CODE AND JURISDICTIONAL AMENDMENTS

CITY OF WILDOMAR MUNICIPAL CODES AND ORDINANCES

ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8, TABLE 803.9

B. ACCESSIBILITY REQUIREMENTS PER THE FEDERAL ADA, ANSI 117.1-2003 AND 2022 CBC OR AS AMENDED BY STATE OR LOCAL REGULATIONS, WHICHEVER IS MOST RESTRICTIVE

3 - OCCUPANCY

A. PRIMARY OCCUPANCY (CHAPTER 3): M OCCUPANCY

B. OCCUPANCY GROUP

OCCUPANT LOAD (REFER TO A1.5 EGRESS PLAN FOR DETAILED OCCUPANT LOAD)

ROOM NAME	AREA (NET)	OCCUPANT LOAD
RECEPTION:	268 SF/60	5 OCCUPANTS
OFFICE #1:	190 SF/60	4 OCCUPANTS
RETAIL:	1,188 SF/60	20 OCCUPANTS
STORAGE:	283 SF/300	1 OCCUPANT
BREAKROOM:	168 SF/15	12 OCCUPANTS
OFFICE #2	56 SF/60	1 OCCUPANTS
RESTROOM:	51 SF	ACCESSORY USE
TOTAL:	2,204 SF	43 OCCUPANTS

EXIT
REQUIRED: 1 EXITS
PROPOSED : 2 EXITS

PERMITTED EXIT ACCESS TRAVEL DISTANCE: 250 FT FOR MERCANTILE (TABLE 1017.2)
PROPOSED EXIT ACCESS TRAVEL DISTANCE: 92 FEET

4 - BUILDING & SITE DATA

A. CONSTRUCTION TYPE (CHAPTER 5): V-B
B. FULLY SPRINKLERED PER CHAPTER 9: YES
C. PROJECT AREA: 2,275 SF (GROSS SF)
D. NUMBER OF STORIES: 1 STORY
E. SITE ACREAGE: 1.01 ACRES
F. LEGAL DESCRIPTION:
1.01 ACRES IN PARS 1 & 2 PM 010/039 PM 5335
APN: 366-160-070

G. NUMBER OF PARKING (WILDOMAR MUNICIPAL CODE)

BUSINESS	PARKING REQUIREMENT	REQ'D PARKING SPACES
THE GOODS MARKET/76 GAS STATTION	1 PER 200 SQ. FT.	14.2
(PROPOSED) CANNABIS RETAIL	5.5 PER 1000 SQ. FT.	12.5
DOMINOS PIZZA	5.5 PER 1000 SQ. FT.	7.3
BEST HAIR CUTS AND SKIN CARE	1 PER 150 SQ. FT.	8.2
AUDIO WAVES	4 PER SERVICE BAY	4.0
TOTAL:		46.2
PARKING REQUIRED:		47
PARKING CAPACITY:		52
SURPLUS (PARKING CAPACITY - PARKING DEMAND)		4

CONDITIONAL USE PERMIT APPLICATION NUMBER -

5 - PLUMBING FIXTURE CALC

PROPOSED OCCUPANCY GROUP: M OCCUPANCY
GROSS SF: 2,275 SF

PLUMBING OCCUPANT LOAD FACTOR (TABLE A OF 2022 CPC CHAPTER 4)
GROUP M: 1/100
PLUMBING OCCUPANT LOAD: 2,275 / 100 = 23 OCCUPANTS

NUMBER OF FACILITIES
REQUIRED: 1 RESTROOM, GENDER NEUTRAL (2022 CPC SECTION 422.2 EXCEPTION 3)
PROVIDED: 1 RESTROOM, GENDER NEUTRAL

STIIIZY

33980 MISSION TRAIL, SUITE A & B
WILDOMAR, CA. 92595

PROJECT DIRECTORY

APPLICANT:
SHRYNE GROUP
2001 ALAMEDA ST.
LOS ANGELES, CA 90058
ATTN: JAMES KIM

ARCHITECT:
HESTIA ATELIER, LLP
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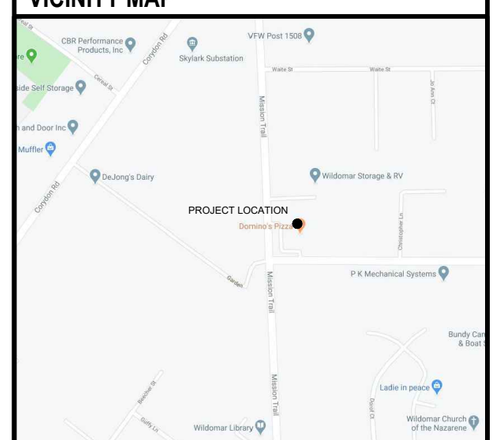
IRVINE, CA 92606
PHONE: (949) 230-6006
EMAIL: HIDE.IWAGAMI@HESTIAATELIER.COM
ATTN: HIDE IWAGAMI

VICINITY MAP



SHEET INDEX

	SHEET TITLE	PLAN CHECK	△	△	△	△	△	△
	ARCHITECTURAL							
T1.0	TITLE SHEET							
A1.0	SITE PLAN							
A1.1	RADIUS MAP (100')							
A1.2	RADIUS MAP (600')							
A1.3	PHOTOMETRIC PLAN							
A2.0	PROPOSED FLOOR PLAN							
A2.1	SECURITY PLAN							
A3.0	NOT USED							
A4.0	INTERIOR ELEVATIONS							
A4.1	INTERIOR ELEVATIONS							
A4.2	INTERIOR ELEVATIONS							
A5.0	INTERIOR RENDERINGS							
A5.1	INTERIOR RENDERINGS							

HESTIA ATELIER
DESIGN & ARCHITECTURE
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LICENSED ARCHITECT
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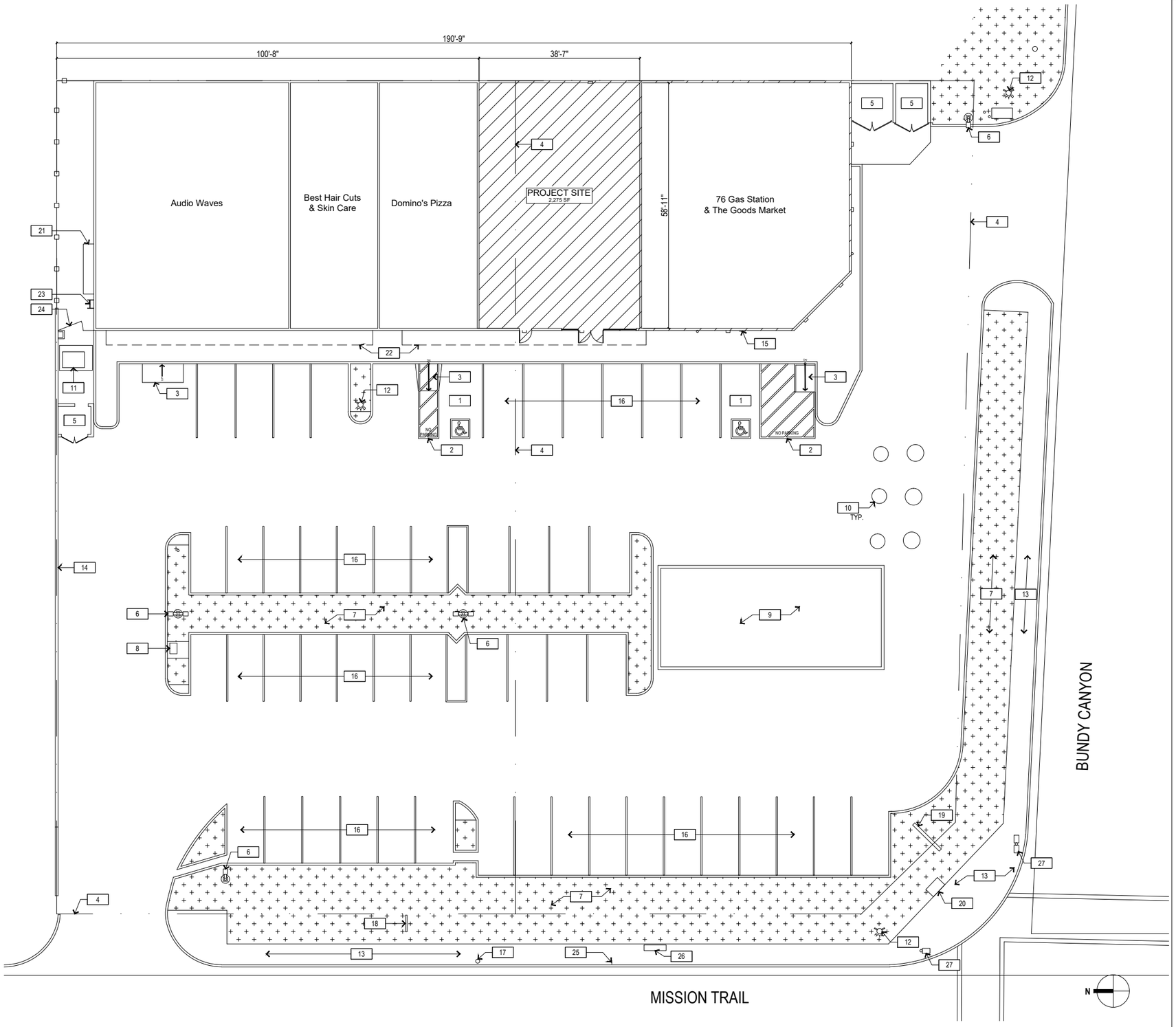
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

TITLE SHEET

CUP Number
Plan Check Number

SHEET
T1.0



SITE PLAN 1" = 25'-0" 1

KEYNOTES

1. EXISTING ACCESSIBLE PARKING
2. EXISTING ACCESSIBLE LOADING AREA
3. EXISTING CURB RAMP
4. PROPERTY LINE
5. EXISTING TRASH ENCLOSURE
6. EXISTING PARKING LIGHT
7. EXISTING LANDSCAPING
8. EXISTING MAILBOX CABINET
9. EXISTING GAS STATION CANOPY STRUCTURE
10. EXISTING GAS STATION MANHOLE
11. EXISTING TRANSFORMER BOX
12. EXISTING FIRE HYDRANT
13. EXISTING SIDEWALK
14. EXISTING CMU SITE WALL
15. EXISTING ACCESSIBLE PARKING SIGNAGE
16. EXISTING PARKING
17. EXISTING POWER POLE
18. EXISTING TENANT SIGNAGE
19. EXISTING GAS STATION SIGNAGE
20. EXISTING TRAFFIC SIGNAL CABINET
21. EXISTING SWITCHBOARD CABINET
22. EXISTING AWNING STRUCTURE ABOVE
23. EXISTING ROOF ACCESS LADDER
24. EXISTING ACCESS GATE
25. EXISTING BUS STOP SIGN
26. EXISTING BUS STOP BENCH
27. EXISTING STREET TRAFFIC LIGHTS

HESTIA ATELIER
DESIGN & ARCHITECTURE
1017
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA IMANI
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

SITE PLAN

CUP Number
Plan Check Number

SHEET
A1.0

100-FOOT RADIUS MAP 1"=40'-0" (1)

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION:

MIN. 100 FEET: TO ANY RESIDENTIAL USE AS DEFINED IN CHAPTER 17.315.070 OF THE WMC

HESTIA ATELIER
DESIGN & ARCHITECTURE
1018
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
MOHSEN IRANPOUR
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

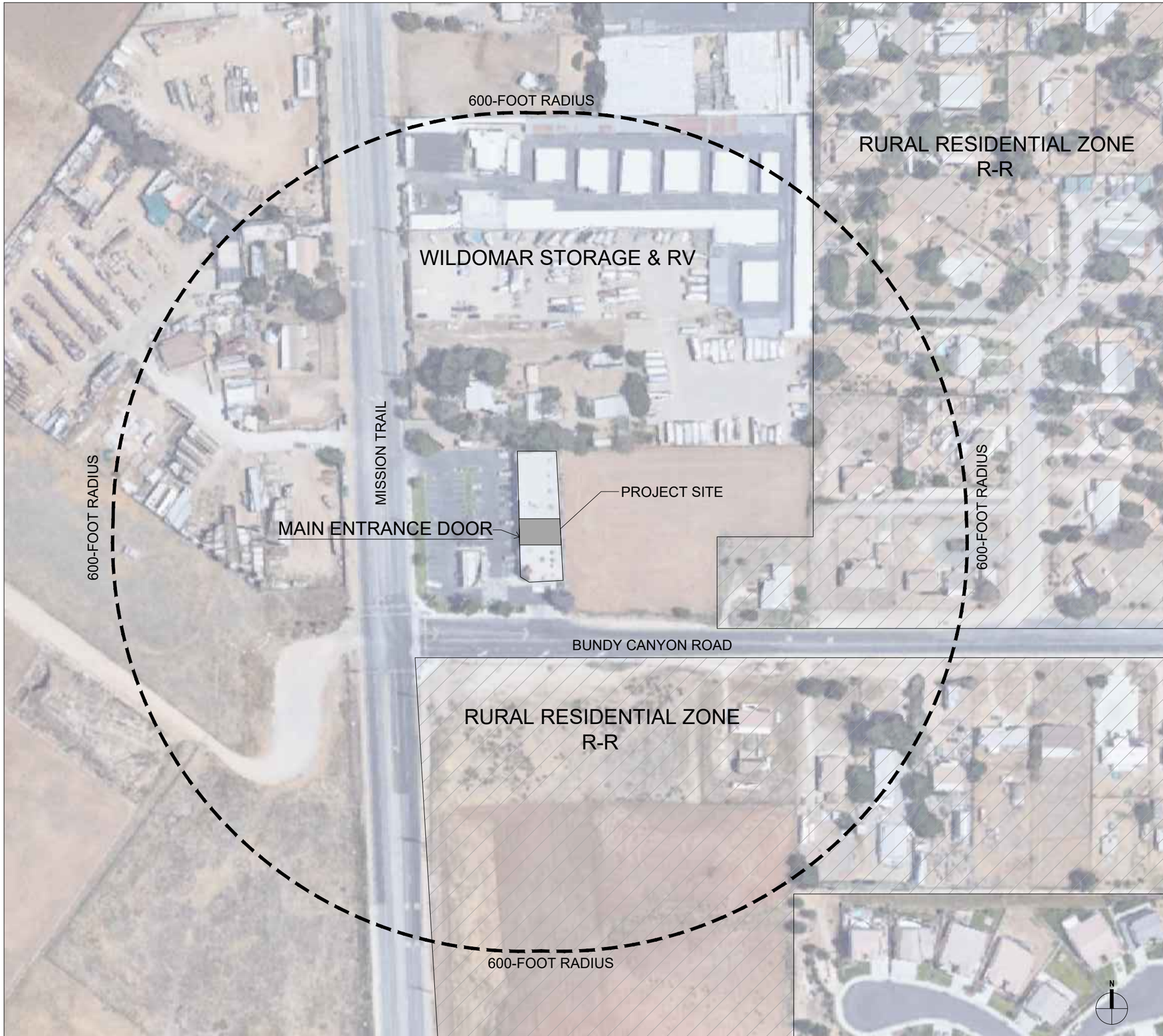
33980 MISSION TRAIL
WILDOMAR, CA 92595

100-FOOT RADIUS MAP

CUP Number
Plan Check Number

SHEET

A1.1



600-FOOT RADIUS MAP 1"=150'-0" (1)

SEPARATION REQUIREMENTS

SECTION 17.315.070 REQUIRES THE FOLLOWING SEPARATION:

MIN. 600 FEET: TO ANY PUBLIC/PRIVATE SCHOOL, COMMERCIAL DAY CARE CENTER, PARKS AND/OR YOUTH CENTERS AS DEFINED IN CHAPTER 17.315.070 OF THE WMC

1019 DESIGN & ARCHITECTURE
HESTIA ATELIER
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA ATELIER
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

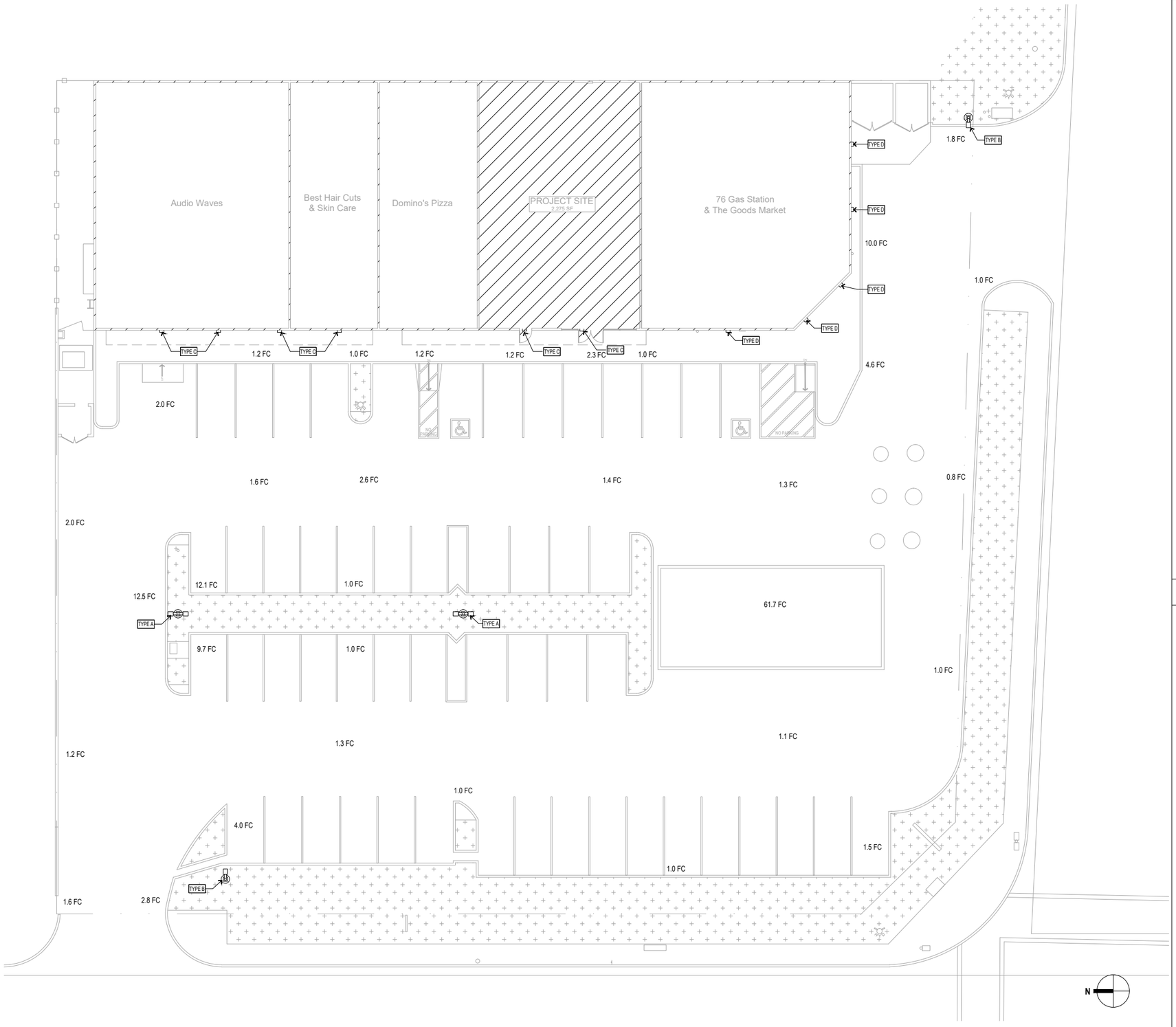
33980 MISSION TRAIL
WILDOMAR, CA 92595

600-FOOT RADIUS MAP

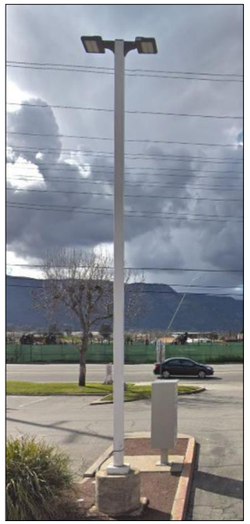
CUP Number
Plan Check Number

SHEET

A1.2



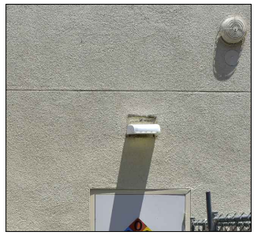
EXISTING LIGHTING TYPE LEGEND



LIGHTING TYPE A

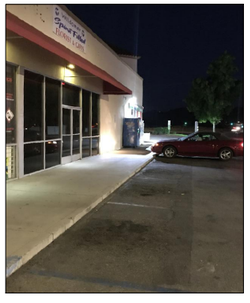
LIGHTING TYPE B

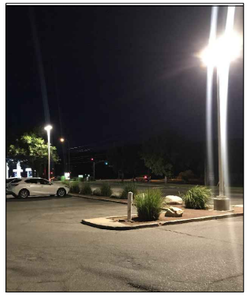
LIGHTING TYPE C

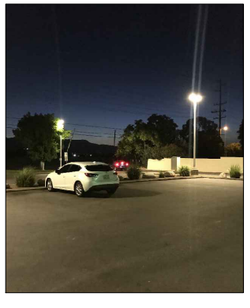


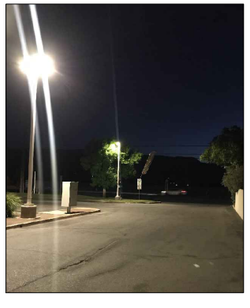
LIGHTING TYPE D

NIGHT PHOTOS









PHOTOMETRIC PLAN 1"-25'-0" 1

HESTIA ATELIER
DESIGN + ARCHITECTURE
1020
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA INAYEH
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

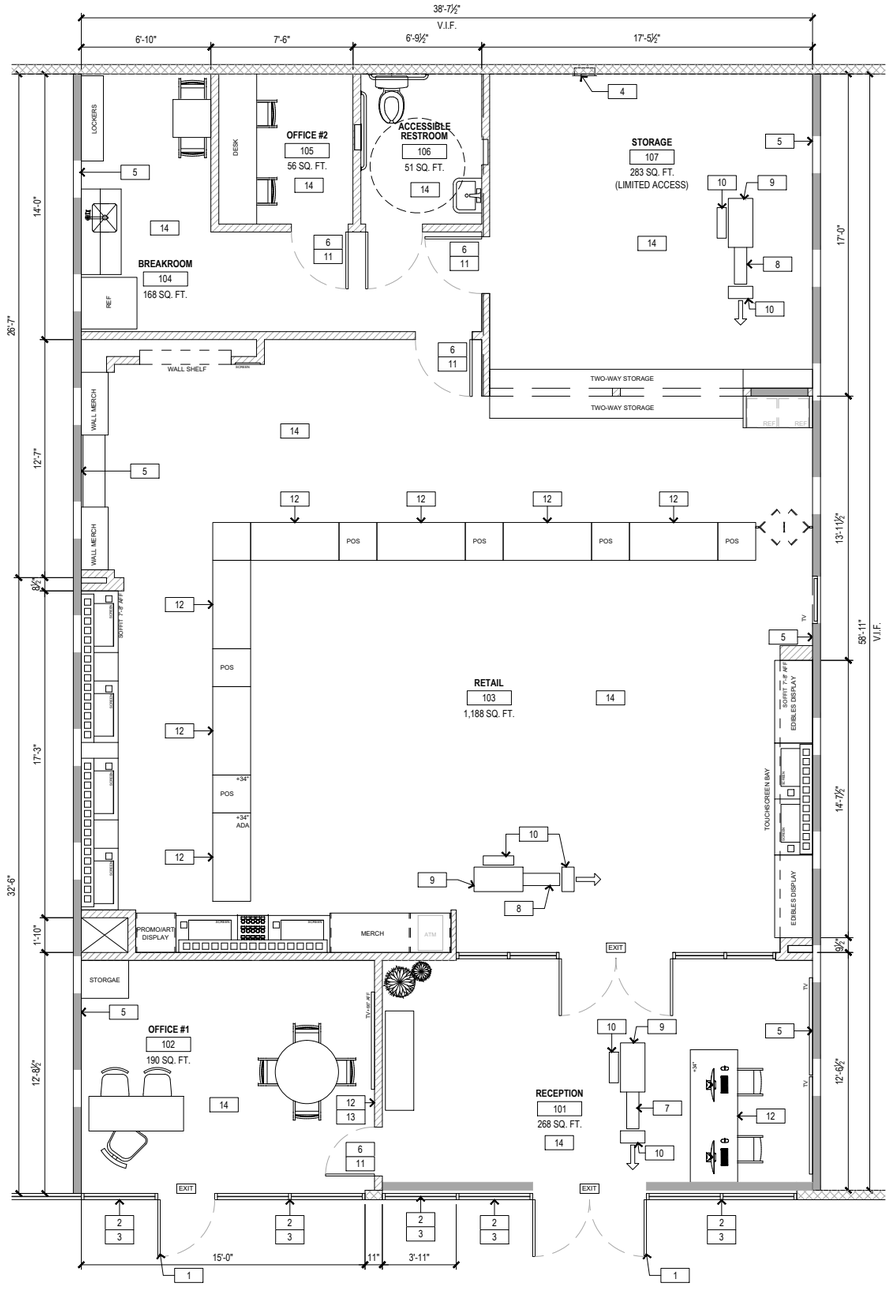
33980 MISSION TRAIL
WILDOMAR, CA 92595

PHOTOMETRIC PLAN

CUP Number
Plan Check Number

SHEET

A1.3



KEYNOTES

1. EXISTING STOREFRONT DOOR TO REMAIN
2. EXISTING STOREFRONT MULLIONS AND GLAZING TO REMAIN
3. ALARM CONTACTS
4. EXISTING ELECTRICAL PANEL TO REMAIN
5. EXISTING DEMISING WALL TO REMAIN
6. MAGNETIC LOCK
7. CAN-FAN Q MAX 6: 400 CFM MAX SET TO 271 CFM (SPEED 3)
8. CAN-FAN Q MAX 6: 400 CFM MAX SET TO 400 CFM (SPEED 1)
9. CAN-FAN LITE FILTER MINI 6" X 16" 420 CFM
10. OPEN GRILL (TITUS 50F OR EQUAL)
11. FOB LOCK
12. HOLD UP DEVICE (PANIC BUTTON)
13. ALARM CONTROL PANEL
14. EMERGENCY LIGHTING

ODOR CONTROL CALCULATOR

Air Changes Customer Sales Floor					
Room Area	1188	FT2			
Height	12	FT	CFM Proposed	400	CFM
Room Volume	14256	FT3	Complete Room Change Over Every:	35.6	Minutes

Air Changes Reception					
Room Area	268	FT2			
Height	9.4	FT	CFM Proposed	271	CFM
Room Volume	2519.2	FT3	Complete Room Change Over Every:	9.3	Minutes

Air Changes Storage					
Room Area	283	FT2			
Height	9.4	FT	CFM Proposed	400	CFM
Room Volume	2660.2	FT3	Complete Room Change Over Every:	6.7	Minutes

LEGEND

- EXISTING EXTERIOR WALL
- EXISTING NON-BEARING WALL
- EXISTING DEMISING WALL
- NEW NON-BEARING WALL

N

PROPOSED FLOOR PLAN 1/8" = 1'-0" (1)

HESTIA ATELIER
DESIGN + ARCHITECTURE
1021
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA IMANI
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

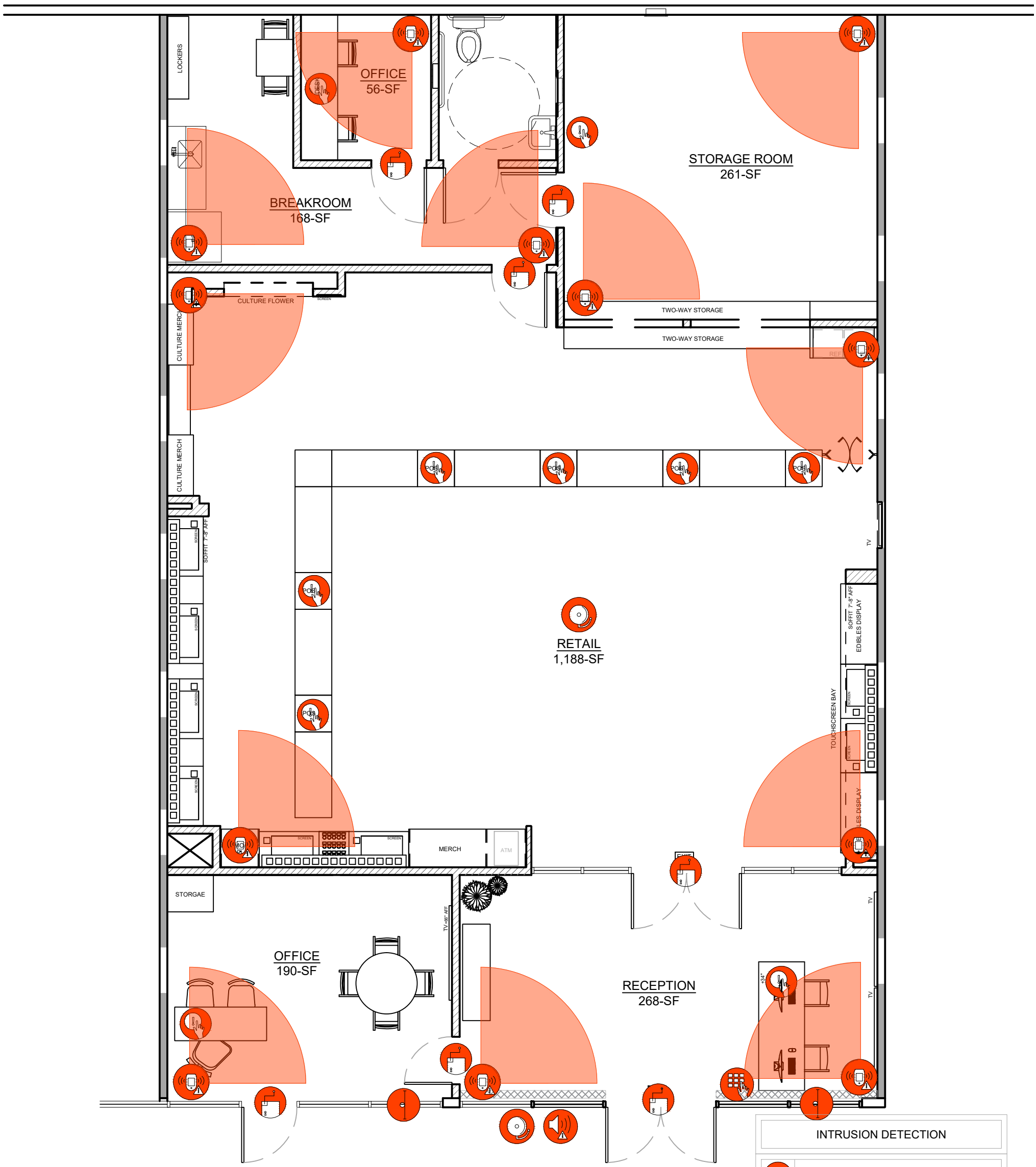
33980 MISSION TRAIL
WILDOMAR, CA 92595

PROPOSED FLOOR PLAN

CUP Number
Plan Check Number

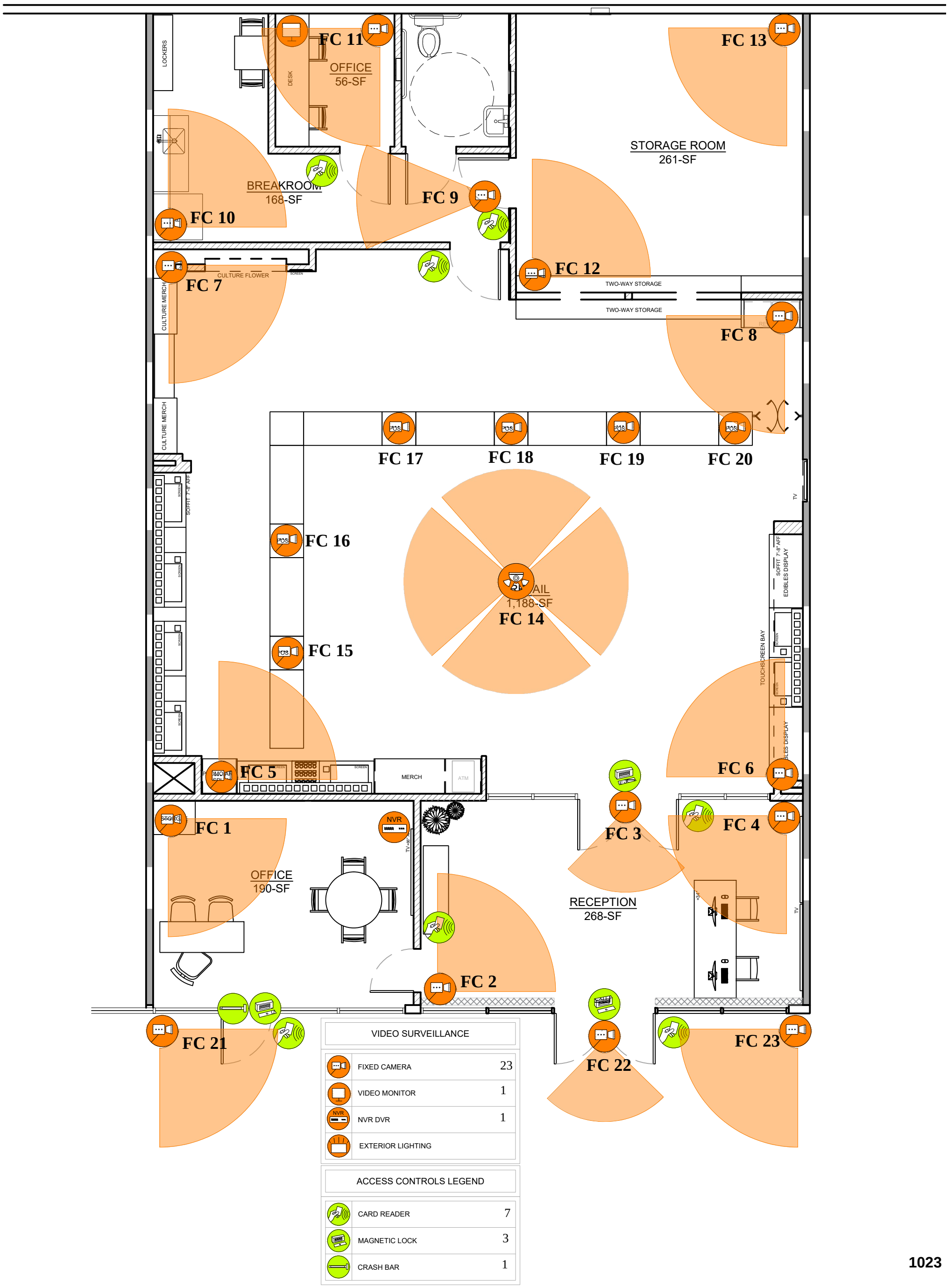
SHEET
A2.0

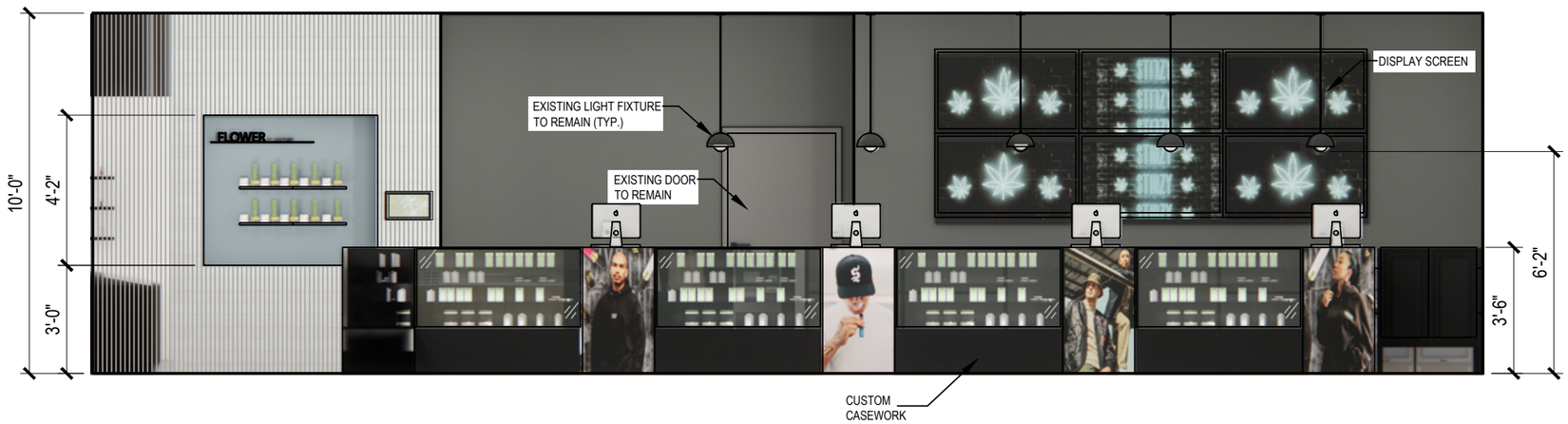
SECURITY ALARM PLAN



INTRUSION DETECTION	
MOTION DETECTOR	12
GLASS BREAK DETECTOR	2
ALARM KEYPAD	1
AUDIBLE ALARM	2
PANIC BUTTON	10
DOOR CONTACT	7
2-WAY SPEAKER MEGAPHONE	1

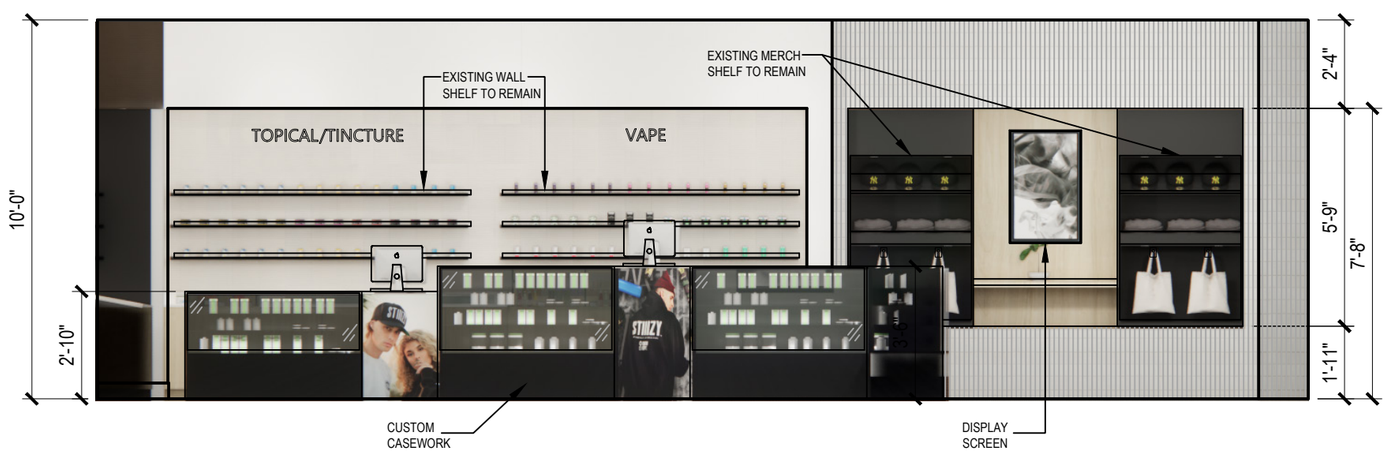
SECURITY CAMERA PLAN





EAST RETAIL ELEVATION

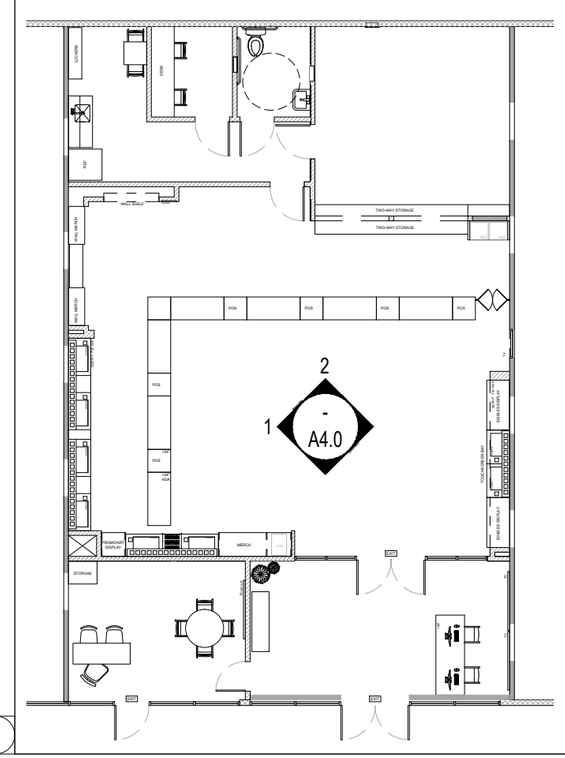
1/4"= 1'-0"



NORTH RETAIL ELEVATION

1/4"= 1'-0"

2 KEYPLAN



HESTIA ATELIER
DESIGN ARCHITECTURE
1024
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA ATELIER
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

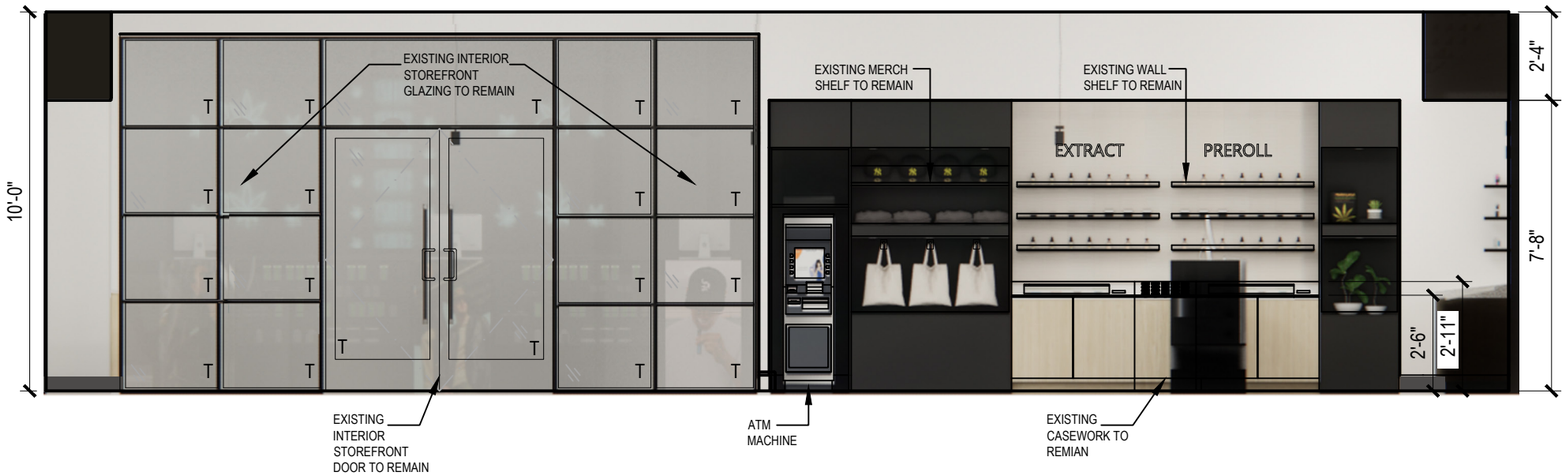
33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR ELEVATIONS

CUP Number
Plan Check Number

SHEET

A4.0



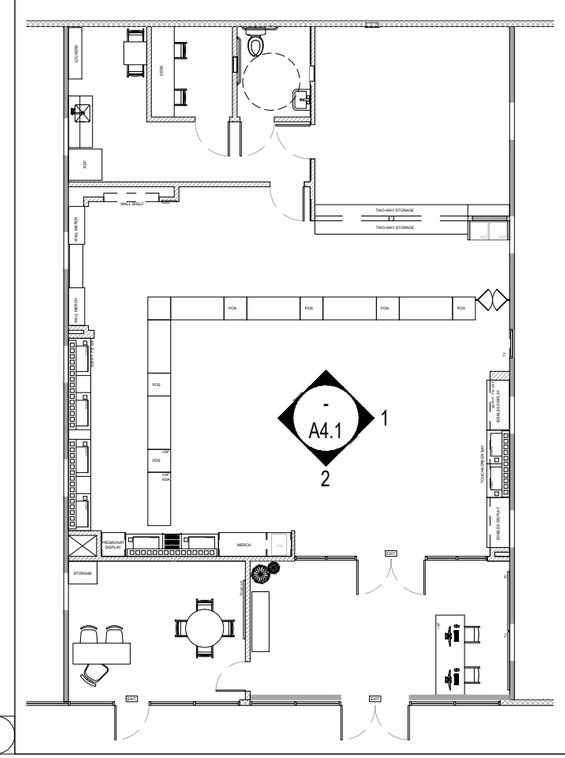
WEST RETAIL ELEVATION

1/4"= 1'-0"

SOUTH RETAIL ELEVATION

1/4"= 1'-0"

2 KEYPLAN



HESTIA ATELIER
DESIGN ARCHITECTURE
1025
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA ATELIER
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

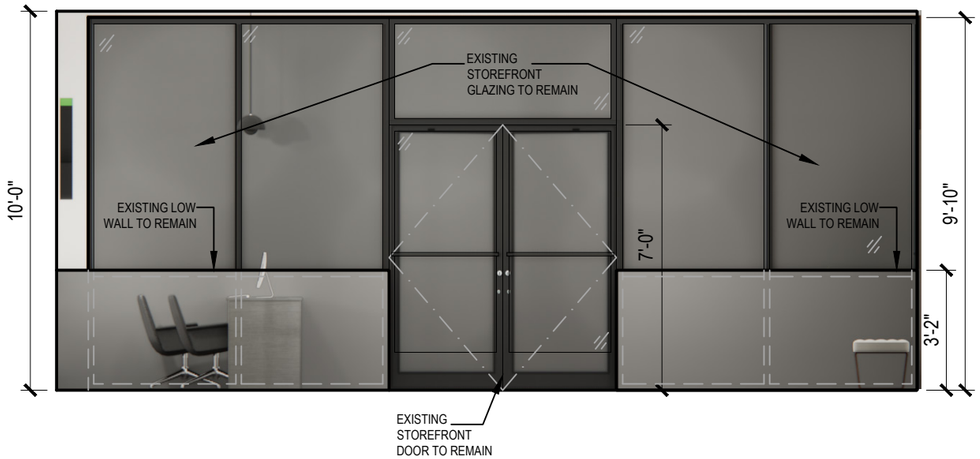
33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR ELEVATIONS

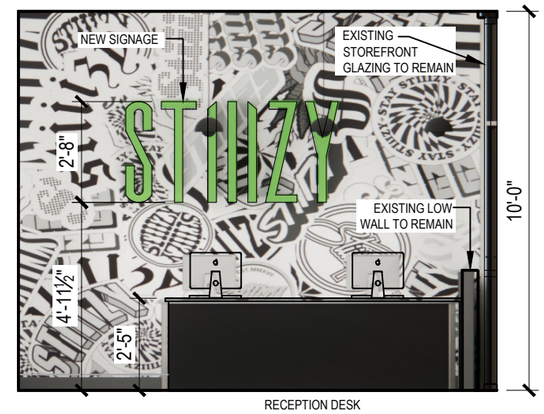
CUP Number
Plan Check Number

SHEET

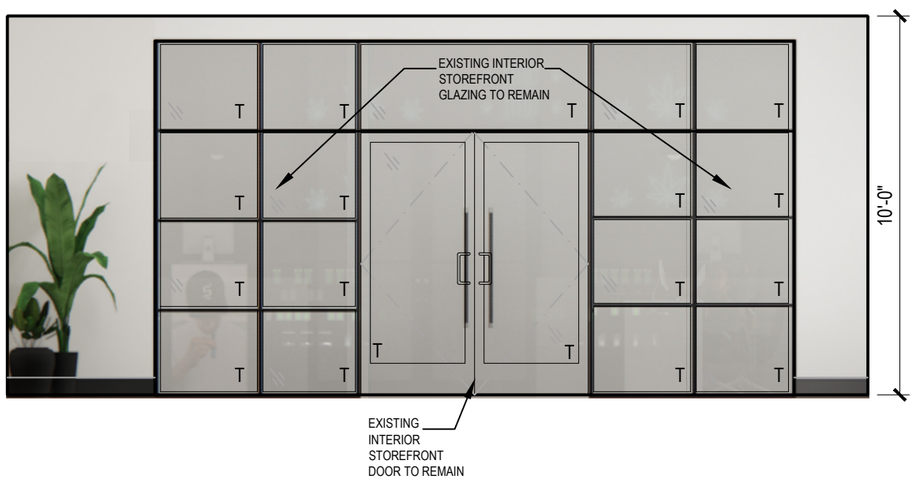
A4.1



WEST RECEPTION ELEVATION 1/4"= 1'-0" (4)



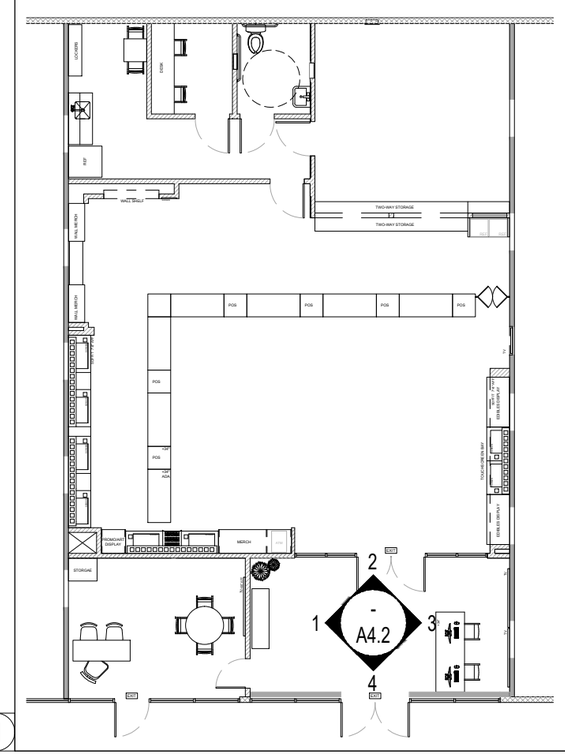
SOUTH RECEPTION ELEVATION 1/4"= 1'-0" (3)



EAST RECEPTION ELEVATION 1/4"= 1'-0" (2)

NORTH RECEPTION ELEVATION 1/4"= 1'-0" (1)

KEYPLAN



HESTIA ATELIER
DESIGN + ARCHITECTURE
1026
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA ATELIER
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR ELEVATIONS

CUP Number
Plan Check Number

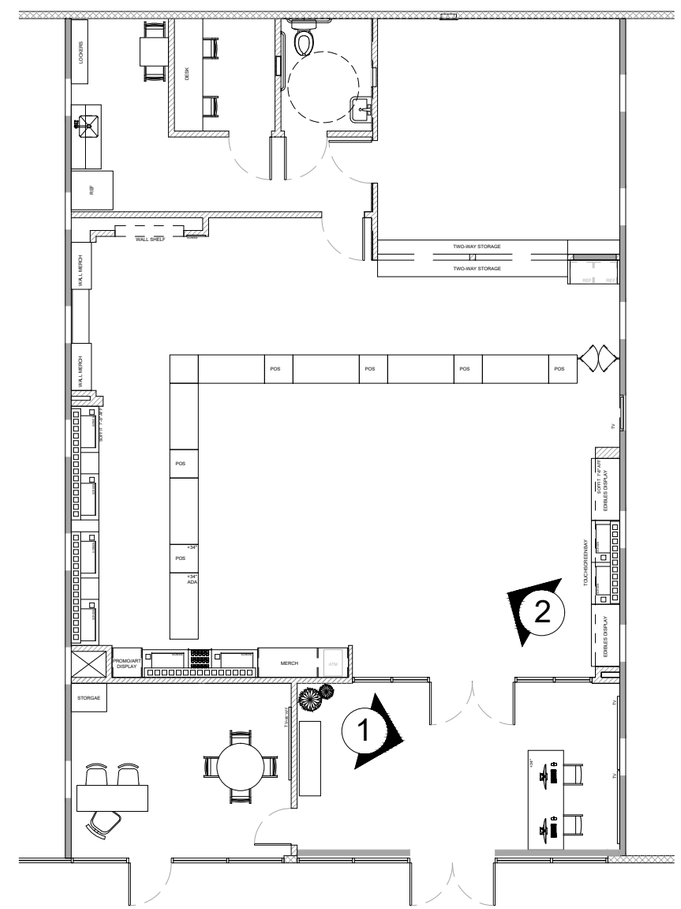
SHEET

A4.2

INTERIOR RENDERING N.T.S. 2

INTERIOR RENDERING N.T.S. 1

KEY PLAN



HESTIA ATELIER
DESIGN + ARCHITECTURE
1027
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR RENDERINGS

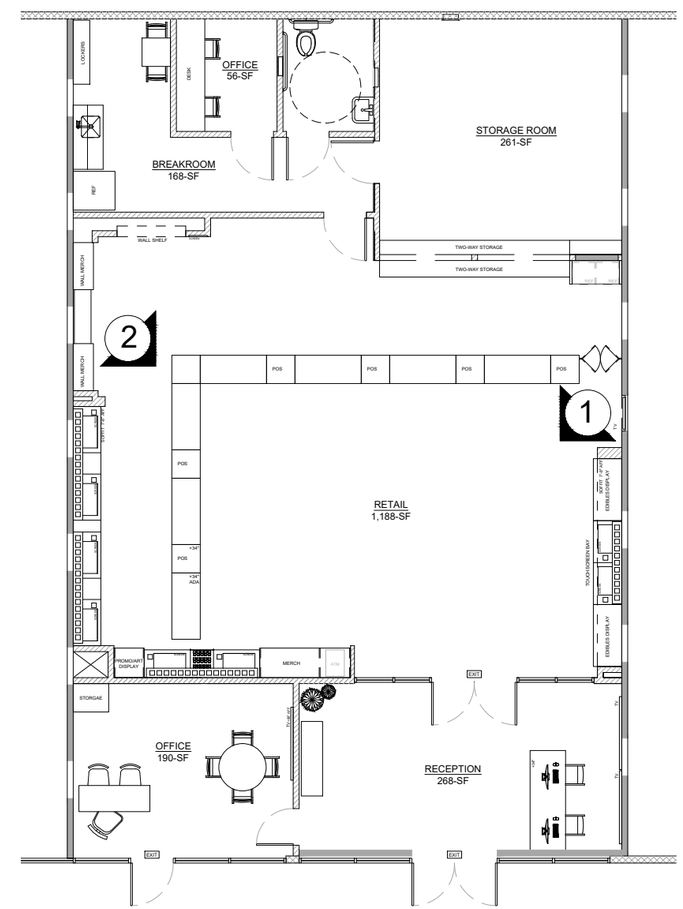
CUP Number
Plan Check Number

SHEET
A5.0

INTERIOR RENDERING N.T.S. 2

INTERIOR RENDERING N.T.S. 1

KEY PLAN



HESTIA ATELIER
DESIGN + ARCHITECTURE
1028
3 PETERS CANYON RD SUITE 110
IRVINE, CA. 92606

LICENSED ARCHITECT
HESTIA ATELIER
C-34970
REN. 09/30/25
STATE OF CALIFORNIA

33980 MISSION TRAIL
WILDOMAR, CA 92595

INTERIOR RENDERINGS

CUP Number
Plan Check Number

SHEET
A5.1

“Stiiizy II
Retail Cannabis Proposal
Development Agreement 24-0115

City Council Meeting

April 9, 2025

Agenda Item 2.1

Project Location

Located at the NEC of Mission Trail and Bundy Canyon Rd.

Multi-tenant Retail Center that is 1.1 acres in size.

Lease space is 2,275 square feet in size in a 10,078 sq. ft. building.

Project Applications:

The Applicant is seeking a City Council approval of approval to the for the following:

1) **Determination that the proposal meets the requirements for a Categorical Exemption in accordance with Section 15301 (Existing Facilities, Class1) of CEQA;**
2) **Approval of Development Agreement (DA) No. 24-0115 setting up DA fees/revenues for the City's general fund.**

Local License 24-0115:

- The Local License is not subject to Commission or Council review but is important in understanding the cannabis proposal.
- The Local License cannabis application package is extensive (Attach D) and is required to provide the following items for staff review:
  - Authorization from the property owner, a copy of the executed lease agreement, organizational status language, and statement of qualifications.
  - Project description, Business/Operations Plan, Fire Protection Plan, "Safety/Security Plan", Waste Disposal Plan.
  - Odor Abatement Plan, Visitor Requirement Plan, and interior elevation details.

Local License 24-0115:

- The Applicant submitted the Local License Cannabis proposal package on Jan. 21, 2025.
- City Staff, RSO, and RCFD reviewed the Local License proposal package.
- Each required section noted on the previous slide was reviewed thoroughly by each department.
- After a final review, the City determined that all the required sections of the Local License Cannabis package satisfactorily met the standards of Ord. 188 (Sec. 5.76 of WMC).
- Therefore, the Planning Department approved and issued the Local License on Feb. 20, 2025, in accordance with Sec. 5.76 of the WMC.
- The Local License is good for 2 years (2/20/27) and is renewed every 2 years.

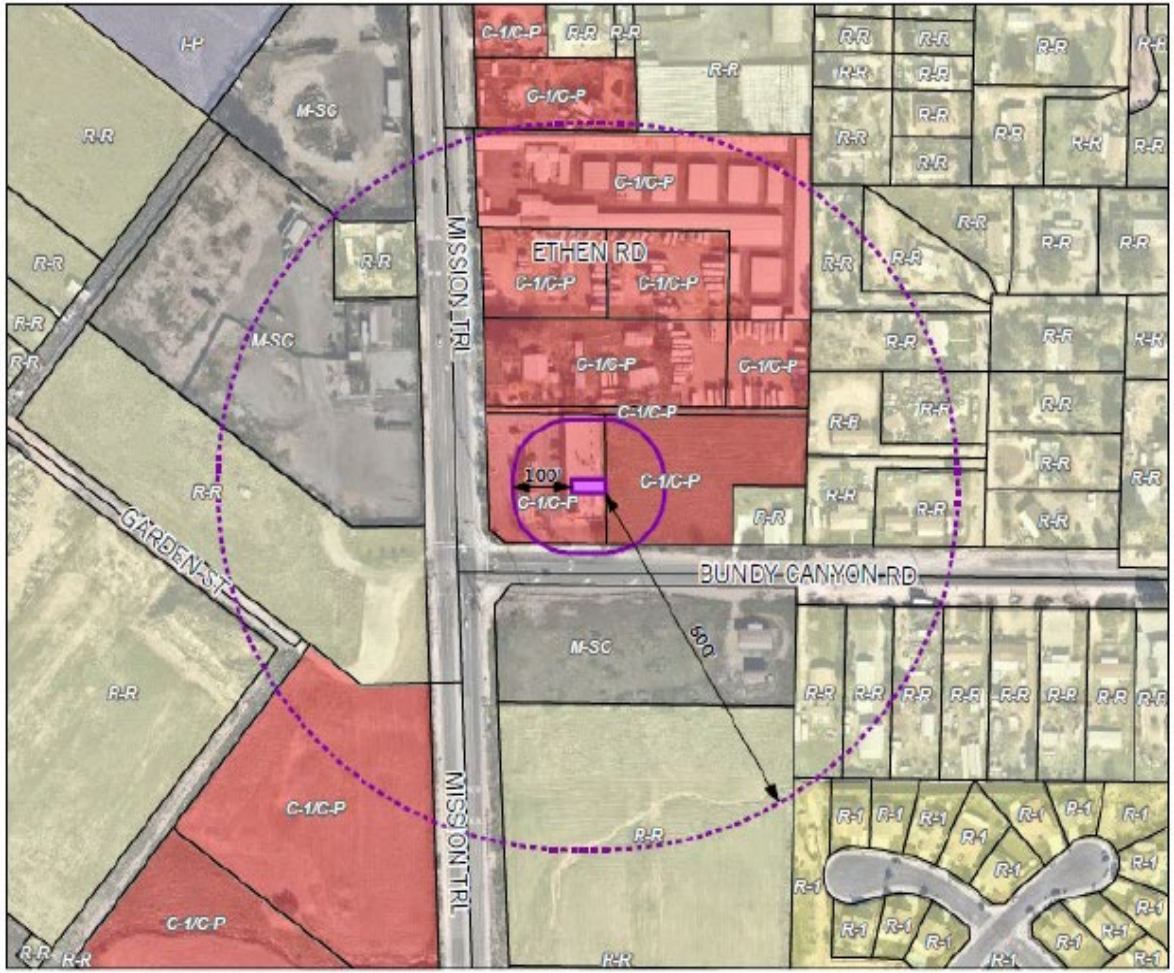
Development Agreement 24-0115:

- The Planning Commission reviewed the proposed DA at their March 19, 2025 meeting and recommended approval to the City Council.
- Ordinance No. 187 requires the Applicant to enter into a Development Agreement with the City to establish DA fees as was approved for other retail cannabis businesses.
- The DA must also be reviewed by the City Council per Ord. 187 (Sec. 17.315 of WMC).
- The proposed development agreement will be for a 20-year period and will establish an annual fee (separate from the sales tax revenue) to be paid to the City by the Applicant for operating a cannabis business.

Development Agreement Provisions:

- The proposed development agreement will be for a 20-year period.
- Establishes an annual fee (separate from the sales tax revenue) to be paid by the Applicant for operating a cannabis business.
- The DA is comprised of 3 "deal points" as follows (Sec. 3.2):
  - $20.00 per gross sq. ft. of lease space (2,275 sq. ft.) - will generate $45,500 annually ($910,000 over the life of the 20-year agreement).
  - 3% of gross receipts will be paid to the City (Years 1 – 5) – generating about $240,000 annually ($1,200,000 total during these 5 years) based on estimated sales of about 8 million dollars.
  - Between the 6th and 20th DA years, the Applicant will pay at least 5% of gross receipts.....this fee could generate approximately $540,000 annually ($8,100,000 total during these 15 years).
  - Sales tax and Measure AA tax (2% total) will generate about $160,000 – $216,000 annually based on gross revenue.
  - Total revenues to General Fund (years 1 -5) is about $200,760 annually....

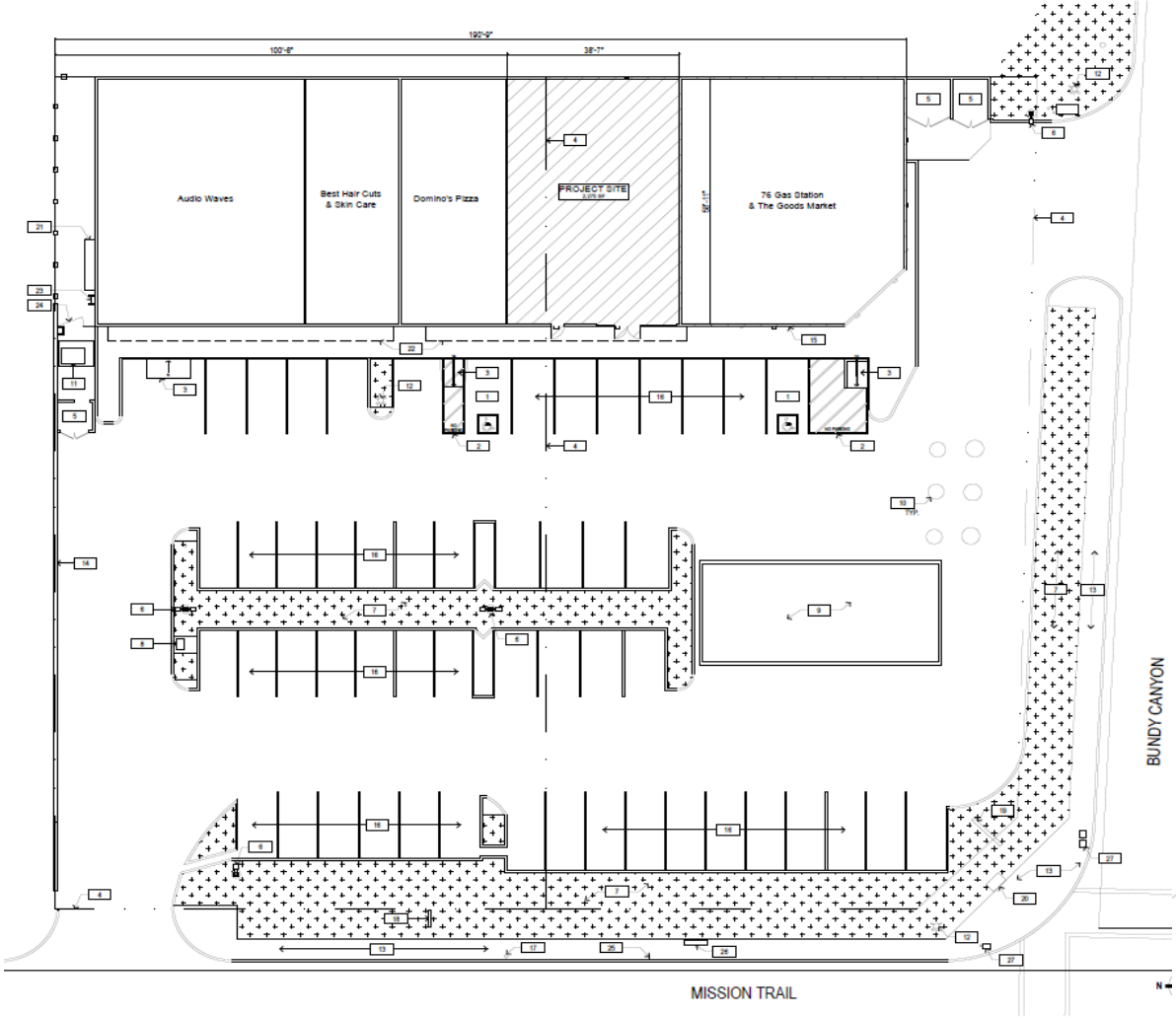
Staff 100' and 600' Buffer Area Exhibit (w/zoning of adjacent areas)



* 100' from residential uses measure to property line.

* 600' from schools, parks, day care centers or youth centers.

* Location meets these standards.


190'-9"
100'-8"
38'-7"
Audio Waves
Best Hair Cuts & Skin Care
Domino's Pizza
PROJECT SITE
76 Gas Station & The Goods Market
BUNDY CANYON
MISSION TRAIL

SITE PLAN

INTERIOR RENDERING

N.T.S.

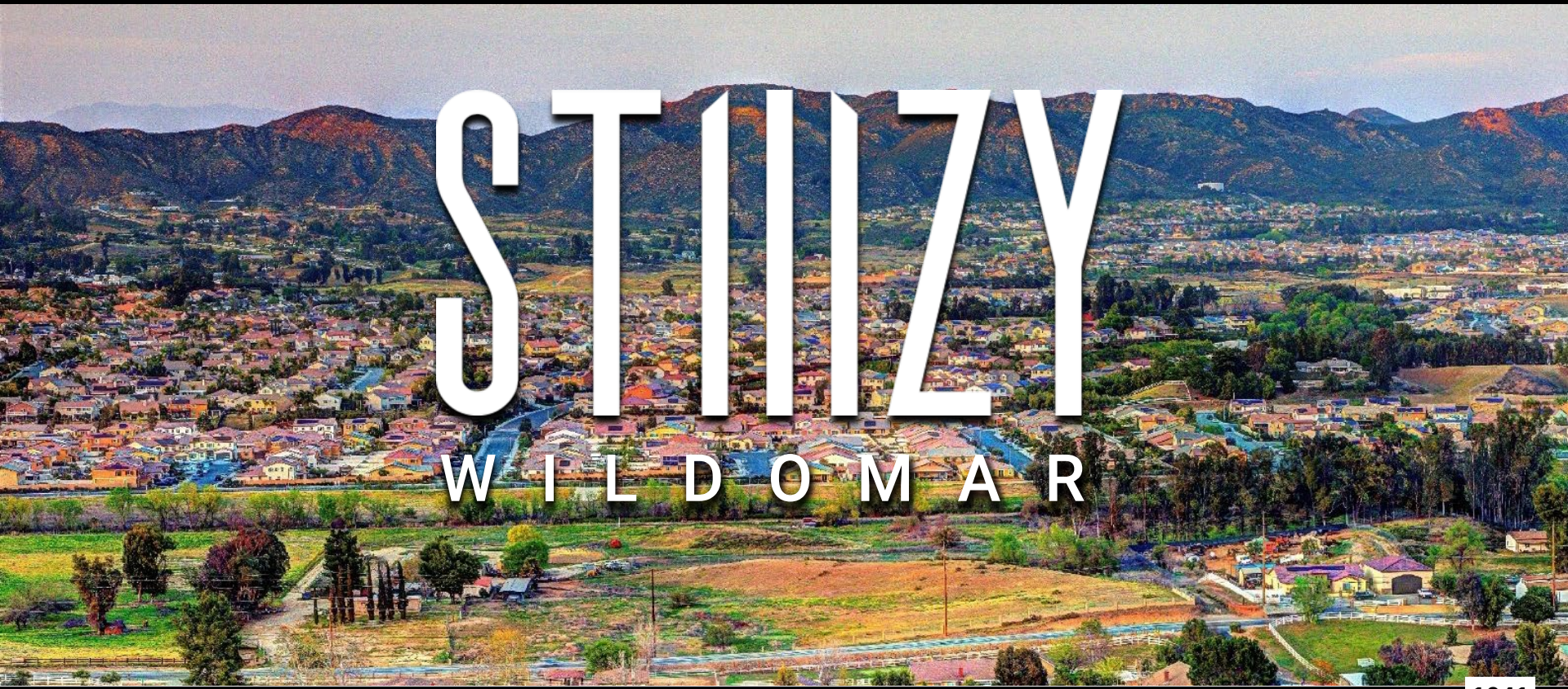
1039

INTERIOR RENDERING

Planning Commission Recommendation:

The Planning Commission voted 5 - 0 to recommend the following to City Council:

1) **Adoption of a Categorical Exemption in accordance with Section 15301 of CEQA;**
2) **Introduce and Approve for First Reading a Council Ordinance approving Development Agreement No. 24-0115.**



1041

33980 MISSION TRAIL, Suite A+B, WILDOMAR, 92595

20+ Years of Cannabis Business Experience

Tak Sato Co-Owner/ President of STIIIZY

Tak owns and operates 40 operational retail stores. Tak is an expert in retail operations and cannabis compliance and has advised numerous municipalities in creating safe and transparent cannabis regulations. Tak holds a J.D. from Columbia University and a B.A from University of California, Berkeley.

James Kim Co-Owner/ Founder of STIIIZY

James is the creator of STIIIZY, one of the most popular and fastest growing brands in cannabis today. James is an Army veteran and served a 13-month combat tour of Iraq. James is an industry leading expert in treating PTSD, pain and other ailments with medicinal cannabis.

Operational Experience

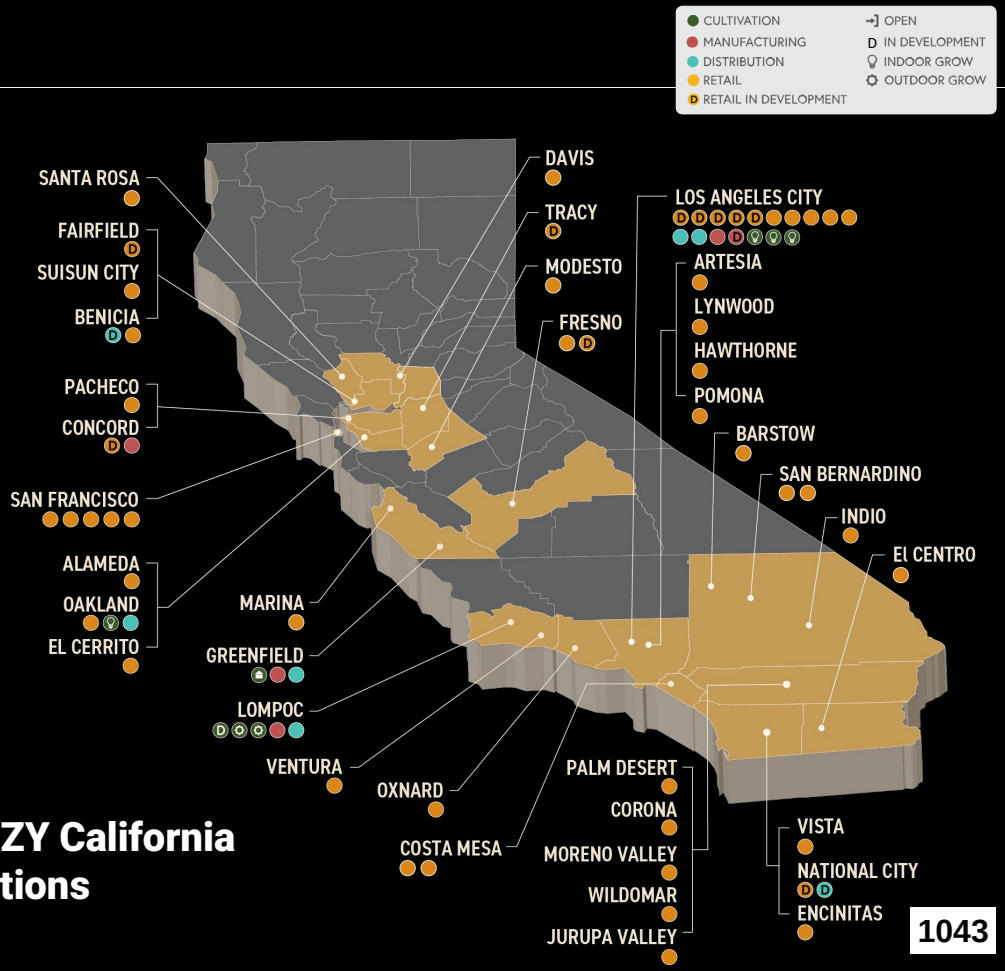
No. 1 Brand in Country

No. 1 In Sales:
$680M
2024 Annual Revenue

Most Experienced Company
15M+
transactions to date

No.1 Retailer in CA
44
Operational Retail Stores

STIIIZY California Locations



Current Wildomar Store

Revenue Generated

2024: $13,322,142
2023: $15,038,479

Development Fee paid to City of Wildomar

2024: $373,693.49
2023: $404,764.27

Total Transactions

2024: 274,021
2023: 273,192

Location

2275
Sq Feet

52
Parking Spots

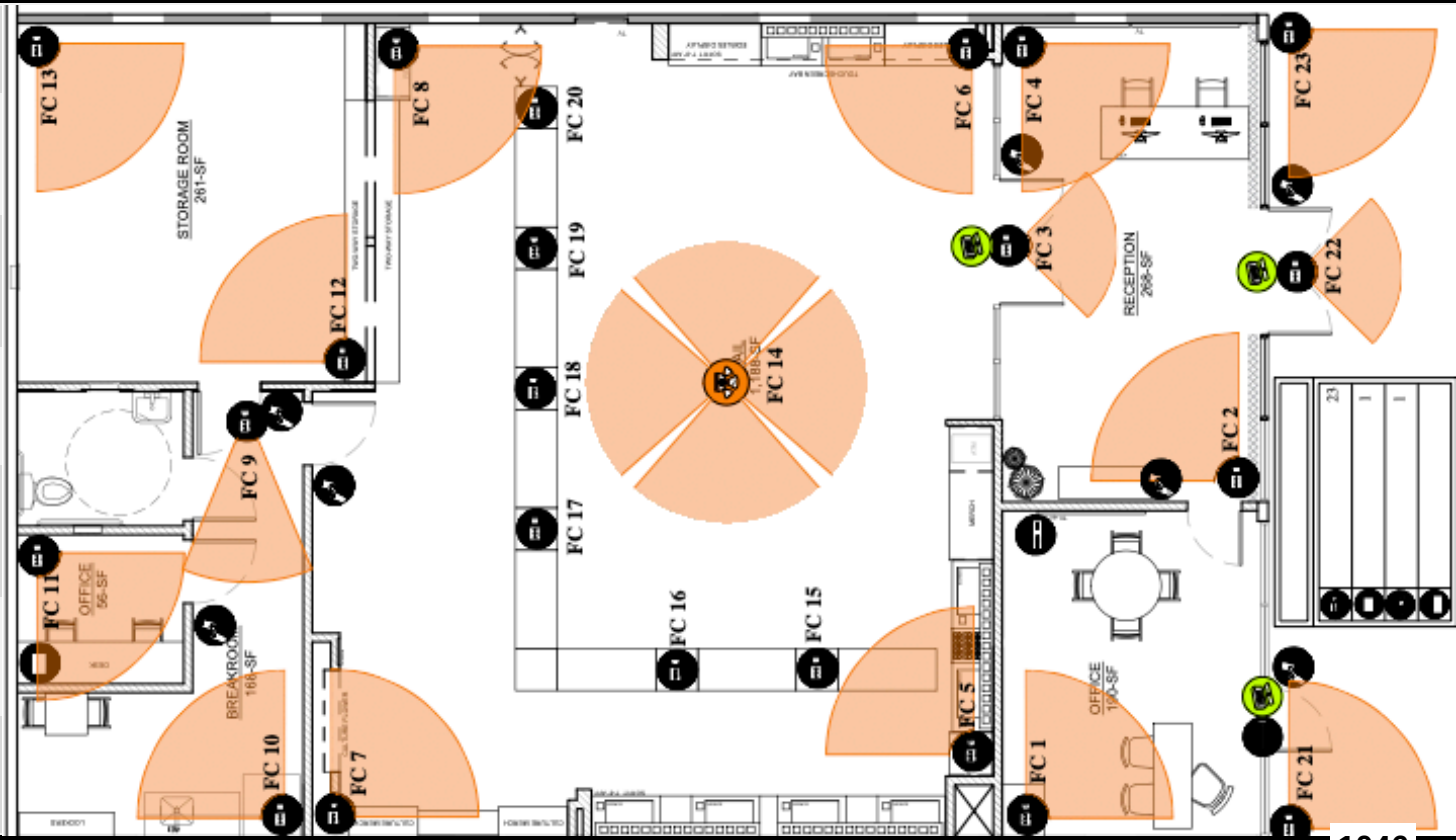
No Impact to Neighboring Businesses

Away from Sensitive Uses

Serving Different Communities

Security Plan – Surveillance System

- 23 Fixed HD Cameras
- 24 Hour Camera Surveillance Team
- Wildomar PD Will Have Live Feed Access
- 12 Motion Sensors
- Panic Buttons Throughout Store
- Shatter Proof Glass
- Crash Bar



Security & Safety Is Our #1 Priority

24 HR Security Guard

Open lines of communication with Riverside County Sheriff Dept.

Products in Retail Floor will be Protected by Glass Cabinets

Products Placed Back into Inventory Room at Closing

30-40
New Jobs Created by STIIIZY Wildomar

$19.00 - $24.50
Living Minimum Wage for Retail Employee

UNIONIZED WITH UFCW

1600
Employees in CA

70%
Subsidized Medical/ Dental/Vision Insurance

16 HRS
PTO to Volunteer

PENSION FUND
PTO to Volunteer

79%
Identify as a person of color

$70k- $80k
Managers Salary

Community Engagement and Social Impact

- Contributed over $1.5M to local organizations across CA since 2017
- Monthly Joint Efforts volunteer opportunities to partner with local organization
- Areas of focus: Veteran Support, Improve the Environment & Sustainability, Social Equity/Restorative Justice, Serving Underserved Communities

NEIGHBORHOOD COMPATIBILITY SOP

- No Loud Music
- No Loitering or Consumption
- Exterior Cleaning 3 Times a Day
- Complaint Intake SOP - All Complaints Responded to Immediately

GOOD NEIGHBOR POLICY

STIIIZY aims to be an asset to this community, and as such, taking the initiative to share with you our common-sense approach to our Good Neighbor Policy.

To demonstrate our approach, we are committed to the following good neighbor policies and protocols at STIIIZY. Our customers will be held to the following guidelines. The information will be posted visibly in the store, and customers who refuse to follow the rules will be denied service.

Safe, Secure, and Clean Environment

- The premises will be staffed by trained security personnel during business hours and video-monitored 24/7 to ensure the safety of our customers, employees and the surrounding neighborhood
- We will also monitor for nuisance activities such as public smoking, loitering and other detrimental activities
- We commit to keeping our immediate surroundings litter and trash free, clean and unobstructed, including ridding the area of graffiti within hours of discovery
- We will post notices on the premises that direct patrons to not litter or loiter, block driveways, to leave the establishment in a peaceful and orderly fashion, and that the smoking of cannabis is prohibited in public places
- We also commit to maintaining strong outside lighting to illuminate sidewalks and streets, and we will take every reasonable measure to minimize the impact of our business on the neighborhood

NEIGHBORHOOD LIAISON

STEPHANIE UY

PH: 213-808-9156

NO

LOITERING

PUBLIC DRINKING

PUBLIC SMOKING

CONSUMPTION OF CANNABIS

Community Support

- All our neighbors are supportive of our location citing added security and foot traffic will address homelessness & vandalism issue
- We will hold annual open house event to seek community feedback

To the City of Wildomar, Ca. Council Members dated 03-31-2025, Ashlee DePhillippo, Carlos Marquez, Dustin Nigg, Joseph Morabito, & Bridgette Moore.

Some time in September of 2024 Culture Cannabis Club closed their location at 33980 Mission Trail units A & B, Wildomar, Ca. 92595. Before they closed they were an asset to the Center. The homeless problems such as stealing power, and bothering their Customers stopped, no Graffiti, and no crime because the Culture Guards were on duty. The other Tenants in the Center were happy with the extra business they brought in. Also, they paid the City large fees. Since Culture closed all these problems returned. The following Tenants at this Center are in support of Stiizy being approved for a cannabis retail business at Culture's old location.

Thank you, The Manske Revocable Trust

Edwin E Manske, Trustee

Edwin E. Manske, Trustee 03-31-2025

Raja Syriani / Domino's Pizza
RAJA SYRIANI 4/1/2025

Natalie Schmid Store manager of Rocket 76
4/1/2025

Leticia Schmidt owner Best Cuts 4/1/2025
LETICIA SCHMIDT

DAN VINCENT owner AA Audio Waves Inc. 04/01/2025

Thank you!

STIIIZY

WWW.STIIIZY.COM

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DAN VINCENT owner AA Audio Waves Inc. 04/01/2025

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.1
Meeting Date: April 9, 2025

SUBJECT: FY2024-25 3rd Quarter Budget Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
1.) Review and approve the Fiscal Year 2024-25 3rd Quarter Budget Report, and adopt a Resolution entitled:

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

2.) Commit $1,750,000 of general Fund Balance for a Public Safety Rate Increase Contingency Reserve

3.) Establish Fund 103 for a Pension Liability Trust and Fund with $900,000 of General Fund Surplus

4.) Establish Fund 105 for an Asset Replacement Reserve and Fund with $350,000 of General Fund Surplus

5.) Establish Fund 130 for a Field Operations Center and Fund with $500,000 of General Fund Surplus Which Will Later Be Reimbursed

SUMMARY:
FY2024-25 3rd Quarter Budget Report

BACKGROUND:
This 3rd Quarter budget report for Fiscal Year 2024-25 reflects the Finance Division of the Administrative Services Department's continued efforts to provide timely, accurate, and understandable financial information to assist the City Council with the decision-making process. All funds have been reviewed in preparing this report.

The City Council adopted the original FY2024-25 Budget as part of the FY2024 & FY2025 Biennial Budget on June 14th, 2023. On June 12th, 2024, the FY2024-25 Amended Budget was adopted. On December 11th, 2024, the 1st Quarter Budget Report was adopted. On February 12th, the Mid-Year budget report was adopted. This 3rd Quarter Budget Report is now being presented to the Council to provide an update on the City's financials in the interest of transparency and in accordance with the City budget policy.

DISCUSSION:

This 3rd Quarter budget report is meant to provide an update on the financials. Staff are proposing to adjust the budgeted development fee revenues based on actuals which will have a net increase of $738,000. Vehicle License In-Lieu Fees remitted from the State were higher than expected and the budget is proposed to increase by $107,000.

For general fund expenditures, an increase of $50,000 in Administrative Services is being proposed to cover the continued implementation of the new financial system which is no longer funded by ARPA. The IT Services budget is also proposed to increase by $25,000 to accommodate the purchase of a new UPS (Uninterrupted Power Supply) for the servers and a new network switch for use in an additional City Hall Suite that will be utilized. The other major impact are the adjustments to Sheriff contract rates. Due to Sheriff Union negotiations, rates increased higher than anticipated. The current base rate for a uniformed officer is being raised 7.03% and will be applied to previous bills paid in FY2024-25. An adjustment of $236,200 is being proposed to accommodate this rate as well as the increased facilities allocation from the Elsinore station.

In accordance with Council direction regarding the FY2023-24 surplus from the mid-year budget report, staff are proposing to create a Pension Liability Fund 103 to cover the future costs of the City's share of CalPERS Unfunded Liability payments by utilizing a PARS 115 Trust that will be set up in the next fiscal year. A transfer of $900,000 from the General Fund is proposed to initially fund the trust.

An Asset Replacement Fund 105 is also being established to set aside funds for the replacement of vehicles and equipment over the next 5-10 years. This will be initially funded with a transfer of $350,000 from the General Fund Surplus.

Staff are also proposing to establish Field Operations Center Fund 130, which will accommodate establishing a Corporate Yard in the future. An initial $500,000 will be transferred from the General Fund into 130. The General Fund will then be reimbursed via allocations from other road maintenance funds which will take place over time.

In non-general fund expenditures, staff are proposing to add $20,700 to Police in Measure AA for the purchase of a used motorcycle from the City of Lake Elsinore. The motorcycle will be used as a backup until a new motorcycle can be procured from the dealership. This could also be used if a second motor officer is added in the next fiscal year. Currently, there is a waitlist for motorcycles over six months. There are also adjustments to decrease various CIP appropriations in funds 201-204, 206, and 440-509, so that the unspent funds can be moved to the next fiscal year. This prevents over-budgeting where the same expenditures are budgeted in both FY2024-25 and FY2025-26.

FISCAL IMPACT:

$862,900 Net Increase in General Fund Revenue

$2,100,700 Net Increase in General Fund Expenditures
$1,750,000 Net Increase in Other General Funds Revenue
$1,851,600 Net Decrease in Other General Funds Expenditures
$18,005,400 Net Decrease in Non-General Fund Revenue
$20,720,600 Net Decrease in Non-General Fund Expenditures

ATTACHMENTS:
FY24-25 3rd Quarter Resolution
FY24-25 3rd Quarter Budget Report.pdf
FY2024-25 3rd Quarter Budget Report Presentation.pdf

RESOLUTION NO. 2025 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2024-25 BUDGETED REVENUES AND EXPENSES

WHEREAS, The City of Wildomar Biennial Budget for FY 2023-24 and FY 2024-25 was approved by the Wildomar City Council on June 14th, 2023;

WHEREAS, The City of Wildomar FY 2024-25 Amended Budget was amended and approved by the Wildomar City Council on June 12th, 2024;

WHEREAS, The City of Wildomar FY 2024-25 Amended Budget was adjusted and approved by the Wildomar City Council on December 11th, 2024;

WHEREAS, The City of Wildomar FY 2024-25 Amended Budget was adjusted and approved by the Wildomar City Council on February 12th, 2025;

WHEREAS, changing economic conditions, program and service reviews require that the original approved budget and authorized position schedule be regularly monitored and updated: and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wildomar authorizes the adjustments to the FY2024-25 Budgets increasing the total amount of projected revenues to $57,176,100 and increasing total projected expenditures to $56,418,200.

PASSED, APPROVED, AND ADOPTED this 9th day of April 2025.

_____
Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

City of Wildomar

FY2025 3rd Quarter
Budget Report

Total City of Wildomar Budget Summary

FY2024-25 Budget Review
3rd Quarter FY2024-25

		Audited Fund Balance 6/30/2024	+	Approved Revenues 2024-25	+	Proposed 3rd Quarter Revenue Adjustments 2024-25	=	Estimated Funds Available 2024-25	-	Approved Appropriations 2024-25	-	Proposed 3rd Quarter Expenditure Adjustments 2024-25	=	Estimated Available Fund Balance 6/30/2025
	General Funds													
100	General Fund	$ 8,241,860		$ 18,822,200		$ 862,900		$ 27,926,960		$ 18,668,000		$ 2,100,700		$ 7,158,260
103	Calpers Pension Liability	-		-		900,000		900,000		-		-		-
105	Asset Replacement Fund	-		-		350,000		350,000		-		-		350,000
110	Development Agreement	2,350,713		1,165,000		-		3,515,713		1,000,000		(1,000,000)		3,515,713
115	ARPA Fund	401,805		1,801,200		-		2,203,005		1,801,200		-		401,805
120	Measure AA	7,938,189		6,000,000		-		13,938,189		7,924,600		(851,600)		6,865,189
125	General Plan Update	(365,972)		320,000		-		(45,972)		400,000		-		(445,972)
130	Field Operations Center Fund	-		-		500,000		500,000		-		-		500,000
	Total General Funds	18,566,596		28,108,400		2,612,900		49,287,896		29,793,800		249,100		18,344,996
	Non-General Funds													
200	Gas Tax	416,312		1,049,300		-		1,465,612		1,142,200		-		323,412
201	Measure A	1,513,651		1,103,000		-		2,616,651		2,410,800		(549,000)		754,851
202	TDA Fund	-		132,500		84,000		216,500		432,500		(216,000)		-
203	AQMD	337,867		50,000		-		387,867		144,400		(60,000)		303,467
204	Waste Services	1,665,577		270,000		-		1,935,577		119,900		-		1,815,677
205	SLESF	0		165,000		-		165,000		165,000		-		0
206	CDBG	1		132,600		(132,600)		1		132,600		(132,600)		1
207	PEG Grant	120,061		43,000		-		163,061		36,800		-		126,261
208	Streetlights	146,080		178,100		-		324,180		176,200		-		147,980
210	Grants	(10,000)		142,000		-		132,000		121,000		7,000		4,000
300	Cemetery	1,024,668		957,500		-		1,982,168		1,760,500		-		221,668
301	Cemetery Endowment	483,889		62,000		-		545,889		-		-		545,889
302	Cemetery CIP	16,259		1,843,000		-		1,859,259		1,879,500		-		(20,241)
410	Administrative Svs - Dif	(74,269)		9,300		-		(64,969)		-		-		(64,969)
420	Public Facilities - Dif	678,026		70,900		-		748,926		-		-		748,926
421	Police - Dif	700,723		47,300		-		748,023		-		-		748,023
422	Animal Shelter - Dif	(821,332)		39,400		-		(781,932)		124,900		-		(906,832)
423	Corporate Yard - Dif	49,419		15,800		-		65,219		50,000		-		15,219
430	Fire Facilities - Dif	1,076,291		83,500		-		1,159,791		-		-		1,159,791
440	Trans & Roads - Dif	4,380,358		913,500		-		5,293,858		5,288,000		(3,719,900)		3,725,758
450	Trans & Signals -Dif	479,814		118,100		-		597,914		352,000		(10,000)		255,914
451	Drainage - Dif	1,803,889		299,300		-		2,103,189		60,000		(50,000)		2,093,189
460	Park Land Acquisitions-Dif	(566,178)		78,800		-		(487,378)		63,000		-		(550,378)
461	Park Improvements-Dif	3,066,073		535,500		-		3,601,573		2,899,400		(700,000)		1,402,173
470	Community Center - Dif	639,768		58,600		-		698,368		-		-		698,368
480	Multi-purpose Trails - Dif	954,838		114,800		-		1,069,638		98,200		-		971,438
490	Library - Dif	12,840		-		-		12,840		-		-		12,840
500	Capital Reinvestment	(72,557)		230,600		-		158,043		348,000		(150,000)		(39,957)
501	RMRA Capital Projects	757,423		951,000		-		1,708,423		1,060,000		-		648,423
502	RCFC Fund	(346,292)		180,300		-		(165,992)		57,500		-		(223,492)
503	TUMF Fund	(3,618,898)		15,999,500		(3,605,500)		8,775,102		12,035,100		(3,260,000)		2
505	MSRC Fund	-		50,000		(50,000)		-		-		-		-
506	HSIP Fund	(11,619)		658,700		-		647,081		648,100		-		(1,019)
507	Misc State Funded Projects	(89,009)		1,454,000		(1,137,200)		227,791		1,227,800		(1,000,000)		(9)
508	Local Capital Grants	-		11,022,500		(10,845,500)		177,000		11,022,500		(10,845,500)		-
509	Federal Grants	-		2,368,600		(2,318,600)		50,000		150,000		(100,000)		-
601	LLMD 89-1C	1,333,937		359,000		-		1,692,937		1,101,400		-		591,537
602	CSA-22	(122,378)		31,700		-		(90,678)		45,700		-		(136,378)
603	CSA-103	(242,299)		179,700		-		(62,599)		210,500		-		(273,099)
604	CSA-142	108,704		38,400		-		147,104		32,400		-		114,704
605	CFD 2017-1 DIF Deferral	170		89,300		-		89,470		83,800		-		5,670
606	CFD 2013-1 Zones 1 - 24	1,810,552		653,600		-		2,464,152		626,200		-		1,837,952
607	CFD 2022-3	241,240		347,000		-		588,240		30,600		-		557,640
608	CFD 2023-1	(771)		11,300		-		10,529		11,300		-		(771)
610	CFD 2013-1 Spec Tax B	-		235,800		-		235,800		235,800		-		-
611	CFD 2022 Spec Tax B	-		-		145,400		145,400		-		145,400		-
612	CFD 2022-1	80,496		315,200		(145,400)		250,296		301,000		(80,000)		29,296
613	CFD 2022-2	123,581		346,900		-		470,481		30,600		-		439,881
690	Measure Z Parks Fund	(33,562)		424,300		-		390,738		380,700		-		10,038
	Total Non-General Funds	$ 18,013,341		$ 44,460,200		$ (18,005,400)		$ 44,468,141		$ 47,095,900		$ (20,720,600)		$ 18,092,841
	Total City Funds	**$ 36,579,937**		**$ 72,568,600**		**$ (15,392,500)**		**$ 93,756,037**		**$ 76,889,700**		**$ (20,471,500)**		**$ 36,437,837**

Total Adjusted Revenues: $ 57,176,100 **Total Adjusted Expenditures: $ 56,418,200**

City of Wildomar
Revenue Group Budget Report
3rd Quarter Budget Report FY2024/25
July 1, 2024 to March 31, 2025

Account Number		Amended Budget	9 Month Actuals	Remaining Budget	% Received	Requested Budget Change	Proposed Budget
100	General Fund						
3100	Sales & Use Tax	2,730,000	1,470,658	1,259,342	54%	-	2,730,000
3104	Pass-Through Property Tax	206,400	133,253	73,147	65%	-	206,400
3105	Property Tax-Secured	5,175,100	2,953,974	2,221,126	57%	-	5,175,100
3106	Property Tax-Unsecured	278,700	278,606	94	100%	-	278,700
3107	Property Tax-Prior Year	177,800	101,093	76,707	57%	-	177,800
3108	Property Tax-HOPTR	42,800	19,693	23,107	46%	-	42,800
3109	Property Tax-Supplemental, SBE	134,900	90,098	44,802	67%	-	134,900
3110	Real Property Transfer Tax	215,700	87,304	128,396	40%	-	215,700
3113	Property Tax-Misc Adjustments	1,100	747	353	68%	-	1,100
3120	Franchise Fee-Solid Waste	460,000	306,676	153,324	67%	-	460,000
3121	Franchise Fee-Electricity	420,000	-	420,000	0%	-	420,000
3122	Franchise Fee-Gas	120,000	-	120,000	0%	(10,000)	110,000
3123	Franchise Fee Cable-Charter	180,000	82,952	97,048	46%	-	180,000
3124	Franchise Fee-Telecomm-Frontier	100,000	21,308	78,692	21%	-	100,000
3200	Business Registration Fee	90,000	43,884	46,116	49%	-	90,000
3201	NPDES Inspection Fee	8,500	2,751	5,749	32%	-	8,500
3210	Planning Fee	571,000	710,283	(139,283)	124%	200,000	771,000
3215	Film Permits	1,000	-	1,000	0%	(1,000)	-
3220	Cannabis Application Fee	72,900	72,874	26	100%	-	72,900
3221	Cannabis Regulatory Fee	142,700	142,616	84	100%	-	142,700
3225	Cannabis Sales Tax	320,000	-	320,000	0%	-	320,000
3230	Haul/Transport Permit Fees	15,000	8,955	6,045	60%	-	15,000
3235	Encroachment Permit	140,000	81,689	58,311	58%	-	140,000
3240	Building & Safety Fixed Fee	1,482,500	1,717,127	(234,627)	116%	400,000	1,882,500
3243	BSAF Admin Retention Revenue	500	-	500	0%	-	500
3244	MSHCP Admin Fee	5,000	3,482	1,518	70%	-	5,000
3250	Fire Fees	155,000	99,362	55,638	64%	-	155,000
3259	Engineering Fixed Fee Project Revenue	200,000	227,517	(27,517)	114%	100,000	300,000
3260	Planning Private Development Fee-Deposit	77,800	25,743	52,057	33%	-	77,800
3261	Development Engineering Fee-Deposit	300,000	323,873	(23,873)	108%	100,000	400,000
3262	Building Private Development Fee - Deposit	161,000	27,294	133,706	17%	(61,000)	100,000
3268	Code Enforcement Revenue	31,500	12,375	19,125	39%	-	31,500
3270	Fines & Forfeitures	50,000	11,766	38,234	24%	-	50,000
3271	AMR Fines	20,000	10,432	9,568	52%	-	20,000
3300	Abandoned Property Registration	1,000	100	900	10%	-	1,000
3310	Public Safety Revenue	19,000	9,711	9,289	51%	-	19,000
3320	Special Event Revenue	14,000	4,100	9,900	29%	-	14,000
3321	Community Room Rental Fee	10,000	7,182	2,818	72%	-	10,000
3324	RTA Bus Pass	200	90	110	45%	-	200
3500	Motor Vehicle License Fee	45,000	57,851	(12,851)	129%	12,900	57,900
3501	Vehicle License Fee Replacement SB130	3,631,100	1,869,514	1,761,586	51%	107,000	3,738,100
3515	Workers Compensation Reimbursements	2,000	1,279	721	64%	-	2,000
3525	State Mandated Cost Reimb	100,000	-	100,000	0%	-	100,000
3526	State Condemnation Rev	2,200	-	2,200	0%	-	2,200
3535	County/Special Dist. Reimb.	16,000	-	16,000	0%	-	16,000
3650	Tenant Lease Revenue	52,000	37,496	14,504	72%	-	52,000
3800	Interest Income	500,000	293,171	206,829	59%	-	500,000
3801	Gain or Loss on Investment	-	59,202	(59,202)	0%	-	-
3803	NSF Fees	100	-	100	0%	-	100
3848	Breakfast with Santa	2,000	-	2,000	0%	-	2,000
3850	Miscellaneous Income	15,000	29,177	(14,177)	195%	15,000	30,000
3852	Sponsorships & Donations	10,300	10,265	35	100%	-	10,300
3860	Professional Development Fee-Building	7,200	5,854	1,346	81%	-	7,200
3861	Professional Development Fee-Planning	300	182	118	61%	-	300
3862	Professional Development Fee-Engineering	200	-	200	0%	-	200
3863	Techonology Fee - Building	12,000	7,318	4,682	61%	-	12,000
3864	Techonology Fee - Planning	500	286	214	57%	-	500
3900	Transfers In	293,400	-	293,400	0%	-	293,400
3903	DAERF Administrative Services Fees	300	-	300	0%	-	300
3955	Public Surplus Revenue	1,500	80	1,420	5%	-	1,500
	Total General Fund	**18,822,200**	**11,461,243**	**7,360,957**	**61%**	**862,900**	**19,685,100**

City of Wildomar
Revenue Group Budget Report
3rd Quarter Budget Report FY2024/25
July 1, 2024 to March 31, 2025

Account Number	Amended Budget	9 Month Actuals	Remaining Budget	% Received	Requested Budget Change	Proposed Budget
103 Calpers Pension Liability						
3900 Transfers In	-	-	-	0%	900,000	900,000
Total Calpers Pension Liability Fund	-	-	-	0%	900,000	900,000
105 Asset Replacement Fund						
3900 Transfers In	-	-	-	0%	350,000	350,000
Total Asset Replacement Fund	-	-	-	0%	350,000	350,000
110 Development Agreement						
3222 Cannabis Development Agreement Fee	1,140,000	113,596	1,026,404	10%	-	1,140,000
3800 Interest Income	15,000	6,266	8,734	42%	-	15,000
3801 Gain or Loss on Investment	10,000	18,060	(8,060)	181%	-	10,000
Total Development Agreement	1,165,000	137,922	1,027,078	12%	-	1,165,000
115 ARPA Fund						
3540 American Rescue Plan Act Revenue	1,776,200	-	1,776,200	0%	-	1,776,200
3800 Interest Income	25,000	7,294	17,706	29%	-	25,000
Total ARPA Fund	1,801,200	7,294	1,793,906	0%	-	1,801,200
120 Measure AA Fund						
3100 Sales & Use Tax	5,700,000	3,049,970	2,650,030	54%	-	5,700,000
3800 Interest Income	200,000	28,925	171,075	14%	-	200,000
3801 Gain or Loss on Investment	100,000	48,866	51,134	49%	-	100,000
Total Measure AA Fund	6,000,000	3,127,760	2,872,240	52%	-	6,000,000
125 General Plan Update Fund						
3900 Transfers In	320,000	-	320,000	0%	-	320,000
Total General Plan Update Fund	320,000	-	320,000	0%	-	320,000
130 Field Operations Center						
3900 Transfers In	-	-	-	0%	500,000	500,000
Total Field Operations Center	-	-	-	0%	500,000	500,000
200 Gas Tax						
3503 Gas Tax 2103	346,400	251,909	94,491	73%	-	346,400
3505 Gas Tax 2105	231,800	156,909	74,891	68%	-	231,800
3506 Gas Tax 2106	149,000	104,193	44,807	70%	-	149,000
3507 Gas Tax 2107	316,100	203,799	112,301	64%	-	316,100
3508 Gas Tax 2107.5	6,000	6,000	-	100%	-	6,000
Total Gas Tax	1,049,300	722,810	326,490	69%	-	1,049,300
201 Measure A						
3520 Measure A Revenue	1,093,000	498,426	594,574	46%	-	1,093,000
3800 Interest Income	10,000	3,143	6,857	31%	-	10,000
3801 Gain or Loss on Investment	-	9,059	(9,059)	0%	-	-
Total Measure A	1,103,000	510,628	592,372	46%	-	1,103,000

City of Wildomar
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Account Number	Amended Budget	9 Month Actuals	Remaining Budget	% Received	Requested Budget Change	Proposed Budget
202 TDA Fund						
3524 TDA Article 3 Rev	132,500	-	132,500	0%	84,000	216,500
Total TDA Fund	132,500	-	132,500	0%	84,000	216,500
203 AQMD						
3510 AQMD-AB2766	50,000	23,855	26,145	48%	-	50,000
Total AQMD	50,000	23,855	26,145	48%	-	50,000
204 Waste Services						
3120 Franchise Fees-Solid Waste	55,000	-	55,000	0%	-	55,000
3131 Street Sweeping Mitigation Fee	165,000	-	165,000	0%	-	165,000
3800 Interest Income	30,000	2,810	27,190	9%	-	30,000
3801 Gain or Loss on Investment	20,000	8,099	11,901	40%	-	20,000
Total Waste Services	270,000	10,909	259,091	4%	-	270,000
205 SLESF						
3521 SLESF Revenue	165,000	136,330	28,670	83%	-	165,000
Total SLESF	165,000	136,330	28,670	83%	-	165,000
206 CDBG						
3540 Grant Revenue	132,600	-	132,600	0%	(132,600)	-
Total CDBG	132,600	-	132,600	0%	(132,600)	-
207 Public Education & Government (PEG) Fund						
3125 PEG Fee - Cable-Charter Comm	43,000	-	43,000	0%	-	43,000
Total PEG	43,000	-	43,000	0%	-	43,000
208 Streetlight Fund						
3700 Streetlight Pole Cost Reimbursement	176,600	-	176,600	0%	-	176,600
3800 Interest Income	1,500	-	1,500	0%	-	1,500
Total Streetlight	178,100	-	178,100	0%	-	178,100
210 Grants						
3540 Grant Revenue	142,000	45,084	96,916	32%	-	142,000
Total Grants	142,000	45,084	96,916	32%	-	142,000

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Account Number	Amended Budget	9 Month Actuals	Remaining Budget	% Received	Requested Budget Change	Proposed Budget
300 Cemetery						
3104 RPTTF Redevelopment Property Tax	37,200	19,858	17,342	53%	-	37,200
3105 Property Tax-Secured	645,500	375,154	270,346	58%	-	645,500
3106 Property Tax-Unsecured	33,900	35,209	(1,309)	104%	-	33,900
3107 Property Tax-Prior Year	9,100	4,455	4,645	49%	-	9,100
3108 Property Tax-HOPTR	5,600	2,489	3,111	44%	-	5,600
3109 Property Tax-Supplemental, SBE	41,600	14,431	27,169	35%	-	41,600
3111 Property Tax-Teeter	20,300	-	20,300	0%	-	20,300
3113 Property Tax-Misc Adjustments	200	94	106	47%	-	200
3800 Interest Income	30,000	2,810	27,190	9%	-	30,000
3801 Gain or Loss on Investment	20,000	8,099	11,901	40%	-	20,000
3850 Miscellaneous Income	100	-	100	0%	-	100
4100 Cemetery - Plots	60,000	13,448	46,552	22%	-	60,000
4101 Cemetery - Vaults	11,000	1,825	9,175	17%	-	11,000
4102 Cemetery - Niche Walls	3,000	-	3,000	0%	-	3,000
4103 Cemetery - Open/Close	20,000	9,146	10,854	46%	-	20,000
4104 Cemetery - Setting fees	6,000	2,073	3,927	35%	-	6,000
4105 Cemetery - Out of District	9,000	5,910	3,090	66%	-	9,000
4106 Cemetery - Vases	3,000	896	2,104	30%	-	3,000
4107 Saturday Service Fees	2,000	-	2,000	0%	-	2,000
Total Cemetery	957,500	495,897	461,603	52%	-	957,500
301 Cemetery Endowment						
3536 Endowment	42,000	9,690	32,310	23%	-	42,000
3800 Interest Income	20,000	1,960	18,040	10%	-	20,000
Total Cemetery Endowment	62,000	11,650	50,350	19%	-	62,000
302 Cemetery CIP						
3900 Transfer In	1,843,000	-	1,843,000	0%	-	1,843,000
Total Cemetery CIP	1,843,000	-	1,843,000	0%	-	1,843,000
410 Admin DIF						
3561 DIF-Single Family Residence	7,200	3,762	3,438	52%	-	7,200
3562 DIF-Multi-Family Residential	2,100	-	2,100	0%	-	2,100
Total Admin DIF	9,300	3,762	5,538	40%	-	9,300
420 Public Facilities DIF						
3561 DIF-Single Family Residence	55,100	24,123	30,977	44%	-	55,100
3562 DIF-Multi-Family Residential	-	1,904	(1,904)	0%	-	-
3563 DIF-Commercial	15,800	316	15,484	2%	-	15,800
3800 Interest Income	-	1,342	(1,342)	0%	-	-
3801 Gain or Loss on Investment	-	3,868	(3,868)	0%	-	-
Total Public Facilities DIF	70,900	31,554	39,346	45%	-	70,900
421 Police DIF						
3561 DIF-Single Family Residence	39,400	14,328	25,072	36%	-	39,400
3562 DIF-Multi-Family Residential	-	1,127	(1,127)	0%	-	-
3563 DIF-Commercial	7,900	186	7,714	2%	-	7,900
3800 Interest Income	-	1,342	(1,342)	0%	-	-
3801 Gain or Loss on Investment	-	3,868	(3,868)	0%	-	-
Total Police DIF	47,300	20,852	26,448	44%	-	47,300

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Account Number	Amended Budget	9 Month Actuals	Remaining Budget	% Received	Requested Budget Change	Proposed Budget
422 Animal Shelter DIF						
3561 DIF-Single Family Residence	39,400	14,750	24,650	37%	-	39,400
3562 DIF-Multi-Family Residential	-	1,246	(1,246)	0%	-	-
Total Animal Shelter DIF	39,400	15,996	23,404	41%	-	39,400
423 Corp Yard DIF						
3561 DIF-Single Family Residence	12,600	4,852	7,748	39%	-	12,600
3562 DIF-Multi-Family Residential	-	392	(392)	0%	-	-
3563 DIF-Commercial	3,200	66	3,135	2%	-	3,200
Total Corp Yard DIF	15,800	5,310	10,491	34%	-	15,800
430 Fire Facilities DIF						
3561 DIF-Single Family Residence	70,900	27,780	43,120	39%	-	70,900
3562 DIF-Multi-Family Residential	-	2,184	(2,184)	0%	-	-
3563 DIF-Commercial	12,600	361	12,239	3%	-	12,600
Total Fire Facilities DIF	83,500	30,325	53,175	36%	-	83,500
440 Trans-Roads DIF						
3561 DIF-Single Family Residence	472,500	195,633	276,867	41%	-	472,500
3562 DIF-Multi-Family Residential	-	15,183	(15,183)	0%	-	-
3563 DIF-Commercial	441,000	11,508	429,492	3%	-	441,000
3800 Interest Income	-	7,093	(7,093)	0%	-	-
3801 Gain or Loss on Investment	-	20,441	(20,441)	0%	-	-
Total Trans-Roads DIF	913,500	249,858	663,642	27%	-	913,500
450 Trans-Signals DIF						
3561 DIF-Single Family Residence	55,100	25,220	29,880	46%	-	55,100
3562 DIF-Multi-Family Residential	-	1,967	(1,967)	0%	-	-
3563 DIF-Commercial	63,000	1,494	61,506	2%	-	63,000
Total Trans-Signals DIF	118,100	28,681	89,419	24%	-	118,100
451 Drainage DIF						
3561 DIF-Single Family Residence	236,300	95,446	140,854	40%	-	236,300
3562 DIF-Multi-Family Residential	-	6,076	(6,076)	0%	-	-
3563 DIF-Commercial	63,000	1,566	61,434	2%	-	63,000
Total Drainage DIF	299,300	103,088	196,212	34%	-	299,300
460 Park Land Acquisition DIF						
3561 DIF-Single Family Residence	78,800	37,875	40,925	48%	-	78,800
3562 DIF-Multi-Family Residential	-	2,961	(2,961)	0%	-	-
Total Park Land Acquisition DIF	78,800	40,836	37,964	52%	-	78,800
461 Park Improvements DIF						
3561 DIF-Single Family Residence	535,500	253,748	281,752	47%	-	535,500
3562 DIF-Multi-Family Residential	-	19,509	(19,509)	0%	-	-
3800 Interest Income	-	14,742	(14,742)	0%	-	-
3801 Gain or Loss on Investment	-	7,737	(7,737)	0%	-	-
Total Park Improvements DIF	535,500	295,735	239,765	55%	-	535,500

City of Wildomar
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Account Number	Amended Budget	9 Month Actuals	Remaining Budget	% Received	Requested Budget Change	Proposed Budget
470 Community Ctr DIF						
3561 DIF-Single Family Residence	58,600	29,932	28,668	51%	-	58,600
3562 DIF-Multi-Family Residential	-	2,359	(2,359)	0%	-	-
Total Community Ctr DIF	58,600	32,291	26,309	55%	-	58,600
480 Multipurpose Trails DIF						
3561 DIF-Single Family Residence	93,100	49,944	43,156	54%	-	93,100
3562 DIF-Multi-Family Residential	-	3,745	(3,745)	0%	-	-
3563 DIF-Commercial	21,700	618	21,082	3%	-	21,700
Total Multipurpose Trails DIF	114,800	54,307	60,493	47%	-	114,800
500 Capital Reinvestment						
3541 EVMWD Reimb. Payments	160,600	-	160,600	0%	-	160,600
3900 Transfer In	70,000	-	70,000	0%	-	70,000
Total Capital Reinvestment	230,600	-	230,600	0%	-	230,600
501 RMRA Capital Projects						
3540 RMRA Revenue	951,000	511,949	439,051	54%	-	951,000
Total RMRA Capital Projects	951,000	511,949	439,051	54%	-	951,000
502 RCFC Fund						
3540 Grant Revenue	180,300	-	180,300	0%	-	180,300
Total RCFC	180,300	-	180,300	0%	-	180,300
503 TUMF Fund						
3540 Grant Revenue	15,999,500	844,133	15,155,367	5%	(3,605,500)	12,394,000
Total TUMF	15,999,500	844,133	15,155,367	5%	(3,605,500)	12,394,000
505 MSRC Fund						
3540 Grant Revenue	50,000	-	50,000	0%	(50,000)	-
Total MSRC	50,000	-	50,000	0%	(50,000)	-
506 HSIP Fund						
3540 Grant Revenue	658,700	-	658,700	0%	-	658,700
Total HSIP	658,700	-	658,700	0%	-	658,700
507 Misc State Funded Projects						
3540 Grant Revenue	1,454,000	-	1,454,000	0%	(1,137,200)	316,800
Total Misc State Funded Projects	1,454,000	-	1,454,000	0%	(1,137,200)	316,800
508 Local Capital Grants-Misc						
3540 Grant Revenue	11,022,500	154,043	10,868,457	1%	(10,845,500)	177,000
Total Local Capital Grants-Misc	11,022,500	154,043	10,868,457	1%	(10,845,500)	177,000

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509 Federal Grants						
3540 Grant Revenue	2,368,600	-	2,368,600	0%	(2,318,600)	50,000
Total Federal Grants	2,368,600	-	2,368,600	0%	(2,318,600)	50,000
601 LLMD 89-1C						
3550 Special Assessment	357,800	186,775	171,025	52%	-	357,800
3800 Interest Income	1,200	-	1,200	0%	-	1,200
Total LLMD 89-1C	359,000	186,775	172,225	52%	-	359,000
602 CSA-22						
3550 Special Assessment	31,700	16,317	15,383	51%	-	31,700
Total CSA-22	31,700	16,317	15,383	51%	-	31,700
603 CSA-103						
3557 Special Assessment - Street Lights	157,100	80,727	76,373	51%	-	157,100
3558 Special Assessment - Landscape	22,600	11,232	11,368	50%	-	22,600
Total CSA-103	179,700	91,960	87,740	51%	-	179,700
604 CSA-142						
3550 Special Assessment	38,400	19,850	18,550	52%	-	38,400
Total CSA-142	38,400	19,850	18,550	52%	-	38,400
605 CFD 2017-1 DIF Deferral						
3552 Special Assessment	89,300	41,293	48,007	46%	-	89,300
Total CFD 2017-1	89,300	41,293	48,007	46%	-	89,300
606 CFD 2013-1						
3551 Special Assessment Tax - Zone 1	628,500	331,364	297,136	53%	-	628,500
3552 Special Assessment Tax - Zone 2	25,100	-	25,100	0%	-	25,100
Total CFD 2013-1	653,600	331,364	322,236	51%	-	653,600
607 CFD 2022-3						
3551 Special Assessment Tax A - Maintenance	347,000	166,401	180,599	48%	(30,000)	317,000
3585 Admin Portion of Assessment	-	15,000	(15,000)	0%	30,000	30,000
Total CFD 2022-3	347,000	181,401	165,599	52%	-	347,000
608 CFD 2023-1						
3551 Special Assessment Tax A - Maintenance	11,300	5,538	5,762	49%	-	11,300
Total CFD 2023-1	11,300	5,538	5,762	49%	-	11,300
610 CFD 2013-1 Special Tax B						
3552 Special Assessment Tax B- Public Safety	235,800	117,449	118,351	50%	-	235,800
Total CFD 2013-1 Special Tax B	235,800	117,449	118,351	50%	-	235,800

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611 CFD 2022-1 Special Tax B						
3552 Special Assessment Tax B- Public Safety	-	75,005	(75,005)	0%	145,400	145,400
Total CFD 2022-1 Special Tax B	-	75,005	(75,005)	0%	145,400	145,400
612 CFD 2022-1						
3552 Special Assessment Tax B - Public Safety	145,400	-	145,400	0%	(145,400)	-
3573 Special Assessment Tax - Zone 0	47,600	25,223	22,377	53%	-	47,600
3574 Special Assessment Tax - Zone 1	37,700	18,721	18,979	50%	-	37,700
3575 Special Assessment Tax - Zone 2	49,000	25,469	23,531	52%	-	49,000
3577 Special Assessment Tax - Zone 4	30,500	15,150	15,350	50%	-	30,500
3578 Special Assessment Tax - Zone 5	1,700	734	966	43%	-	1,700
3852 Special Assessment Tax - Zone 9	3,300	1,531	1,769	46%	-	3,300
Total CFD 2022-1	315,200	86,828	228,372	28%	(145,400)	169,800
613 CFD 2022-2						
3551 Special Assessment Tax A - Maintenance	346,900	194,144	152,756	56%	-	346,900
Total CFD 2022-2	346,900	194,144	152,756	56%	-	346,900
690 Measure Z Park						
3550 Special Assessment	412,100	208,586	203,514	51%	-	412,100
3553 Marna O'Brien Park-Facility Rent	12,000	6,740	5,260	56%	-	12,000
3555 Windsong Park-Facility Rent	100	35	65	35%	-	100
3800 Interest Income	100	-	100	0%	-	100
Total Measure Z Park	424,300	215,360	208,940	51%	-	424,300
Total	**$ 72,568,600**	**$ 20,677,384**	**$ 51,891,216**	**28%**	**$ (15,392,500)**	**$ 57,176,100**

CITY OF WILDOMAR
Expenditure Status Report
3rd Quarter FY2024-25
July 1, 2024 to March 31, 2025

Fund	Amended Budget	9 Month Preliminary Actual Expenditures	Remaining Budget	Percent Used	Requested Budget Change	Proposed Budget
General Fund						
100 General Fund						
General Government						
City Council	$ 335,000	$ 202,764	$ 132,236	61%	-	$ 335,000
City Manager	509,300	279,428	229,872	55%	-	509,300
City Clerk	564,700	214,928	349,772	38%	-	564,700
City Attorney	312,000	127,090	184,910	41%	-	312,000
Economic Development	357,600	280,203	77,397	78%	-	357,600
Administrative Services	994,500	790,438	204,062	79%	50,000	1,044,500
Human Resources	294,900	235,360	59,540	80%	13,200	308,100
IT Services	312,900	244,587	68,313	78%	25,000	337,900
Community Services	415,500	169,302	246,198	41%	-	415,500
O'Brien Park	-	1,231	(1,231)	0%	2,500	2,500
Ball Fields	24,100	7,836	16,264	33%	(2,500)	21,600
11 Acre Park	1,500	-	1,500	0%	-	1,500
27 Acre Park	5,500	4,725	775	86%	-	5,500
20 Acre Park	41,400	69	41,331	0%	-	41,400
Non-Departmental/Facilities	1,766,800	761,477	1,005,323	43%	1,776,300	3,543,100
General Government Total	**5,935,700**	**3,319,438**	**2,616,263**	**56%**	**1,864,500**	**7,800,200**
Community Development						
Community Development Administration	126,500	79,487	47,013	63%	-	126,500
Planning Commission	19,600	16,921	2,679	86%	-	19,600
Building and Safety	1,119,800	720,439	399,361	64%	-	1,119,800
Planning	852,300	529,604	322,696	62%	-	852,300
Development Engineering	643,400	405,242	238,158	63%	-	643,400
Cannabis Compliance	51,300	4,864	46,436	9%	-	51,300
Code Enforcement	581,900	428,724	153,176	74%	-	581,900
Community Development Total	**3,394,800**	**2,185,281**	**1,209,519**	**64%**	**-**	**3,394,800**
Public Works/Engineering	**634,000**	**254,487**	**379,513**	**40%**	**-**	**634,000**
Public Safety						
Office of Emergency Mgmt	99,300	58,064	41,236	58%	-	99,300
Police	4,998,300	1,874,189	3,124,111	37%	236,200	5,234,500
Fire	2,992,800	611,368	2,381,432	20%	-	2,992,800
Animal Control	613,100	283,238	329,863	46%	-	613,100
Public Safety Total	**8,703,500**	**2,826,858**	**5,876,642**	**32%**	**236,200**	**8,939,700**
100 General Fund Total	**18,668,000**	**8,586,063**	**10,081,937**	**46%**	**2,100,700**	**20,768,700**
103 Calpers Pension Liability						
Calpers Pension Liability	-	-	-	0%	-	-
Total Calpers Pension Liability	**-**	**-**	**-**	0%	**-**	**-**
105 Asset Replacement Fund						
Asset Replacement Fund	-	-	-	0%	-	-
Total Asset Replacement	**-**	**-**	**-**	0%	**-**	**-**
110 Development Agreement						
20 Acre Park Improvements CIP099	750,000	-	750,000	0%	(750,000)	-
Second Fire Station CIP093	250,000	-	250,000	0%	(250,000)	-
Total Development Agreement	**1,000,000**	**-**	**1,000,000**	0%	**(1,000,000)**	**-**

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3rd Quarter FY2024-25
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Fund	*Amended Budget*	*9 Month Preliminary Actual Expenditures*	*Remaining Budget*	*Percent Used*	*Requested Budget Change*	*Proposed Budget*
115 American Rescue Plan Act						
ARPA Funds	1,801,200	671,569	1,129,631	37%	-	1,801,200
Total ARPA	**1,801,200**	**671,569**	**1,129,631**	37%	**-**	**1,801,200**
120 Measure AA						
Public Works/Engineering	4,363,300	577,614	3,785,686	13%	(872,300)	3,491,000
Auditing/Admin Services	8,100	7,730	370	95%	-	8,100
City Clerk	15,900	12,392	3,508	78%	-	15,900
Non-Departmental/City Facilities	-	250	(250)	0%	-	-
Code Enforcement	195,200	101,514	93,687	52%	-	195,200
Police	1,021,600	595,483	426,117	58%	20,700	1,042,300
Fire	1,954,600	381,199	1,573,401	20%	-	1,954,600
Community Services-Homeless Program	365,900	117,794	248,106	32%	-	365,900
Total Measure AA	**7,924,600**	**1,793,975**	**6,130,625**	23%	**(851,600)**	**7,073,000**
125 General Plan Update						
General Plan Update	400,000	252,793	147,207	63%	-	400,000
Total General Plan Update	**400,000**	**252,793**	**147,207**	63%	**-**	**400,000**
130 Field Operations Center						
Field Operations Center	-	-	-	0%	-	-
Total Field Operations Center	**-**	**-**	**-**	0%	**-**	**-**
All General Funds Total:	**29,793,800**	**11,304,399**	**18,489,401**	**38%**	**249,100**	**30,042,900**

CITY OF WILDOMAR
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3rd Quarter FY2024-25
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Fund	*Amended Budget*	*9 Month Preliminary Actual Expenditures*	*Remaining Budget*	*Percent Used*	*Requested Budget Change*	*Proposed Budget*
Non-General Funds						
200-GAS TAX						
Public Works/Engineering	1,142,200	778,274	363,926	68%	-	1,142,200
Total Gas Tax	**1,142,200**	**778,274**	**363,926**	**68%**	**-**	**1,142,200**
201 MEASURE A						
Contractual Services	175,000	55,042	119,958	31%	-	175,000
Master Drainage Plan CIP023	15,000	-	15,000	0%	(15,000)	-
Clinton Keith Widening CIP025	-	900	(900)	0%	-	-
Palomar Widening CIP028	355,000	19,460	335,540	5%	-	355,000
Wildomar Channel Trail Gates CIP043	30,000	-	30,000	0%	(25,000)	5,000
Mission Trail/ Sedco Sidewalk CIP044	25,000	4,966	20,034	20%	(10,000)	15,000
Pavement Management Program CIP050	25,000	863	24,138	3%	-	25,000
Local Road Safety Program CIP051	50,000	-	50,000	0%	-	50,000
Pavement Rehab Program CIP057	165,000	1,730	163,270	1%	-	165,000
27 Acre Park Project CIP062	13,900	-	13,900	0%	-	13,900
Line C Basin CIP063	373,000	6,479	366,522	2%	(350,000)	23,000
Misc Drainage Improvements CIP069	60,000	-	60,000	0%	(50,000)	10,000
Sedco MDP Storm Drain CIP086	57,500	-	57,500	0%	(40,000)	17,500
Harvest Wy East/ Bundy Canyon Traffic Signal CIP088	202,100	5,702	196,398	3%	-	202,100
Traffic Signal Retrofits & Upgrd. CIP089	205,000	8,135	196,865	4%	-	205,000
RCFC Line G Storm Drain CIP094	10,000	-	10,000	0%	(10,000)	-
Sedco Blvd Rdwy Safety CIP096	-	2,070	(2,070)	0%	-	-
Pedestrian Crosswalk Enhancement CIP097	49,000	-	49,000	0%	(24,000)	25,000
Wildomar Trail Interchange Restriping CIP103	85,000	11,006	73,994	13%	-	85,000
Engineering Standards & Guidelines CIP104	50,000	-	50,000	0%	(25,000)	25,000
	1,945,500	116,352	1,829,148	6%	(549,000)	1,396,500
Public Works/Engineering	465,300	264,790	200,510	57%	-	465,300
Total Measure A	**2,410,800**	**381,142**	**2,029,658**	**16%**	**(549,000)**	**1,861,800**
202 TDA						
Palomar Widening CIP028-2	432,500	-	432,500	0%	(216,000)	216,500
Total TDA	**432,500**	**-**	**432,500**	**0%**	**(216,000)**	**216,500**
203 AQMD						
Public Works/Engineering	6,900	4,500	2,400	65%	-	6,900
Right-of-Way Enhancement Program CIP066	137,500	-	137,500	0%	(60,000)	77,500
Total AQMD	**144,400**	**4,500**	**139,900**	**3%**	**(60,000)**	**84,400**
204 WASTE SERVICES						
Public Works	109,600	83,875	25,725	77%	-	109,600
General Government	10,300	2,526	7,774	25%	-	10,300
Total Waste Services	**119,900**	**86,401**	**33,499**	**72%**	**-**	**119,900**
205 SLESF-COPS Grant						
SLESF-COPS Grant	165,000	-	165,000	0%	-	165,000
Total SLESF	**165,000**	**-**	**165,000**	**0%**	**-**	**165,000**
206 CDBG						
Sedco Sidewalk Improvement III	132,600	-	132,600	0%	(132,600)	-
Total CDBG	**132,600**	**-**	**132,600**	**0%**	**(132,600)**	**-**
207 PEG Grant						
Services and Equipment	36,800	200	36,600	1%	-	36,800
Total PEG Grant	**36,800**	**200**	**36,600**	**1%**	**-**	**36,800**
208 Streetlight						
Public Works	176,200	-	176,200	0%	-	176,200
Total Streetlight Fund	**176,200**	**-**	**176,200**	**0%**	**-**	**176,200**

CITY OF WILDOMAR
Expenditure Status Report
3rd Quarter FY2024-25
July 1, 2024 to March 31, 2025

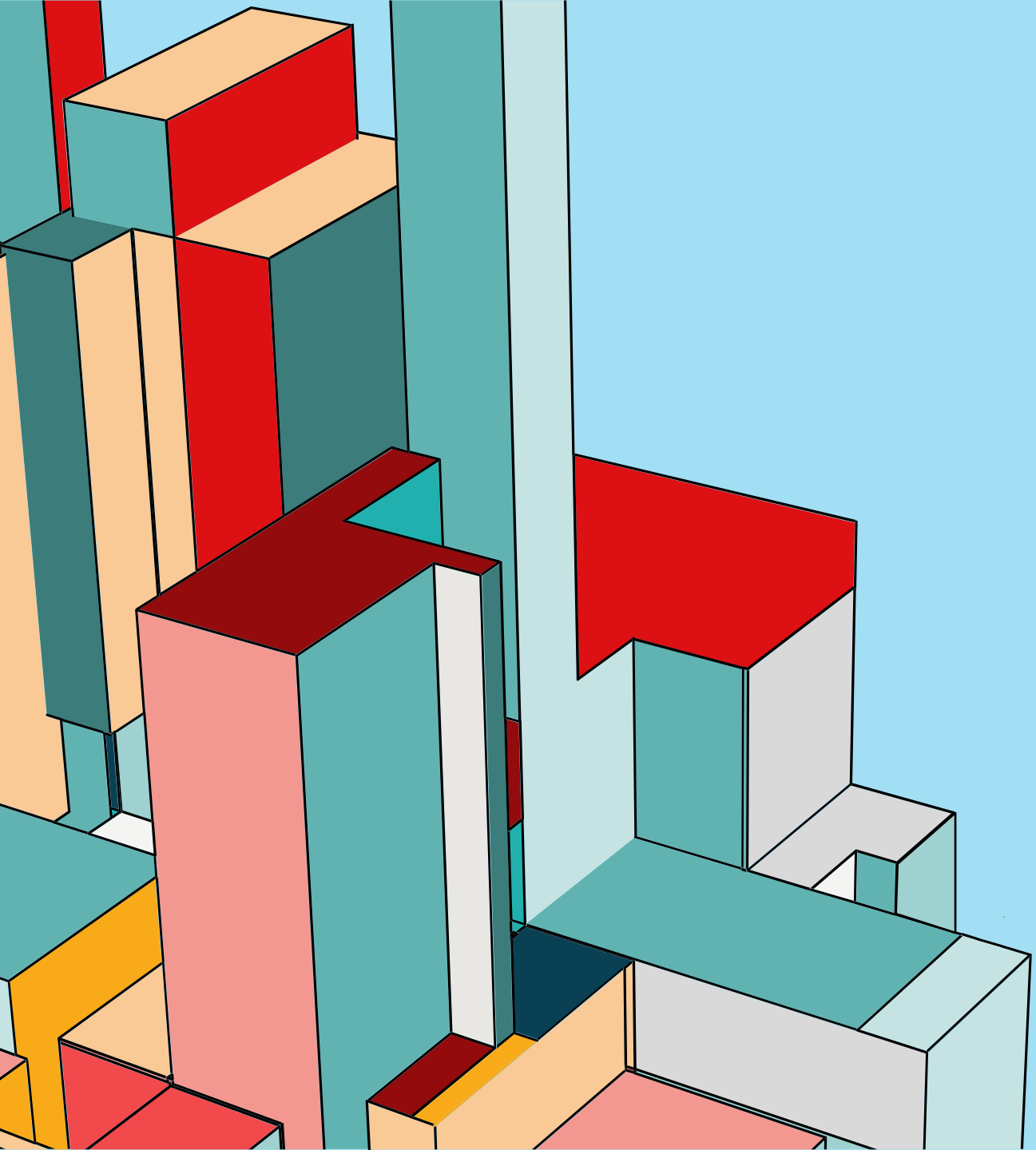
Fund	Amended Budget	9 Month Preliminary Actual Expenditures	Remaining Budget	Percent Used	Requested Budget Change	Proposed Budget
210 Grants						
CalRecycle SB1383 Grant	103,000	51,951	51,049	50%	-	103,000
CalRecycle CCPP Grant	10,000	-	10,000	0%	-	10,000
CIRA Safety/Loss Grant	-	-	-	0%	7,000	7,000
940 Litter Abatement Grant	8,000	-	8,000	0%	-	8,000
Total Grants	**121,000**	**51,951**	**69,049**	**43%**	**7,000**	**128,000**
300 Cemetery	1,760,500	772,834	987,666	44%	-	1,760,500
Cemetery	**1,760,500**	**772,834**	**987,666**	**44%**	**-**	**1,760,500**
302-Cemetery Capital Improvement Projects						
Cemetery Frontage Improvements CIP067-1	1,879,500	5,120	1,874,380	0%	-	1,879,500
Cemetery CIP	**1,879,500**	**5,120**	**1,874,380**	**0%**	**-**	**1,879,500**
422-Animal Shelter DIF	124,900	-	124,900	0%	-	124,900
Total Animal Shelter DIF	**124,900**	**-**	**124,900**	**0%**	**-**	**124,900**
423-Corp Yard DIF	50,000	435	49,565	1%	-	50,000
Total Corportate Yard DIF	**50,000**	**435**	**49,565**	**1%**	**-**	**50,000**
440-Trans-Road DIF	5,288,000	36,524	5,251,476	1%	(3,719,900)	1,568,100
Total Trans - Road DIF	**5,288,000**	**36,524**	**5,251,476**	**1%**	**(3,719,900)**	**1,568,100**
450- Trans -Signals DIF						
	352,000	23,621	328,379	7%	(10,000)	342,000
Total Trans - Signals DIF	**352,000**	**23,621**	**328,379**	**7%**	**(10,000)**	**342,000**
451- Drainage DIF						
	60,000	1,721	58,279	3%	(50,000)	10,000
Total Drainage DIF	**60,000**	**1,721**	**58,279**	**3%**	**(50,000)**	**10,000**
460-Park Land Acquisition DIF						
	63,000	-	63,000	0%	-	63,000
Total Park Land Acquisition DIF	**63,000**	**-**	**63,000**	**0%**	**-**	**63,000**
461- Park Improvements DIF						
	2,899,400	247,962	2,651,438	9%	(700,000)	2,199,400
Total Park Improvement DIF	**2,899,400**	**247,962**	**2,651,438**	**9%**	**(700,000)**	**2,199,400**
480-Multipurpose Trails DIF	98,200	-	98,200	0%	-	98,200
Total Multipurpose Trails DIF	**98,200**	**-**	**98,200**	**0%**	**-**	**98,200**
500 Capital Reinvestment						
	348,000	175,314	172,686	50%	(150,000)	198,000
Total Capital Reinvestment	**348,000**	**175,314**	**172,686**	**50%**	**(150,000)**	**198,000**
501 RMRA Capital Projects						
	1,060,000	2,250	1,057,750	0%	-	1,060,000
Total RMRA Capital Projects	**1,060,000**	**2,250**	**1,057,750**	**0%**	**-**	**1,060,000**
502-Riverside County Fund Control (RCFC) - Local						
	57,500	17,299	40,201	30%	-	57,500
Total RCFC	**57,500**	**17,299**	**40,201**	**30%**	**-**	**57,500**

CITY OF WILDOMAR
Expenditure Status Report
3rd Quarter FY2024-25
July 1, 2024 to March 31, 2025

Fund	*Amended Budget*	*9 Month Preliminary Actual Expenditures*	*Remaining Budget*	*Percent Used*	*Requested Budget Change*	*Proposed Budget*
503-Transportation Uniform Mitigation Fee (TUMF) - Local						
Clinton Keith Widen CIP025	1,959,400	693,166	1,266,234	35%	-	1,959,400
Bundy Canyon/Scott Rd Widen CIP026	2,354,100	1,218,060	1,136,040	52%	-	2,354,100
Palomar Widening CIP028	4,286,600	173,806	4,112,794	4%	-	4,286,600
Bundy Canyon/I-15 Interchange Study CIP070	1,500,000	133	1,499,867	0%	(1,450,000)	50,000
Baxter Rd/I-15 Interchange Study CIP074	1,500,000	175	1,499,825	0%	(1,450,000)	50,000
Bundy Canyon West - Widen & ATP CIP090	210,000	737	209,263	0%	(160,000)	50,000
Bundy Canyon Widening Sidewalks CIP092	225,000	25	224,975	0%	(200,000)	25,000
Total TUMF	**12,035,100**	**2,086,102**	**9,948,998**	**17%**	**(3,260,000)**	**8,775,100**
506-Highway Safety Improvement Program (HSIP) - Federal						
	648,100	-	648,100	0%	-	648,100
Total HSIP	**648,100**	**-**	**648,100**	**0%**	**-**	**648,100**
507-State Funded Capital Projects - Miscellaneous - State						
27 Acre Park CIP062	1,211,800	-	1,211,800	0%	(1,000,000)	211,800
Palomar Widening CIP028	16,000	-	16,000	0%	-	16,000
Total Miscellaneous State Funded Projects	**1,227,800**	**-**	**1,227,800**	**0%**	**(1,000,000)**	**227,800**
508-Local Capital Grants						
Bundy Canyon Widening RCTC CIP026	5,371,300	-	5,371,300	0%	(5,371,300)	-
Clinton Keith Widening CIP025	5,651,200	176,945	5,474,255	3%	(5,474,200)	177,000
Total Local Capital Grants	**11,022,500**	**176,945**	**10,845,555**	**2%**	**(10,845,500)**	**177,000**
509-Federal Grants						
Sedco Blvd Safety Improvements CIP096	150,000	-	150,000	0%	(100,000)	50,000
Total Local Capital Grants	**150,000**	**-**	**150,000**	**0%**	**(100,000)**	**50,000**
601 LLMD 89-1C						
CIP091 Catch Basin Retrofit Project & CIP100 Maintenance District Enhancement Project						
Public Works/Engineering	112,500	56,667	55,833	50%	-	112,500
Zone 3	278,200	58,738	219,462	21%	-	278,200
Zone 18	700	-	700	0%	-	700
Zone 26	800	-	800	0%	-	800
Zone 27	1,500	257	1,243	17%	-	1,500
Zone 29	14,400	5,327	9,073	37%	-	14,400
Zone 30	39,900	7,034	32,866	18%	-	39,900
Zone 35	300	-	300	0%	-	300
Zone 42	32,800	20,430	12,370	62%	-	32,800
Zone 50	300	-	300	0%	-	300
Zone 51	18,900	2,871	16,029	15%	-	18,900
Zone 52	290,300	5,152	285,148	2%	-	290,300
Zone 59	58,300	1,859	56,441	3%	-	58,300
Zone 62	132,700	3,028	129,672	2%	-	132,700
Zone 67	54,300	1,781	52,519	3%	-	54,300
Zone 70	700	111	589	16%	-	700
Zone 71	26,300	2,168	24,132	8%	-	26,300
Zone 73	500	-	500	0%	-	500
Zone 181	38,000	1,275	36,725	3%	-	38,000
LLMD 89-1C Total	**1,101,400**	**166,699**	**934,701**	**15%**	**-**	**1,101,400**
602 CSA-22						
Contractual Services	3,300	1,483	1,817	45%	-	3,300
Electricity	14,400	7,258	7,142	50%	-	14,400
Street Lights	28,000	-	28,000	0%	-	28,000
CSA-22	**45,700**	**8,740**	**36,960**	**19%**	**-**	**45,700**
603 - CSA 103						
Landscape & Drainage	20,200	6,558	13,642	32%	-	20,200
Maintenance District Enhancement CIP0100	12,100	283	11,817	2%	-	12,100
Street Lights	178,200	40,469	137,731	23%	-	178,200
CSA-103	**210,500**	**47,310**	**163,190**	**22%**	**-**	**210,500**
604 - CSA 142						
Public Works	1,500	-	1,500	0%	-	1,500
Street Lights	30,900	5,749	25,151	19%	-	30,900
CSA-142	**32,400**	**5,749**	**26,651**	**18%**	**-**	**32,400**

CITY OF WILDOMAR
Expenditure Status Report
3rd Quarter FY2024-25
July 1, 2024 to March 31, 2025

Fund		*Amended Budget*	*9 Month Preliminary Actual Expenditures*	*Remaining Budget*	*Percent Used*	*Requested Budget Change*	*Proposed Budget*
CFDs							
605 CFD 2017 DIF Deferral							
	DIF Payment / Transfers Out	80,300	-	80,300	0%	-	80,300
	Contractual Services	3,500	1,482	2,018	42%	-	3,500
	CFD 605	**83,800**	**1,482**	**82,318**	**2%**	**-**	**83,800**
606 CFD 2013-1							
	CFD 2013-1 Maintenance	75,900	32,804	43,096	43%	-	75,900
	Zone 3	88,300	14,622	73,678	17%	-	88,300
	Zone 4	1,900	801	1,099	42%	-	1,900
	Zone 5	58,600	14,791	43,809	25%	-	58,600
	Zone 8	10,300	288	10,012	3%	-	10,300
	Zone 9	12,100	-	12,100	0%	-	12,100
	Zone 10	47,700	4,287	43,413	9%	-	47,700
	Zone 11	15,500	197	15,303	1%	-	15,500
	Zone 13	1,300	-	1,300	0%	-	1,300
	Zone 14	7,500	-	7,500	0%	-	7,500
	Zone 15	16,200	-	16,200	0%	-	16,200
	Zone 16	5,500	-	5,500	0%	-	5,500
	Zone 18	21,900	-	21,900	0%	-	21,900
	Zone 19	82,300	3,152	79,148	4%	-	82,300
	Zone 21	2,900	-	2,900	0%	-	2,900
	Zone 24	178,300	-	178,300	0%	-	178,300
	Total CFD's	**626,200**	**70,942**	**555,258**	**11%**	**-**	**626,200**
607 CFD 2022-3							
	Public Works/Engineering	28,100	3,819	24,281	14%	-	28,100
	Non Departmental	2,500	-	2,500	0%	-	2,500
	Total CFD 2022-3	**30,600**	**3,819**	**26,781**	**12%**	**-**	**30,600**
608 CFD 2023-1							
	Public Works/Engineering	11,300	1,063	10,238	9%	-	11,300
	Total CFD 2023-1	**11,300**	**1,063**	**10,238**	**9%**	**-**	**11,300**
610 CFD 2013-1 Special Tax B							
	Public Safety	233,000	-	233,000	0%	-	233,000
	Non Departmental	2,800	-	2,800	0%	-	2,800
	Total CFD 2023-1	**235,800**	**-**	**235,800**	**0%**	**-**	**235,800**
611 CFD 2022 Special Tax B							
	Public Works/Engineering	-	676	(676)	0%	145,400	145,400
	Total CFD 2022 Special Tax B	**-**	**676**	**(676)**	**0%**	**145,400**	**145,400**
612 CFD 2022-1 Special Tax A							
	Public Works/Engineering	301,000	14,832	286,168	5%	(80,000)	221,000
	Total CFD 2022-1	**301,000**	**14,832**	**286,168**	**5%**	**(80,000)**	**221,000**
613 CFD 2022-2 Special Tax A							
	Public Works/Engineering	30,600	2,602	27,998	9%	-	30,600
	Total CFD 2022-2	**30,600**	**2,602**	**27,998**	**9%**	**-**	**30,600**
690 Measure Z - Parks							
	Community Services	109,200	59,528	49,673	55%	-	109,200
	O'Brien Park	154,800	107,654	47,146	70%	-	154,800
	Heritage Park	53,500	27,982	25,518	52%	-	53,500
	Windsong Park	51,400	39,823	11,577	77%	-	51,400
	Ball Field	-	666	(666)	0%	-	-
	Malaga Park	11,800	6,678	5,122	57%	-	11,800
	Total Measure Z Park	**380,700**	**242,331**	**138,369**	**64%**	**-**	**380,700**
		-		-			-
	Non-GF Funds Total	**$47,095,900**	**$5,414,839**	**$41,681,061**	**11%**	**$ (20,720,600)**	**$26,375,300**
	Grand Total- All Funds	**$76,889,700**	**$16,719,238**	**$60,170,462**	**22%**	**$ (20,471,500)**	**$56,418,200**



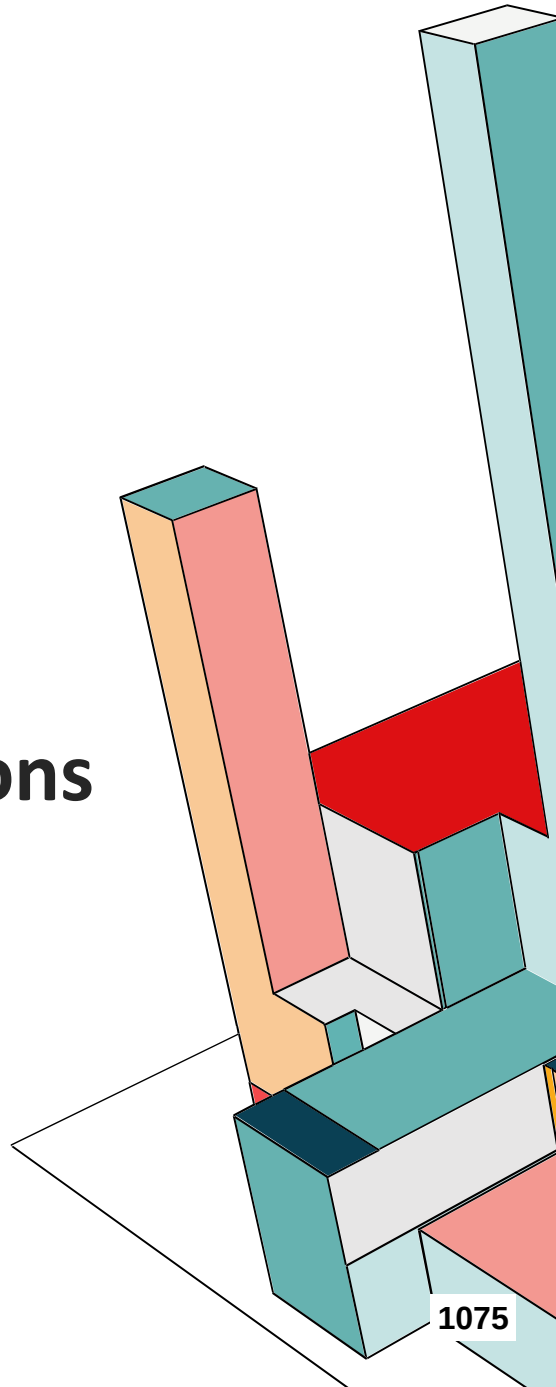
FY2024-25 3RD QUARTER BUDGET REPORT

April 9th, 2025

Adam Jantz – Finance Manager

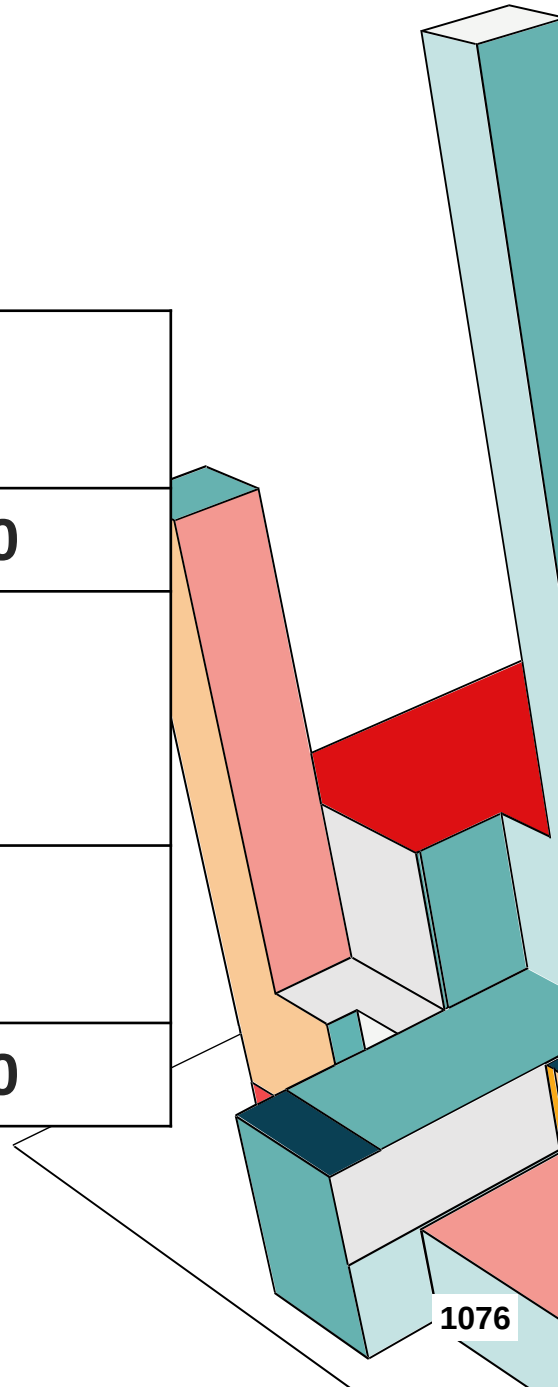
REVENUE ADJUSTMENTS

- Increase Development Revenue Based on Actuals
- Increase Vehicle License In Lieu Fees
- Increase Miscellaneous Income for TEFRA Savings Share Remitted to the City
- Reduce CIP Grant Revenue to Reflect Appropriations Carried Over into Next Fiscal Year



APPROVE OR PROVIDE DIRECTION ON THE FOLLOWING SURPLUS OPTIONS:

Establish Fund 103 for Pension Liability Trust and Fund with $900,000 of Surplus	$900,000
Commit Portion of Surplus for a Public Safety Reserve	$1,750,000
Transfer $500,000 to Fund 130 for Field Operations Center and Reimburse Over Time with Allocations from Other Funds	$500,000
Establish Asset Replacement Fund 105 and Fund Utilizing FY2023/24 Surplus	$350,000
Total	$3,500,000



GENERAL FUND EXPENDITURE ADJUSTMENTS

- Increase Non-Departmental for Transfer of $350K of Surplus to Asset Replacement Fund 105
- Increase Non-Departmental for Transfer of $900K of Surplus to Pension Liability Fund 103
- Increase Non-Departmental for Transfer of $500K of Surplus to Field Operations Center Fund 130

GENERAL FUND EXPENDITURE ADJUSTMENTS

- Increase Admin Services for Continued ERP Implementation
- Increase IT Services for New Switches and Power Supply
- Increase Police by $236,200 to Reflect Higher Rates

NON-GENERAL FUND EXPENDITURE ADJUSTMENTS

- Increase Measure AA Police to Purchase Used Backup Motorcycle to Replace the Original
- De-appropriate Capital Project Budget Balances Unspent That Are to Be Carried Over to Next Fiscal Year
- Establish Fund 130 for Field Operations Center, which will be Initially Funded with General Fund Surplus and Be Reimbursed from Other Funds

General Fund	FY2024-25
Beginning Balance:	$ 8,241,860
Revenue	$ 19,685,100
Expenditures	$ (20,768,700)
Ending Balance:	$ 7,158,260

			Proposed		Projections		
	2023-24 Actuals	2024-25 3rd Quarter Budget	2025-26 Budget	FY2026-27 Budget	FY2027-28 Projection	FY2028-29 Projection	FY2029-30 Projection
BEGINNING FUND BALANCE	$ 4,663,367	$ 8,241,861	$ 7,158,261	$ 7,975,260	$ 9,615,060	$ 10,527,260	$ 11,223,260
Total Operating Revenues	18,847,293	19,391,700	19,791,800	20,866,900	20,869,800	21,414,900	21,975,200
Total Operating Expenditures	15,271,950	18,698,700	19,166,900	19,769,500	20,513,600	21,288,800	22,096,500
Transfers In	385,906	293,400	512,100	542,400	556,000	569,900	556,000
Transfers Out	(382,755)	(2,070,000)	(320,000)	-	-	-	-
Projected Surplus (Deficit)	$ 3,578,494	$ (1,083,600)	$ 817,000	$ 1,639,800	$ 912,200	$ 696,000	$ 434,700
ENDING FUND BALANCE	8,241,861	7,158,261	7,975,260	9,615,060	10,527,260	11,223,260	11,657,960
COMMITTED FUNDS							
Economic Stability Reserve 15%	2,471,175	2,507,625	2,968,770	3,130,035	3,130,470	3,212,235	3,296,280
Extreme Event Reserve 5%	823,725	835,875	989,590	1,043,345	1,043,490	1,070,745	1,098,760
Public Safety Reserve	-	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
Compensated Absences Reserve	400,000	400,000	400,000	400,000	400,000	400,000	400,000
APPROPRIABLE FUND BALANCE	4,546,961	1,664,761	1,866,900	3,291,680	4,203,300	4,790,280	5,112,920

Questions?

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.2
Meeting Date: April 9, 2025

SUBJECT: FY2025-26 & FY2026-27 Biennial Budget Workshop - Community Development & Public Works Budgets

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Discuss and receive comments from the public regarding the draft Fiscal Year 2025-26 and 2026-27 budgets for Community Development and Public Works/Engineering.

SUMMARY:
Review of Draft Budgets for Community Development and Public Works/Engineering for FY2025-26 and FY2026-27.

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 Community Development and Public Works/Engineering 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.

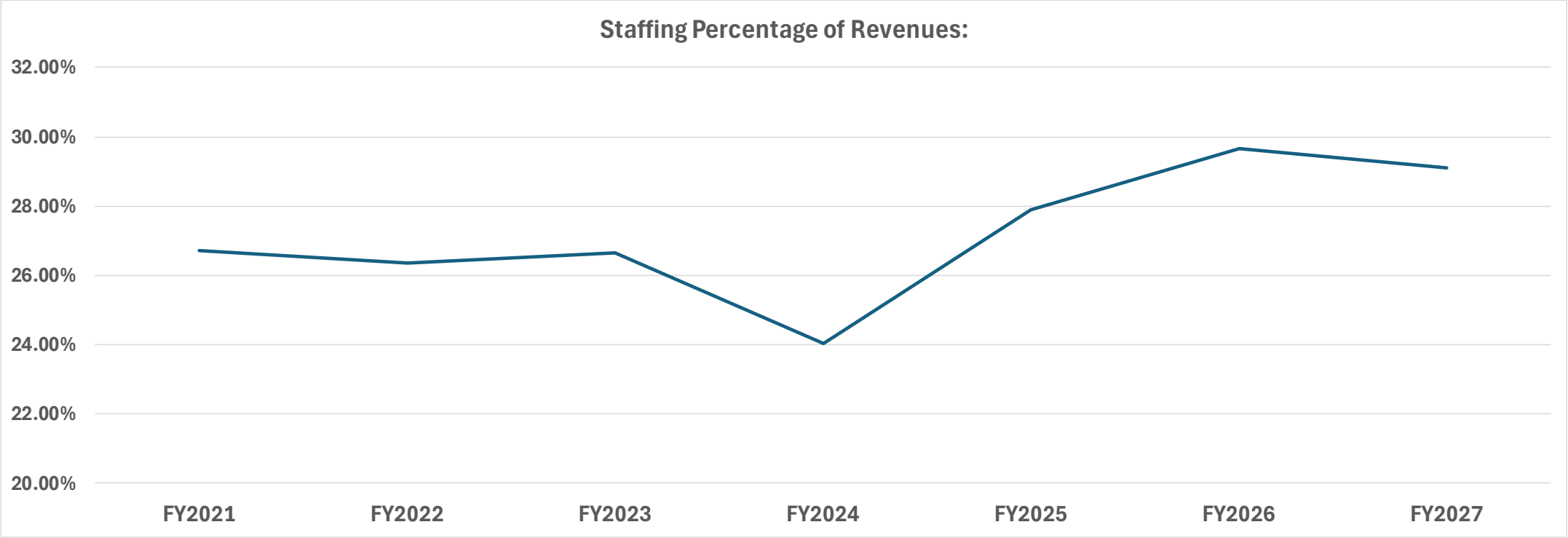
ATTACHMENTS:
FY2025-26 & FY2026-27 Comm Dev and PW Budget Workshop Presentation.pdf
FY2025-26 & FY2026-27 Comm Dev and PW Draft Budgets

Workshop

Proposed Draft FY2026 & FY2027
Goals & Budgets for Community Development & Public Works

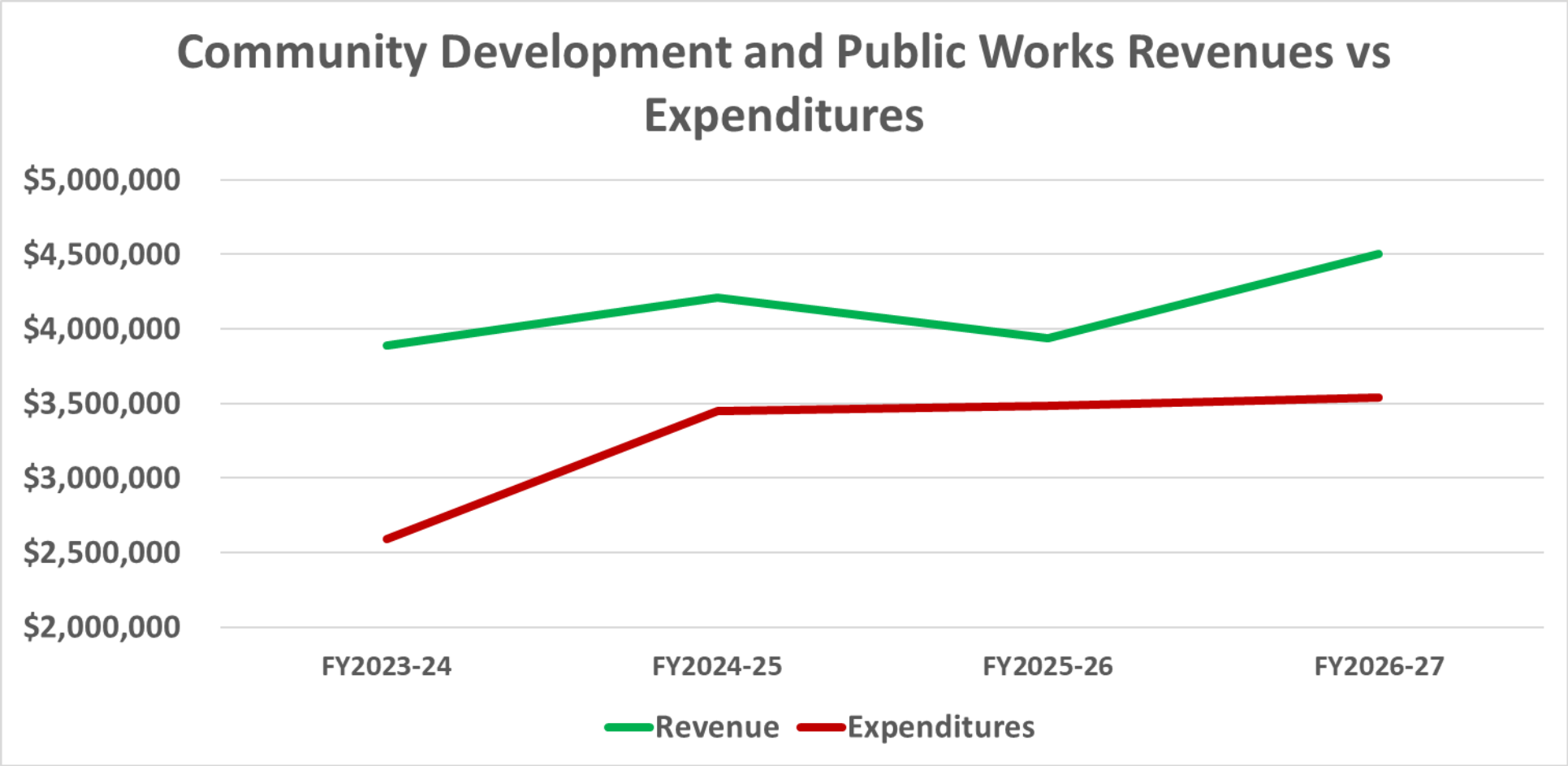
April 9th, 2025, City Council Meeting

	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
Total General Fund Revenues:	$ 14,300,789	$ 17,086,401	$ 17,598,570	$ 19,233,199	$ 19,685,100	$ 20,303,900	$ 21,409,300
Staff Payroll	$ 1,710,403	$ 2,914,157	$ 2,985,287	$ 3,284,308	$ 4,720,208	$ 5,393,247	$ 5,711,186
General Government Staffing Support	$ 307,623	$ 285,760	$ 322,162	$ 298,403	$ 11,000	$ 24,000	$ 24,000
Human Resources Contract Support	$ 33,821	$ 66,625	$ 66,840	$ 21,446	$ -	$ -	$ -
Development Contractor Hours	$ 1,696,499	$ 1,234,914	$ 1,314,630	$ 1,020,290	$ 762,400	$ 605,100	$ 492,100
OEM	$ 72,748	$ -	$ -	$ -	$ -	$ -	$ -
Staffing Percentage of Revenues:	26.72%	26.35%	26.64%	24.04%	27.91%	29.66%	29.09%



Key Notes

- **<u>Shift Differential</u>**
  - Additional Pay for working Non-Standard Shifts
    - The City is in the Process of Researching the Implementation of Shift Differential to Compensate Staff for Working Off-Hour Shifts
    - This is Not Incorporated into These Draft Budgets Yet
    - Personnel Rules Will Be Addressed in May to Incorporate Shift Differential


Community Development and Public Works Revenues vs Expenditures
$5,000,000
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
FY2023-24
FY2024-25
FY2025-26
FY2026-27
Revenue
Expenditures

Community Development Department Goals

Facilitate Zoning Code Update Implementations

- Achieves Council Priority #2 of “Responsible Growth and Development."
- Achieves Council’s Vision of “being a safe and active community, responsibly grown, with quality infrastructure while keeping a hometown feel.”
- Achieves Council Priority #3 of “Economic Health."

Complete “Wildomar Meadows Specific Plan”

- Achieves Council Priority #2 of “Responsible Growth and Development.”
- Achieves Council’s Vision of “being a safe and active community, responsibly grown, with quality infrastructure while keeping a hometown feel.”
- Achieves Council Priority #3 of “Economic Health.”

Complete “Bluffs at Hidden Springs Specific Plan”

- Achieves Council Priority #2 of “Responsible Growth and Development.”
- Achieves Council’s Vision of “being a safe and active community, responsibly grown, with quality infrastructure while keeping a hometown feel.”
- Achieves Council Priority #3 of “Economic Health."

Community Development Department Goals

Facilitate and Streamline Intergovernmental Building and Fire Safety Coordination

- Achieves Council Priority #1 of "providing a safe and family-friendly environment"
- Achieves Council's Vision of "being a safe and active community"

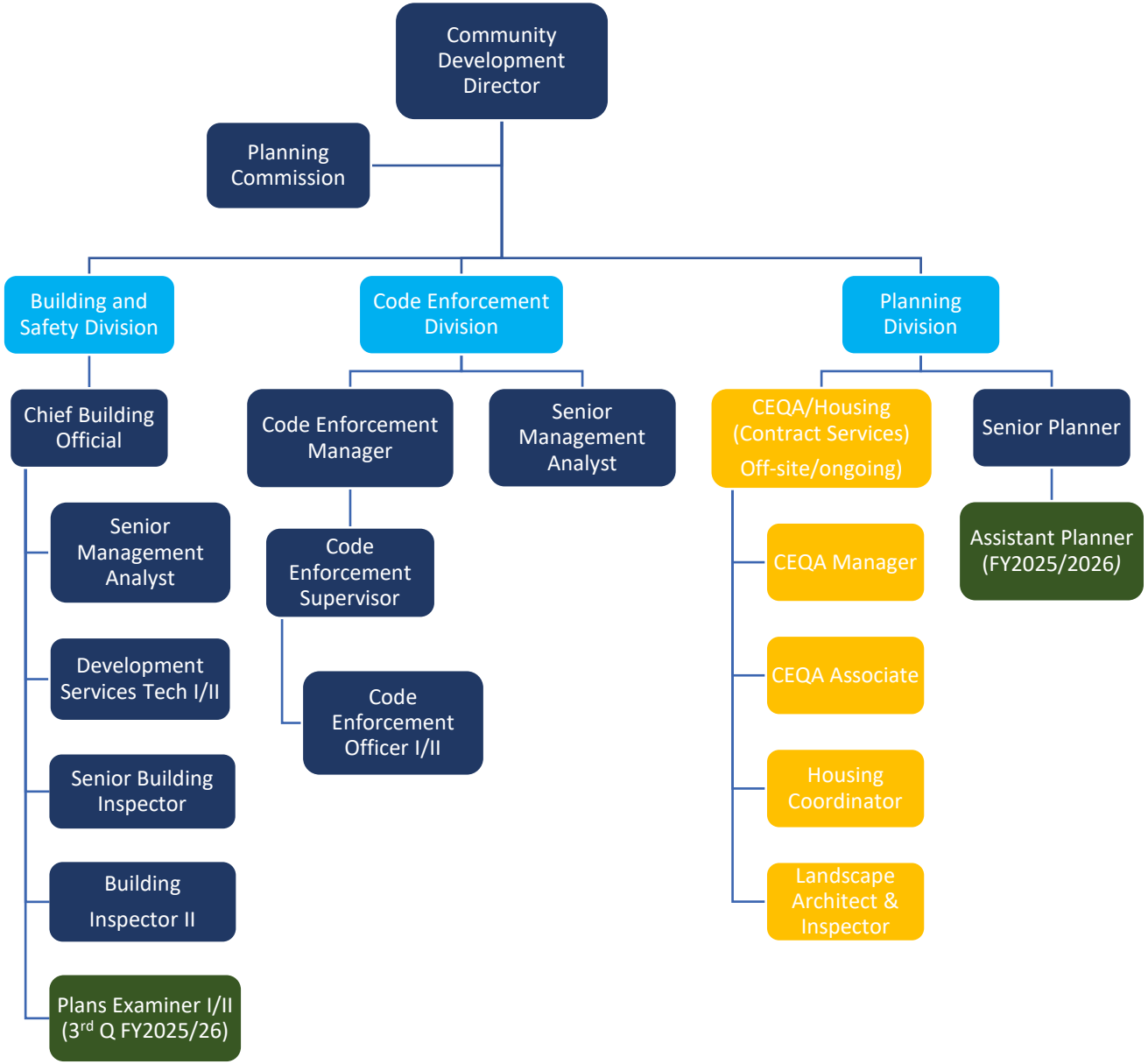
Deploy and Implement Open Space and Conservation Improvement and Protection Plans

- Achieves Council's Vision of "being a safe and active community."

Adopt and Implement Noise Standards and a Structure Abatement Program

- Achieves Council Priority #1 of "providing a safe and family-friendly environment."
- Achieves Council's Vision of "being a safe and active community."

Community Development Department Org Chart



Public Works Department Revenues

Capital Improvement Program (CIP)

- Measure A (Fund 201)
- Measure AA (Fund 120)
  - Project Specific (not used for salaries)
- Other funds as identified in the CIP Program (e.g., TUMF, DIF, Grants, etc…)

Engineering

- General Fund – Development Engineering (Fund 4340)
- General Fund – Public Works (Fund 4500)

Public Works

- Gas Tax (Fund 200)
- Solid Waste Franchise Fees (Fund 212)
- LLMD Funds (Various Fund Accounts)
- CFD Funds (Various Fund Accounts)

Public Works Department Goals

Public Works Maintenance

- **Goal: Improve Traffic Safety**
  - Implement LRSP recommendations.
  - Install battery back-up systems and yellow reflective signal-head backplates at traffic signals.
- **Goal: Enhance Pavement Management Program**
  - Establish a crack-fill and patching program.
- **Goal: Establish Public Right-of-Way Maintenance Program**
  - Complete transition from contract maintenance to City-employees.
  - Establish a Citywide Maintenance Program.
  - Evaluate structuring a Citywide Maintenance Division with both Public Works and Community Services maintenance personnel.
  - Implement a new online public reporting tool and work order tool.

Public Works Department Goals

Capital Improvement Program

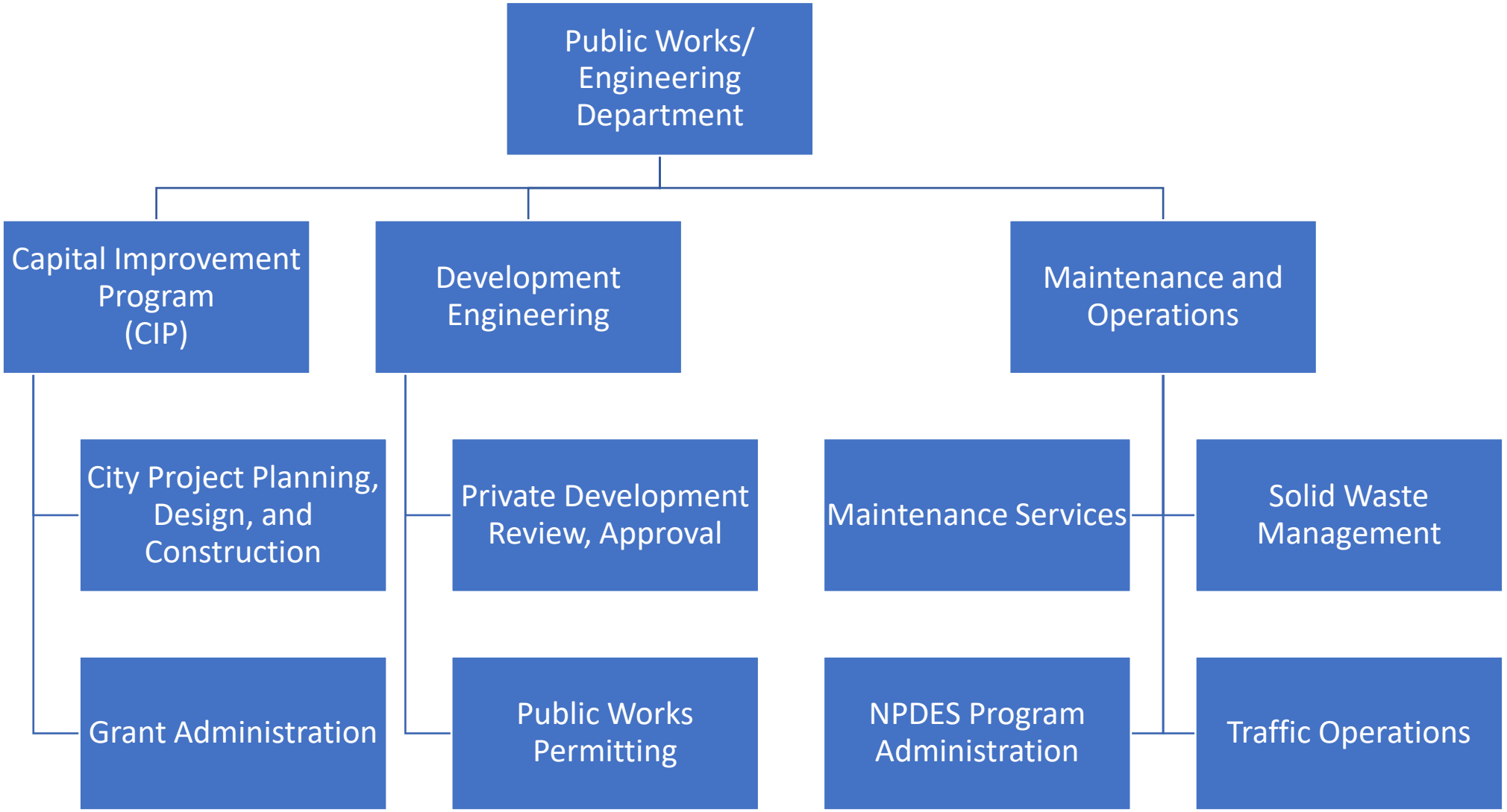
- **Goal: Improve Traffic Safety**
  - **Construction:**
    - CIP 088 – Harvest Way Traffic Signal
    - CIP 089 – Traffic Signal Upgrades
    - CIP 103 – Wildomar Trail Interchange/Restriping
  - **Design:**
    - CIP 096 – Sedco Blvd. Improvements
- **Goal: Complete Road Widening Projects**
  - Construction:
    - CIP 025-1 – Clinton Keith Rd. Widening
    - CIP 026-2 – Bundy Canyon Rd. Improvement, Segment 2
    - CIP 028-2 – Palomar St. Widening (Phase 2)
- **Goal: Enhance Pavement Management Program**
  - CIP 050-1 – Adopt Pavement Management Program Report
- **Goal: Increase Park Facilities**
  - CIP 026-1 – 27-Acre Park (Phase 1)
  - CIP 099 – 20-Acre Park (initial opening to public)

Public Works Department Goals

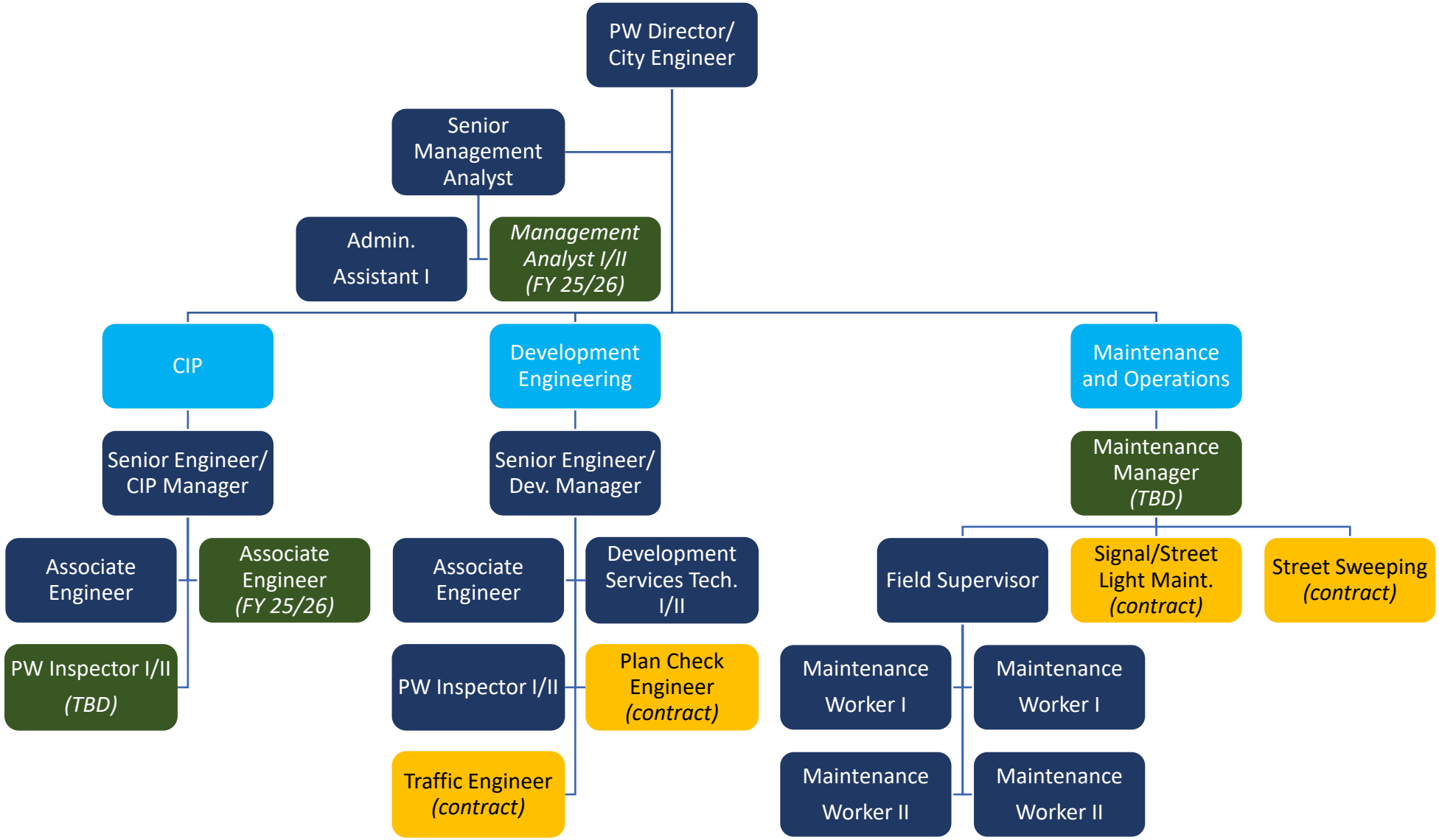
Development Engineering

- **Goal: General Plan Implementation**
  - Develop and adopt City-specific Engineering Standards, Guidelines, and a Land Development Manual for staff and developers to use through the Land Development process.

Public Works Department Organizational Structure



Public Works Department Organizational Chart



Public Works Department Budget Summary

General Fund

- Adjusted budgets to account for more City employee positions (reduced contractual expenses).
- Adjusted budgets to account for needs for additional City employees (furniture, hardware/software, training, etc…)

Measure AA

- Preserved funds for in-field maintenance costs and construction projects.
- Budgeted funds for Public Works Maintenance including Sign Replacement Program, Striping Program, and Pavement/Shoulder Maintenance Program.
- Budgeted one-time funds for maintenance vehicle needs.

Gas Tax

- Restructured budget to cover salaries for Public Works Maintenance staff.
- Budgeted funds to cover annually recurring Public Works Maintenance expenditures such as maintenance software and right-of-way stormwater compliance inspections.

Measure A

- Restructured budget to cover Traffic Maintenance and Operations expenditures.
- Budgeted funds for special projects including traffic signal battery back-ups, traffic signal hardware, traffic calming, signal timing updates, and trail fencing.

Capital Improvement Program Budget

Full 5-Year CIP will be presented to Council in June

Program Priorities for FY 25/26 and FY 26/27:

- **Construction**
  - CIP 025: Clinton Keith Rd. Widening
  - CIP 026-2: Bundy Canyon Rd. (Segment 2)
  - CIP 028-2: Palomar St. Widening (Phase 2)
  - CIP 057: Annual Pavement Rehabilitation Program
  - CIP 058: Annual Slurry Seal Program
  - CIP 062: 27-Acre Park (Phase 1)
  - CIP 067-1: Cemetery Improvements (Phase 1)
  - CIP 088/089: Highway Safety Improvement Projects
  - CIP 099: 20-Acre Park (initial opening)
- **Design**
  - CIP 086: Sedco MDP Line F-2
  - CIP 090: Bundy Canyon Rd. (west)
  - CIP 096: Sedco Blvd. Improvements
  - CIP 099: 20-Acre Park (Phase 1 and 2)
- **Project Studies**
  - CIP 050-1: Pavement Management Program
  - CIP 070/074: Bundy Canyon/Wildomar Trail Interchanges

	2023-24 Actuals	3rd Quarter 2024-25 Budget	Proposed 2025-26 Budget	FY2026-27 Budget	Projections FY2027-28 Projection	FY2028-29 Projection	FY2029-30 Projection
BEGINNING FUND BALANCE	$ 4,663,367	$ 8,241,861	$ 7,158,261	$ 7,975,260	$ 9,615,060	$ 10,527,260	$ 11,223,260
Operating Revenues							
Sales & Use Taxes	2,709,471	2,730,000	2,757,300	2,784,900	2,854,500	2,925,900	2,999,000
Property Taxes	6,297,466	6,232,500	6,544,100	6,806,000	7,010,200	7,220,500	7,437,100
Franchise Fees	1,147,966	1,270,000	1,355,000	1,395,000	1,396,400	1,397,800	1,399,200
TOTAL TAXES	10,154,902	10,232,500	10,656,400	10,985,900	11,261,100	11,544,200	11,835,300
CANNABIS REVENUE	359,331	535,600	547,300	531,900	545,200	558,800	572,800
LICENSE & PERMIT FEES	3,840,305	3,997,000	3,738,900	4,323,600	3,891,200	3,988,500	4,088,200
FINES & FORFEITURES	66,610	70,000	103,500	105,100	107,700	110,400	113,200
USE OF MONEY AND PROPERT	757,032	500,000	500,000	500,000	512,500	525,300	538,400
INTERGOVERNMENTAL REVEN	3,549,220	3,914,200	4,062,500	4,222,200	4,348,900	4,479,400	4,613,800
CURRENT SERVICE CHARGES	27,772	44,200	38,000	40,000	41,000	42,000	43,000
OTHER REVENUES	92,121	98,200	145,200	158,200	162,200	166,300	170,500
Total Operating Revenues	18,847,293	19,391,700	19,791,800	20,866,900	20,869,800	21,414,900	21,975,200
Operating Expenditures							
GENERAL GOVERNMENT	3,972,817	5,730,200	5,537,600	5,657,900	5,799,300	5,944,300	6,092,900
COMMUNITY DEVELOPMENT	2,612,685	3,394,800	3,320,900	3,338,200	3,421,700	3,507,200	3,594,900
PUBLIC WORKS/ ENGINEERING	445,246	634,000	751,800	777,800	797,200	817,100	837,500
PUBLIC SAFETY	8,241,203	8,939,700	9,556,600	9,995,600	10,495,400	11,020,200	11,571,200
Total Operating Expenditures	15,271,950	18,698,700	19,166,900	19,769,500	20,513,600	21,288,800	22,096,500
Transfers In	385,906	293,400	512,100	542,400	556,000	569,900	556,000
Transfers Out	(382,755)	(2,070,000)	(320,000)	-	-	-	-
Projected Surplus (Deficit)	$ 3,578,494	$ (1,083,600)	$ 817,000	$ 1,639,800	$ 912,200	$ 696,000	$ 434,700
ENDING FUND BALANCE	8,241,861	7,158,261	7,975,260	9,615,060	10,527,260	11,223,260	11,657,960
COMMITTED FUNDS							
Economic Stability Reserve 15%	2,471,175	2,507,625	2,968,770	3,130,035	3,130,470	3,212,235	3,296,280
Extreme Event Reserve 5%	823,725	835,875	989,590	1,043,345	1,043,490	1,070,745	1,098,760
Public Safety Reserve	-	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
Compensated Absences Reserve	400,000	400,000	400,000	400,000	400,000	400,000	400,000
APPROPRIABLE FUND BALANCE	4,546,961	1,664,761	1,866,900	3,291,680	4,203,300	4,790,280	5,112,920

Questions?

City of Wildomar

Biennial Budget Draft

FY 2025-26 & FY 2026-27

Community Development

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General Fund Five-Year Forecast

		3rd Quarter	Proposed		Projections		
	2023-24 Actuals	2024-25 Budget	2025-26 Budget	FY2026-27 Budget	FY2027-28 Projection	FY2028-29 Projection	FY2029-30 Projection
BEGINNING FUND BALANCE	$ 4,663,367	$ 8,241,861	$ 7,158,261	$ 7,975,260	$ 9,615,060	$ 10,527,260	$ 11,223,260
Operating Revenues							
Sales & Use Taxes	2,709,471	2,730,000	2,757,300	2,784,900	2,854,500	2,925,900	2,999,000
Property Taxes	6,297,466	6,232,500	6,544,100	6,806,000	7,010,200	7,220,500	7,437,100
Franchise Fees	1,147,966	1,270,000	1,355,000	1,395,000	1,396,400	1,397,800	1,399,200
TOTAL TAXES	10,154,902	10,232,500	10,656,400	10,985,900	11,261,100	11,544,200	11,835,300
CANNABIS REVENUE	359,331	535,600	547,300	531,900	545,200	558,800	572,800
LICENSE & PERMIT FEES	3,840,305	3,997,000	3,738,900	4,323,600	3,891,200	3,988,500	4,088,200
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USE OF MONEY AND PROPERTY	757,032	500,000	500,000	500,000	512,500	525,300	538,400
INTERGOVERNMENTAL REVENUES	3,549,220	3,914,200	4,062,500	4,222,200	4,348,900	4,479,400	4,613,800
CURRENT SERVICE CHARGES	27,772	44,200	38,000	40,000	41,000	42,000	43,000
OTHER REVENUES	92,121	98,200	145,200	158,200	162,200	166,300	170,500
Total Operating Revenues	18,847,293	19,391,700	19,791,800	20,866,900	20,869,800	21,414,900	21,975,200
Operating Expenditures							
GENERAL GOVERNMENT	3,972,817	5,730,200	5,537,600	5,657,900	5,799,300	5,944,300	6,092,900
COMMUNITY DEVELOPMENT	2,612,685	3,394,800	3,320,900	3,338,200	3,421,700	3,507,200	3,594,900
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PUBLIC SAFETY	8,241,203	8,939,700	9,556,600	9,995,600	10,495,400	11,020,200	11,571,200
Total Operating Expenditures	15,271,950	18,698,700	19,166,900	19,769,500	20,513,600	21,288,800	22,096,500
Transfers In	385,906	293,400	512,100	542,400	556,000	569,900	556,000
Transfers Out	(382,755)	(2,070,000)	(320,000)	-	-	-	-
Projected Surplus (Deficit)	$ 3,578,494	$ (1,083,600)	$ 817,000	$ 1,639,800	$ 912,200	$ 696,000	$ 434,700
ENDING FUND BALANCE	8,241,861	7,158,261	7,975,260	9,615,060	10,527,260	11,223,260	11,657,960
COMMITTED FUNDS							
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Extreme Event Reserve 5%	823,725	835,875	989,590	1,043,345	1,043,490	1,070,745	1,098,760
Public Safety Reserve	-	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000
Compensated Absences Reserve	400,000	400,000	400,000	400,000	400,000	400,000	400,000
APPROPRIABLE FUND BALANCE	4,546,961	1,664,761	1,866,900	3,291,680	4,203,300	4,790,280	5,112,920

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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	Proposed 2026-27 Budget
General Fund					
3220	Cannabis Application Fee	$ 50,000	$ 72,900	$ 55,300	$ 39,900
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**	**547,300**	**531,900**
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 (100)	**10,154,902**	**10,242,500**	**10,656,400**	**10,985,900**
3200	Business Registration Fee	60,380	90,000	65,000	75,000
3201	NPDES Inspection Fee	2,948	8,500	2,000	2,000
3210	Planning Fixed Fee	430,171	571,000	574,200	586,500
3215	Film Permits	-	1,000	-	-
3230	Haul/Trip Permit Fee	6,270	15,000	15,000	15,000
3235	Encroachment Permit	189,514	140,000	140,000	140,000
3240	Building & Safety Fixed Fee	1,357,636	1,482,500	2,067,600	2,592,700
3243	BSAF Admin Retention Revenue	822	500	900	1,000
3244	MSHCP Administration Fee	6,102	5,000	6,000	6,000
3250	Fire Fees	100,031	155,000	150,000	160,000
3259	Fixed Engineering Project Revenue	51,098	200,000	653,400	675,600
3260	Private Development Fee-Planning	476,905	77,800	-	-
3261	Private Development Fee-Engineering	758,103	300,000	20,000	20,000
3262	Private Development Fee-Building	375,619	161,000	-	-
3268	Code Enforcement Revenue	14,746	31,500	25,000	30,000
3860	Professional Development Fee-Building	3,773	7,200	7,200	7,200
3861	Professional Development Fee-Planning	105	300	200	200
3862	Professional Development Fee-Engineering	-	200	200	200
3863	Technology Fee-Building	5,918	12,000	12,000	12,000
3864	Technology Fee-Planning	165	500	200	200
	TOTAL LICENSE & PERMIT FEES (100)	**3,840,305**	**3,259,000**	**3,738,900**	**4,323,600**
3270	Fines & Forfeitures	34,494	50,000	50,000	50,000
3271	AMR Fines	32,115	20,000	53,500	55,100
	Reimburses for Emergency Medical Supplies				
	TOTAL FINES & FORFEITURES (100)	**66,610**	**70,000**	**103,500**	**105,100**

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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	Proposed 2026-27 Budget
3800	Interest Income	629,542	500,000	450,000	450,000
3801	Gain or Loss on Investment	127,490	-	50,000	50,000
	TOTAL USE OF MONEY AND PROPERTY (100)	**757,032**	**500,000**	**500,000**	**500,000**
3500	Motor Vehicle License Fee	45,357	45,000	59,100	60,300
3501	Vehicle License Fee Replacement SB130	3,458,170	3,631,100	3,963,400	4,121,900
3525	SB90 State Mandated Cost Reimb	45,693	100,000	40,000	40,000
3526	State Condemnation Rev	-	2,200	-	-
3535	County/Special Dist. Reimb.	-	16,000	-	-
	TOTAL INTERGOVERNMENTAL REVENUES (100)	**3,549,220**	**3,794,300**	**4,062,500**	**4,222,200**
3300	Abandoned Property Registration	500	1,000	1,000	1,000
3310	Public Safety Revenue	14,601	19,000	20,000	20,000
3320	Special Event Revenue	6,433	14,000	7,000	7,000
3321	Community Room Rental Fee	6,238	10,000	10,000	12,000
3324	RTA Bus Pass	-	200	-	-
	TOTAL CURRENT SERVICE CHARGES (100)	**27,772**	**44,200**	**38,000**	**40,000**
3803	NSF Fees	-	100	-	-
3515	Leave Reimbursements	12,104	2,000	15,000	15,000
3848	Breakfast with Santa	-	2,000	-	-
3850	Miscellaneous Income	16,232	15,000	15,000	15,000
3852	Sponsorships & Donations	426	10,300	4,000	4,000
3856	Community Clean-Up Reimbursement	9,285	-	-	-
3903	DAERF Admin Retention	77	300	500	500
3955	Public Surplus Revenue	-	1,500	1,500	1,500
3690	Pension Trust Reimbursement	-	-	57,200	67,200
3650	Tenant Lease Revenue	53,996	52,000	52,000	55,000
	TOTAL OTHER REVENUES (100)	**92,121**	**83,200**	**145,200**	**158,200**
3900	Transfers In - Cost Allocation	385,906	293,400	226,400	227,700
3900	Transfers In - From SLESF	-	-	186,400	191,100
3900	Transfers In - Special Tax Consultant	-	-	66,700	68,900
3900	Transfers In - From Districts for 20 & 27 Acre Park Maintenance	-	-	32,600	54,700
	General Fund	**$ 19,233,199**	**$ 18,822,200**	**$ 20,303,900**	**$ 21,409,300**

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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	$ 334,800	$ 334,800
City Manager	366,533	509,300	377,400	385,800
City Clerk	320,554	564,700	392,000	437,900
City Attorney	259,986	312,000	324,000	336,000
Economic Development	295,057	357,600	448,400	454,000
Administrative Services	848,287	994,500	1,183,900	1,182,600
Human Resources	276,297	294,900	328,400	344,300
Risk Management	-	-	556,900	654,500
IT Services	338,697	312,900	451,700	378,600
Community Services	284,945	415,500	449,500	402,500
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	682,200	364,600
Facilities	-	-	271,100	304,300
General Government Total	**4,355,572**	**5,935,700**	**5,857,600**	**5,657,900**
Community Development				
Planning Commission	7,632	19,600	16,400	14,600
Community Development Administration	98,893	126,500	181,500	99,400
Building and Safety	755,768	1,119,800	1,120,900	1,171,500
Planning	680,908	852,300	713,200	756,900
Private Development Engineering	596,051	643,400	645,400	665,100
Cannabis Compliance	7,109	51,300	52,700	53,700
Code Enforcement	466,325	581,900	590,800	577,000
Community Development Total	**2,612,685**	**3,394,800**	**3,320,900**	**3,338,200**
Public Works/Engineering	**445,246**	**634,000**	**751,800**	**777,800**
Public Safety				
Office of Emergency Mgmt	12,660	99,300	120,000	121,900
Police	5,277,780	4,998,300	6,034,000	6,314,900
Fire	2,549,745	2,992,800	2,817,800	2,954,400
Fire Prevention	-	-	161,200	171,800
Animal Control	401,018	613,100	423,600	432,600
Public Safety Total	**8,241,203**	**8,703,500**	**9,556,600**	**9,995,600**
General Fund Total Expenditures	**$ 15,654,705**	**$ 18,668,000**	**$ 19,486,900**	**$ 19,769,500**
General Fund Revenues	**$ 19,233,199**	**$ 18,822,200**	**$ 20,303,900**	**$ 21,409,300**
Budget Deficit/Surplus	**$ 3,578,494**	**$ 154,200**	**$ 817,000**	**$ 1,639,800**

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General Fund - Community Development & Public Works

	FY2023-24 Actuals	3rd Quarter FY2024-25 Budget	Proposed FY2025-26 Budget	Proposed FY2026-27 Budget
Revenues				
3220 Cannabis Application Fee	50,000	72,900	55,300	39,900
3221 Cannabis Regulatory Fee	-	142,700	142,000	142,000
TOTAL CANNABIS REVENUE (100)	**50,000**	**215,600**	**197,300**	**181,900**
3200 Business Registration Fee	60,380	90,000	65,000	75,000
3201 NPDES Inspection Fee	2,948	8,500	2,000	2,000
3210 Planning Fee	430,171	771,000	574,200	586,500
3230 Haul/Trip Permit Fee	6,270	15,000	15,000	15,000
3235 Encroachment Permit	189,514	140,000	140,000	140,000
3240 Building & Safety Fee	1,357,636	1,882,500	2,067,600	2,592,700
3243 BSAF Admin Retention Revenue	822	500	900	1,000
3244 MSHCP Administration Fee	6,102	5,000	6,000	6,000
3250 Fire Fees	100,031	155,000	150,000	160,000
3259 Fixed Engineering Project Revenue	51,098	300,000	653,400	675,600
3260 Private Development Fee-Planning	476,905	77,800	-	-
3261 Private Development Fee-Engineering	758,103	400,000	20,000	20,000
3262 Private Development Fee-Building	375,619	100,000	-	-
3268 Code Enforcement Revenue	14,746	31,500	25,000	30,000
3860 Professional Development Fee-Building	3,773	7,200	7,200	7,200
3861 Professional Development Fee-Planning	105	300	200	200
3862 Professional Development Fee-Engineering	-	200	200	200
3863 Technology Fee-Building	5,918	12,000	12,000	12,000
3864 Technology Fee-Planning	165	500	200	200
TOTAL LICENSE & PERMIT FEES (100)	**3,840,305**	**3,997,000**	**3,738,900**	**4,323,600**
Total Community Development & Public Works Revenues	**$ 3,890,305**	**$ 4,212,600**	**$ 3,936,200**	**$ 4,505,500**
Expenditures				
Planning Commission	7,632	19,600	16,400	14,600
Community Development Administration	98,893	126,500	181,500	99,400
Building and Safety	755,768	1,119,800	1,120,900	1,171,500
Planning	680,908	852,300	713,200	756,900
Development Engineering	596,051	643,400	645,400	665,100
Cannabis Compliance	7,109	51,300	52,700	53,700
Community Development Total	**2,146,360**	**2,812,900**	**2,730,100**	**2,761,200**
Public Works/Engineering	**445,246**	**634,000**	**751,800**	**777,800**
Total Community Development & PW/ENG Expenditures	**$ 2,591,606**	**$ 3,446,900**	**$ 3,481,900**	**$ 3,539,000**
Departments Deficit/Surplus	**$ 1,298,699**	**$ 765,700**	**$ 454,300**	**$ 966,500**

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Community Development Department

Mission:

The mission of the Community Development Department is to plan for, maintain, and enhance the quality of life for Wildomar residents through high-quality development opportunities, strengthening of the local economy, and compliance with city codes and ordinances in pursuit of the City's Vision Statement.

Services:

- Manages the city's development review process (planning division) as the lead department in the processing of private development applications and city-initiated projects for review and consideration by the Planning Commission and City Council.
- Provides accurate land use, zoning, and building code information (building and planning divisions) to Wildomar residents, business owners, and private developers through quality customer service.
- Provides quality and timely building plan check review and building inspection services (building division) for development projects, homeowner improvements, and business/tenant improvements.
- Maintains and enhances the quality of life for residents and businesses by administering fair enforcement of city and state laws and codes through our active code enforcement program (code enforcement division.
- Oversees emergency management services and programs for the City (emergency management division).

Accomplishments (Previous Last 2 years):

- For accomplishments of the 3 divisions, refer to the Planning, Building & Safety and Code Enforcement Narratives for individual accomplishments over the past 2-year budget cycle.

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

- For goals & objectives of the 3 divisions, refer to the Planning, Building & Safety, and Code Enforcement Narratives for individual goals & objectives within the next 2-year budget cycle.

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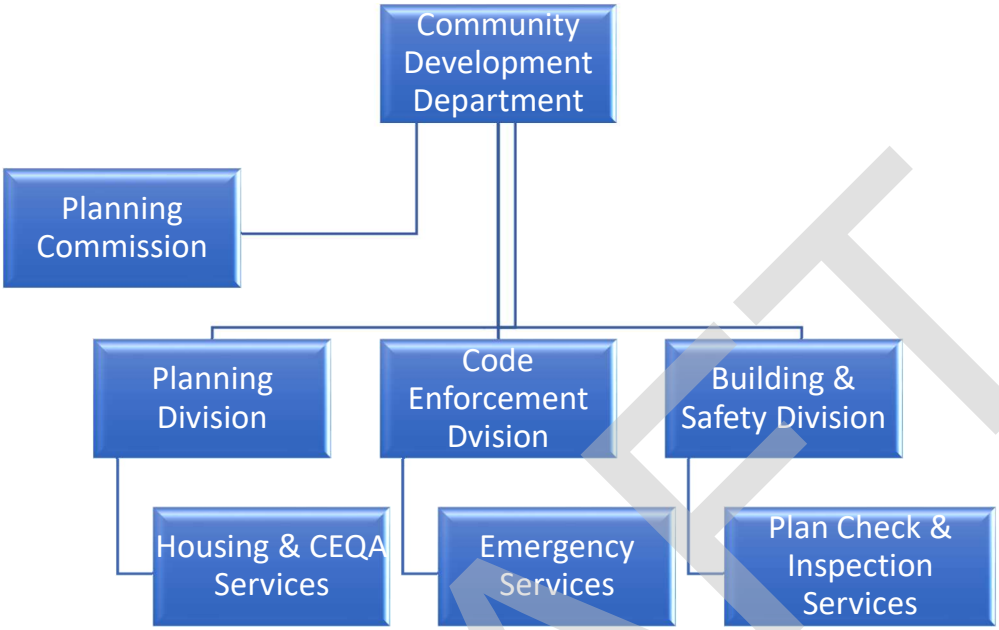
Organization:

The Community Development Department is composed of the three (3) divisions as follows:



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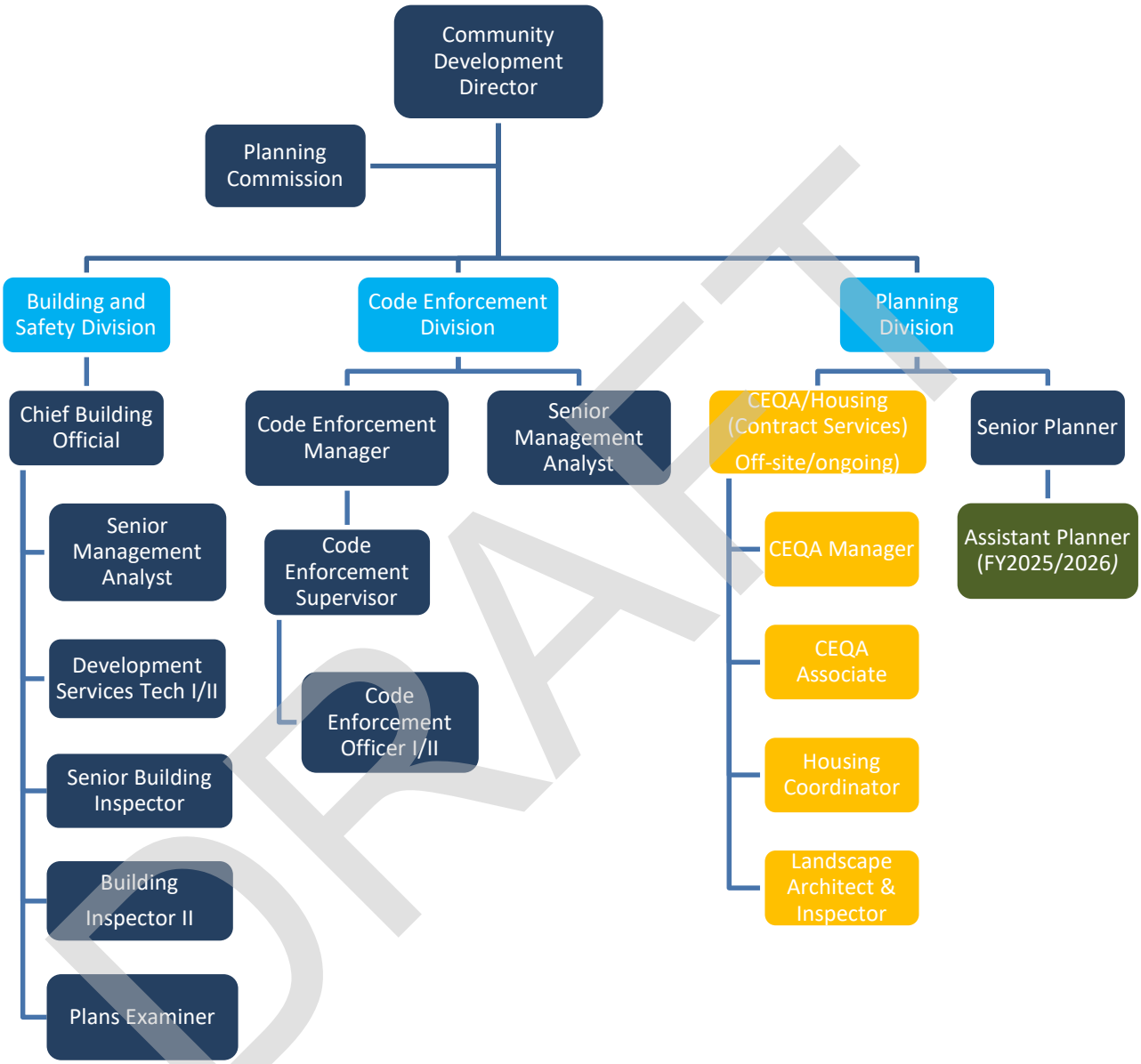
Community Development Department Extended Organization Chart



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2025-26 & 2026-27 Departmental Budget

Community Development-Administration

Account Number		2023-24 Actuals	2042-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4300-51001	Salaries	$ 61,885	$ 67,100	$ 64,200	$ 67,800
100-4300-51002	Cash-Outs	11,855	5200	5,000	5,300
100-4300-51100	Auto Allowance	1,080	1100	1,100	1,100
100-4300-51105	Cell Phone Allowance	216	300	300	300
100-4300-51107	Internet Allowance	216	300	300	300
100-4300-51150	PERS Retirement	14,816	14800	15,500	16,400
100-4300-51160	Medicare	898	1100	1,100	1,100
100-4300-51164	SUI	50	100	100	100
100-4300-51200	Medical Ins.	2,889	5300	5,300	5,300
100-4300-51201	Dental Ins.	197	500	500	500
100-4300-51202	Vision Ins.	26	100	100	100
100-4300-51204	Life Ins.	148	100	100	100
100-4300-51208	Other Ins. Premium	715	500	500	500
	Total Salary and Benefits	**94,992**	**96,500**	**94,100**	**98,900**
100-4300-52127	Landscape Design Guidelines	-	30,000	-	-
100-4300-52137	Multi-family Design Guidelines Amendment	3,901	-	-	-
100-4300-52138	Housing Element Implemenation Work	-	-	32,000	-
100-4300-52139	Industrial Design Guidelines	-	-	54,900	-
100-4320-52160	GIS Services	-	-	500	500
	Total Other Expenditures	**3,901**	**30,000**	**87,400**	**500**
	TOTAL GENERAL FUND	**98,893**	**126,500**	**181,500**	**99,400**
	Community Development Admin - 4300	**$ 98,893**	**$ 126,500**	**$ 181,500**	**$ 99,400**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Community Development Admin. - 4300
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4300-52138	Housing Element Implemenation Work	$ 32,000	$ -
100-4300-52139	Industrial Design Guidelines	54,900	-
100-4320-52160	GIS Services (Non-Retainer)	500	500
	Total All Expenditures	$ 87,400	$ 500

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Planning Commission

Mission:

The Commission's primary mission is to review and make decisions on a variety of private land use development projects and staff originated advanced planning projects to ensure that the Council's Vision Statement is achieved.

Services:

- Reviews private land use development applications brought forward by the Planning Department in accordance with general plan and zoning laws.
- Advises the City Council on major land use development applications with legislative actions (i.e., General Plan Amendments, Zone Changes & Zoning Ordinance Amendments).
- Makes recommendations to the City Council regarding Staff-initiated land use and zoning programs and policies, including long-range planning projects.
- Holds monthly Planning Commission meetings (or as needed) to review private development projects and city-initiated advanced planning proposals.

Organization:

Planning Commission

5 Members
(Appointed by the City Council)

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Accomplishments (Over Last 2 years):

- Reviewed and recommended approval of the General Plan, Consistency Zone Changes, and Wildomar Development Code updates; including 3 Commission workshops;
- Held 17 public hearings/meetings during this past 2-year budget cycle, including training sessions given by the Planning Department and City Attorney's Office.
- Reviewed 30 +/- various planning agenda items/projects resulting in the adoption of 30 +/- resolutions related to various EIRs/MNDs, general plan amendments, zone changes, tract/parcel maps, conditional use permits, plot plans, and various zoning ordinance amendments.
- Recommended approval of the following high-profile private development projects, providing increased sales tax and property tax revenues:
    - General Plan, Consistency Zone Changes, and Wildomar Development Code updates.
    - Chiquito Battery Energy Storage Facility.
    - Cake House East Retail Cannabis Project
    - Stable Lanes Retail Center
    - Comprehensive update to the City's Landscape Design Standards & Guidelines.
    - Cherry Outpost Mixed-Use Project

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

General Plan Implementation

- Hold 3 PC training sessions each year on various planning-related matters such as General Plan and Development Code implementation and CEQA environmental implementation.
- Recommend approval to the City Council of the City's 1st Industrial Design Standards and Guidelines document as part of the General Plan Implementation program.

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2025-26 & 2026-27 Departmental Budget

Planning Commission

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4301-51005	Stipends	$ 2,400	$ 4,500	$ 4,500	$ 4,500
	Total Salary and Benefits	**2,400**	**4,500**	**4,500**	**4,500**
100-4301-52012	Supplies	49	600	600	600
100-4301-52020	Legal Notices	561	300	300	300
100-4301-52105	Meetings/Conferences	3,996	8,700	10,000	8,200
100-4301-52117	Legal Services	-	1,000	-	-
100-4301-53028	Communications	626	-	1,000	1,000
100-4301-58110	Hardware/Software	-	4,500	-	-
	Expenditures	**5,232**	**15,100**	**11,900**	**10,100**
	TOTAL GENERAL FUND	**7,632**	**19,600**	**16,400**	**14,600**
	TOTAL Planning Commission - 4301	**$ 7,632**	**$ 19,600**	**$ 16,400**	**$ 14,600**

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2025-26 & 2026-27 Departmental Budget Detail

Department: TOTAL Planning Commission - 4301
Fund Number: General Fund - 100

Other Expenditures

			Proposed		
			2025-26		2026-27
100-4301-52012	Supplies		$ 600	$	600
		$50/Meeting x 12 Meetings			
100-4301-52020	Legal Notices		300		300
100-4301-52105	Meetings/Conferences		10,000		8,200
	League PC Academy Conference:				
	April 2026 (So Cal) - 5 Comm / 1 CD Dir (3/3 - 3/6/26)				
	April 2027 (NorCal) - 3 Comm / 1CD Dir (3/2 - 3/5/27)				
100-4301-53028	Communications				
		Monthly I-Pad Data Plan:	1,000		1,000
		5 Planning Comm $16/Month			
		Total Other Expenditures	**$ 11,900**	**$**	**10,100**

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Building and Safety Division

Mission:

The Building and Safety Division's mission is to ensure the safety and well-being of all occupants of homes and businesses within the City of Wildomar. This is accomplished through resourceful administration and timely permit processing with an emphasis on customer service and providing complete and thorough inspections of properties for adherence to the building code.

Services:

- Conducts building and fire permit processing and routing.
- Performs building code review and analysis through the plan check process.
- Provides complete and thorough building inspections with a focus on the safety of the occupants.
- Provides interpretations of the different building codes.
- Provides accurate and timely building and parcel information to residents, business owners, private developers, and the public.
- Maintains property files.

Organization:

Building and Safety Division

Chief Building Official

Senior Building Inspector

Senior Management Analyst

Building Inspector II

Development Services Technician I/II

Plans Examiner

Contract Services (Plan Check)

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Accomplishments (Over Last 2 years):

The accomplishments outlined below directly achieve Council Priority #1 of "provide a healthy & safe environment" as well as "Council Priority #3 "economic growth" while upholding the Council's Vision of "being a safe and active community, responsibly grown, with quality infrastructure while keeping a hometown feel."

- Hired two (2) full-time building inspectors.
- Transitioned from contract building inspection services to in-house city staff building inspectors.
- Adopted and implemented a valuation-based (i.e., fixed fee) permitting fees.
- Completed the building permit module in CivicGov this permitting software to better serve our residents, private developers, and business owners.
- Provided training opportunities for staff to improve their ability to serve the citizens of Wildomar.
- Completed over 56,000 building inspections.
- Processed over 3,000 permit and plan check applications and issued roughly 2,500 building permits.
- Completed an RFP for plan checking and on-call building services

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Improve Fire Safety and Prevention

- Develop and implement a structure abatement program, which assists in keeping a healthy and safe environment with a focus on fire prevention.
- Complete the 2025 California Code Update, which improves building and fire safety.
- Highlight the importance of the Building & Safety department and the building code through community outreach such as presenting at the coffee with the city and making a presentation to the City Council promoting building and safety month.

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2025-26 & 2026-27 Departmental Budget

Building & Safety

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4310-51001	Salaries	$ 290,507	$ 505,000	$ 608,100	$ 705,000
100-4310-51002	Cash-Outs	13,011	20,500	27,900	29,500
100-4310-51010	Overtime	61	2,000	2,000	2,000
100-4310-51105	Cell Phone Allowance	-	1,500	1,500	1,500
100-4310-51107	Internet Allowance	-	1,500	1,500	1,500
100-4310-51108	Bilingual Allowance	569	1,200	1,200	1,200
100-4310-51150	PERS Retirement	42,736	59,300	76,300	85,400
100-4310-51160	Medicare	4,254	7,600	9,300	10,800
100-4310-51164	SUI	672	1,100	1,100	1,100
100-4310-51200	Medical Ins.	38,729	69,600	107,900	107,900
100-4310-51201	Dental Ins.	3,784	7,800	9,800	9,800
100-4310-51202	Vision Ins.	446	1,100	1,300	1,300
100-4310-51204	Life Ins.	660	1,100	1,200	1,400
100-4310-51208	Other Ins Premium	11,737	20,200	5,100	5,100
	Total Salary and Benefits	**407,166**	**699,500**	**854,200**	**963,500**
100-4310-52012	Supplies	2,959	11,000	16,000	9,500
100-4310-52015	Postage Mailing	-	500	800	1,300
100-4310-52020	Legal Notices	-	1,500	1,500	1,500
100-4310-52100	Memberships/Dues	630	1,000	1,000	1,000
100-4310-52105	Meetings/Conferences	5,370	5,000	7,000	5,000
100-4310-52110	Training	1,987	6,000	9,000	6,000
100-4310-52112	Fuel	1,046	13,500	4,800	4,800
100-4310-52113	Travel	119	-		
100-4310-52115	Professional & Contractual Services	314,523	300,100	194,900	163,400
100-4310-52117	Legal Services	1,218	5,000	5,000	5,000
100-4310-53028	Communications	629	3,000	3,000	3,000
100-4310-55000	GASB #87 Lease Clearing Contra Account	(10,622)	-	-	-
100-4310-55020	Expenditure: Lease Financing Principal	10,523	-	-	-
100-4310-55050	Expenditure: Lease	98	-	-	-
100-4310-58100	Furniture & Equipment	981	500	500	500
100-4310-58110	Hardware/Software	4,919	4,000	4,000	4,000
100-4310-58130	Vehicles	14,221	69,200	19,200	3,000
	Total Other Expenditures	**348,602**	**420,300**	**266,700**	**208,000**
	Total Building & Safety - 4310	**$ 755,768**	**$ 1,119,800**	**$ 1,120,900**	**$ 1,171,500**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Building & Safety - 4310
Fund Number: General Fund - 100

Other Expenditures

		Adopted 2025-26	Adopted 2026-27
100-4310-52012	Supplies	$ -	$ -
	(Books, Safety Equipment, Placarding, Apparel, Uniforms, Etc.)	16,000	9,500
100-4310-52015	Postage Mailing	800	1,300
	Includes Mailings for Structure Abatement Program		
100-4310-52020	Legal Notices	1,500	1,500
100-4310-52100	Memberships/Dues	1,000	1,000
	(Internation Code Council (ICC) & CALBO Memberships)		
100-4310-52105	Meetings/Conferences	7,000	5,000
	(Annual CALBO & Building Official Leadership Academy So Cal)		
100-4310-52110	Training	9,000	6,000
	(Periodic CLABO Training Seminars for various staff)		
100-4310-52112	Fuel $200/Month x 2 Staff	4,800	4,800
100-4310-52115	Professional & Contractual Services		
	(Plan Checking Services - 68% Of Plan Check)	177,900	146,400
	(Plans Examiner will Take Over Residential Plan Check in 3rd Quarter FY2025/26 - Saving $204,600 in FY2027)		
FY2025	(Building Inspector-Fill In/Emergency 160hrs x $105)	17,000	17,000
		194,900	163,400
100-4310-52117	Legal Services	5,000	5,000
	Structure Abatement Legal Review		
100-4310-53028	Communications	3,000	3,000
100-4310-58100	Furniture & Equipment	500	500
100-4310-58110	Hardware/Software	4,000	4,000
	(Blue Beam Software for Plan Reviews - 5 Licenses)		
100-4310-58130	- Vehicles (2x Building Inspector)	4,000	-
	Maintenance	3,000	3,000
	Lease Buyout	12,200	-
	Total Other Expenditures	**$ 266,700**	**$ 208,000**

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Planning Division

Mission:

The Planning Division's mission is to review, process, and make recommendations to the Planning Commission and City Council on a variety of private land entitlement/development projects and staff-originated advanced planning projects with an emphasis on consistency with General Plan goals and policies and Zoning Ordinance regulations. These activities ensure that the Council's Citywide Goal of Implementing the General Plan is achieved and Council's Vision Statement of "being a safe and active community, responsibly grown, with quality infrastructure while keeping a hometown feel is achieved."

Services:

- Provides accurate and timely land use, zoning, and parcel information to Wildomar residents, business owners, private developers, and the general public.
- Manages the City's development review process as the lead department in the processing of private development applications and City-initiated special planning projects for review and consideration by the Planning Commission and City Council.
- Oversees implementation of the California Environmental Quality Act (CEQA) requirements related to public and private land development projects.
- Coordinates the functions and responsibilities of the Planning Commission and provides support to the City Clerk for planning projects requiring City Council review and approval.

Organization:

Planning Division

Community Development Director

Senior Planner

Assistant Planner

Contract Planner Services
(Various Project-Based Work)

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Accomplishments (Over Last 2 years – FY 23/24 & 24/25):

- Reviewed and recommended approval of the General Plan, Consistency Zone Changes, and Wildomar Development Code updates; including 3 Commission workshops.
- Held 17 public hearings/meetings during this past 2-year budget cycle, including training sessions given by the Planning Department and City Attorney's Office.
- Reviewed 30 +/- various planning agenda items/projects resulting in the adoption of 30 +/- resolutions related to various EIRs/MNDs, general plan amendments, zone changes, tract/parcel maps, conditional use permits, plot plans, and various zoning ordinance amendments.
- Brought forward the following high-profile private development projects for review by the Planning Commission and City Council, providing increased sales tax and property tax revenues:
    - General Plan, Consistency Zone Changes, and Wildomar Development Code updates.
    - Chiquito Battery Energy Storage Facility.
    - Cake House East Retail Cannabis Project
    - Stable Lanes Retail Center
    - Comprehensive update to the City's Landscape Design Standards & Guidelines.
    - Cherry Outpost Mixed-Use Project
- The Planning Department Land Use and Zoning information counter achieved the following:
    - 1,632 +/- telephone calls/inquiries regarding zoning and land use information
    - 1,644 emails/inquiries regarding zoning and land use information
    - 437 separate land use/zoning counter visits.

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

General Plan Implementation:

- Prepare the City's 1st Industrial Design Standards and Guidelines document.
- Completion and recommendation to Planning Commission and City Council on the proposed "Wildomar Meadows" 750-acre Specific Plan project (Farm Specific Plan Amendment #5).
- Completion and recommendation to Planning Commission and City Council on the proposed "Bluffs at Hidden Springs Specific Plan/Mixed Use project" (160-acre Oxman property).

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2025-26 & 2026-27 Departmental Budget

Planning

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4320-51001	Salaries	$ 268,103	$ 365,100	$ 367,900	$ 388,400
100-4320-51002	Cash-Outs	30,365	67,900	21,200	22,400
100-4320-51010	Overtime	1,236	-	-	-
100-4320-51100	Auto Allowance	3,720	5,000	3,700	3,800
100-4320-51105	Cell Phone Allowance	1,224	2,000	1,300	1,300
100-4320-51107	Internet Allowance	1,224	2,000	1,300	1,300
100-4320-51108	Bilingual Allowance	525	1,200	1,200	1,200
100-4320-51150	PERS Retirement	42,678	61,100	53,500	56,600
100-4320-51155	Social Security	-	1,300	-	-
100-4320-51160	Medicare	3,971	5,100	5,800	6,100
100-4320-51164	SUI	559	600	500	500
100-4320-51200	Medical Ins.	22,294	41,900	51,800	51,800
100-4320-51201	Dental Ins.	1,803	4,000	5,000	5,000
100-4320-51202	Vision Ins.	224	500	600	600
100-4320-51204	Life Ins.	714	500	700	700
100-4320-51208	Other Ins. Premium	2,014	1,100	1,000	1,000
	Total Salary and Benefits	**380,652**	**559,300**	**515,500**	**540,700**
100-4320-52012	Supplies	473	1,000	1,000	1,000
100-4320-52015	Postage Mailing	25	500	500	500
100-4320-52016	Reproduction	1,704	2,000	1,500	1,500
100-4320-52020	Legal Notices	6,965	2,000	1,500	1,500
100-4320-52100	Memberships/Dues	1,630	2,000	3,500	3,500
100-4320-52110	Training	-	-	2,400	2,400
100-4320-52105	Meetings/Conferences	3,869	4,500	8,800	10,000
100-4320-52113	Travel	(258)	200	-	-
100-4320-52115	Professional & Contractual Services	225,754	225,000	79,300	84,700
100-4320-52117	Legal Services	56,657	50,000	95,700	108,600
100-4320-52160	GIS Services	-	3,300	-	-
100-4320-53028	Communications	1,216	1,500	1,500	1,500
100-4320-58110	Hardware/Software	2,221	1,000	2,000	1,000
	Expenditures	**300,256**	**293,000**	**197,700**	**216,200**
	TOTAL GENERAL FUND	**680,908**	**852,300**	**713,200**	**756,900**
	Total Planning - 4320	**$ 680,908**	**$ 852,300**	**$ 713,200**	**$ 756,900**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Planning - 4320
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4320-52012	Supplies	$ 1,000	$ 1,000
100-4320-52015	Postage Mailing	500	500
100-4320-52016	Reproduction	1,500	1,500
100-4320-52020	Legal Notices (includes NOPH, NOD's & NOE's) - Paid by Developers	1,500	1,500
100-4320-52100	Memberships/Dues	3,500	3,500
	APA Dues for CD Dir/Senior Planner/Assistant Planner		
	AICP Dues for CD Director & Senior Planner		
	AEP/CEQA Dues for Planning Division		
100-4320-52110	Training ($800ea for 3 Staff)	2,400	2,400
100-4320-52105	Meetings/Conferences	8,800	10,000
	Cal APA Conf (Senior/Assistant Planner - NorCal Sept. 2025) $4200 FY 25/26		
	AEP/CEQA Conf - Senior/Assistant Planner (Nor Cal - April 2026) $4600 FY 25/26		
	APA Conf (CD Dir. & Senior/Assistant Planner (SoCal Sept 2026) $5000 FY 26/27		
	AEP/CEQA Conf - CD Dir/Senior/Assistant Planner (So Cal - April 2027) $5000 FY 26/27		
100-4320-52115	Professional & Contractual Services		
	Dev Projects Review - Covered by Fixed Fees	45,400	49,000
	Contract Planning/Landscape Review Services (part of Fixed Fee Program)	27,900	29,700
	Annual HCD GP/Housing Element Progress Rept-PlaceWorks ($150/hrx40 hrs = $6,000)	6,000	6,000
100-4320-52117	Legal Services (includes CEQA & Dev Project Reviews)	95,700	108,600
	Developer Project Review-Developer Reimbursed		
100-4320-53028	Communications	1,500	1,500
100-4320-58110	Hardware/Software	2,000	1,000
	Total Other Expenditures	**$ 197,700**	**$ 216,200**

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Public Works Department

Mission:

The Public Works Department's mission is to provide the services necessary for safe infrastructure, accessible mobility, and quality of life through the planning, development, operation, and maintenance of the City's public infrastructure.

Services:

- Capital Improvement Program
  - Planning, Development, Design, and Construction of new City infrastructure.
  - Preparation of Grant Applications for additional funding for City projects.
- Development Engineering
  - Review, Approval, and Oversight of Private Development Projects to ensure that projects and the infrastructure they build, including public infrastructure, are in conformance with the City's Circulation Element, Master Drainage Plan, Road Standards, Traffic Standards, Grading Standards, Stormwater Standards, and other applicable guidelines and standards.
  - Permitting of work within City right-of-way (utilities, residential driveways, development projects, etc…)
- Maintenance and Operations
  - Roadway Maintenance
  - Streetlight Maintenance
  - Drainage Maintenance
  - Street Sweeping
  - Landscape Maintenance (in coordination with the Community Services Department)
  - General Right-of-Way Maintenance
  - Traffic Operations
    - Traffic Signals
    - Traffic Signing and Striping
    - Traffic Management
  - Solid Waste Management Franchise Agreement Oversight.
  - National Pollutant Discharge Elimination System (NPDES) Program Management

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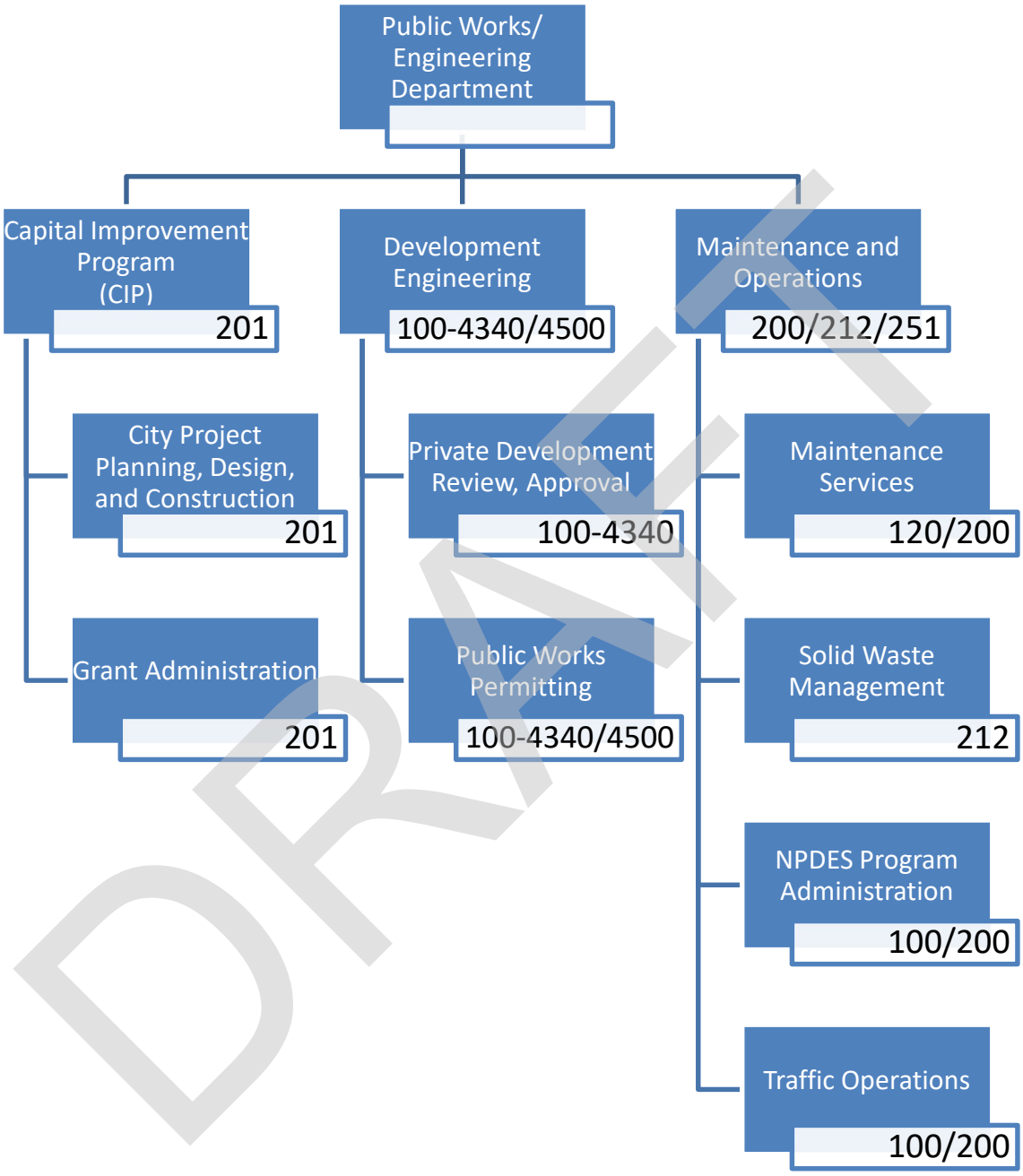
Organization:



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<u>Accomplishments (Over Last 2 Year Budget Cycle):</u>

General

- Hired individuals for full-time positions, continuing the transition from contract services to City employees:
    - Development Services Technician
    - Administrative Assistant
    - Field Supervisor
    - Maintenance Workers (expected completion by end of FY 24/25)

Capital Improvement Program Division

- Design Completion:
    - CIP 025-1 – Clinton Keith Rd. Widening Project (expected completion by end of FY 24/25)
    - CIP 026-2 – Bundy Canyon Rd. Improvement Project, Segment 2 (expected completion by end of FY 24/25)
    - CIP 028-2/067-1 – Palomar St. Widening/Cemetery Improvements
    - CIP 063 – Lateral C Basin and Storm Drain
        - Riverside County Flood Control led the project with City cooperation.
    - CIP 067-1 – 27-Acre Park (Phase 1) (expected completion by end of FY 24/25)
    - CIP 088 – Bundy Canyon Rd./Harvest Way (west) Traffic Signal
    - CIP 089 – Traffic Signal Retrofits and Upgrades
- Construction Completion:
    - CIP 057-2/058-2 - Annual Pavement Rehab and Slurry Seal Project
        - *Note: This was the City's largest annual rehab/slurry seal project to date.*
    - CIP 026-1 – Bundy Canyon Rd. Improvement Project, Segment 1
- Contracts Awarded:
    - Design:
        - CIP 050-1 - Pavement Management Program Report
        - CIP 070/074 – Bundy Canyon Rd. and Wildomar Trail Interchange Improvements
            - Project Management contract with RCTC
            - Design contract through RCTC with HDR
    - Construction:
        - CIP 028-2/067-1 – Palomar St. Widening/Cemetery Improvements
- Grant Funding:
    - Awarded:
        - 27-Acre Park - $2,837,500
        - CalRecycle Rubberized Pavement - $250,000
        - CalRecycle SB 1383 Local Assistance Grant Program - $102,186
    - Pending Results:
        - Highway Safety Improvement Program (HSIP) - $1,048,920

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Development Engineering

- Construction Completion/Project Acceptance:
    - Baxter Village/Kaiser Permanente - Wildomar Trail Improvements
    - TR 32206 (Richmond American Homes) – Palomar St. Improvements
- Completed implementation of new Enterprise Resource Program (ERP) - CivicGov (expected completion by end of FY 24/25)

Maintenance

- Citywide Traffic Signal Street Name Sign Retrofit Completed
- Traffic Calming Improvements on Waite St.
- Citywide striping and signing modifications/improvements at schools
- Stop Sign installations in various locations including Grand Ave./Gruwell St. and Prielipp Rd./Elizabeth Ln.

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Short-Term Objectives: (Within Next 2 Year Budget Cycle):

Capital Improvement Program

Improve Traffic Safety

- Complete Construction:
  - CIP 088: Bundy Canyon Rd./Harvest Way (west) Traffic Signal
  - CIP 089: Traffic Signal Retrofits/Upgrades
  - CIP 103: Wildomar Trail Interchange Restriping
- Complete Design:
  - CIP 096: Sedco Blvd. Improvements

Complete Road Widening Projects

- Construction:
  - CIP 025-1: Clinton Keith Rd. Widening (Hidden Springs Rd. to Copper Craft Dr.)
  - CIP 026-2: Bundy Canyon Rd. Improvement Project (Segment 2)
    - Project complexity may extend construction duration beyond this two-year budget cycle.
  - CIP 028-2: Palomar St. Widening (Phase 2)

Enhance Pavement Management Program

- CIP 050-1: Pavement Management Program Report (Adopt Report)

Increase Park Facilities

- CIP 062-1: 27-Acre Park (Phase 1)
- CIP 099: 20-Acre Park (Initial Opening to the Public)

Development Engineering

General Plan Implementation

- Develop and adopt City-specific Engineering Standards, Guidelines, and a Land Development Manual for staff and developers to use through the land development process.

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Maintenance and Operations

Improve Traffic Safety

- Continue implementing recommendations identified in the Local Roadway Safety Plan, as appropriate.
- Install battery backup systems and yellow reflective signal-head backplates at all traffic signals.

Enhance Pavement Management Program

- Establish a Crack-Fill and Patching Program to support and augment the Annual Roadway Rehabilitation and Slurry Seal Program.

Establish Public Right-of-Way Maintenance Program

- Complete transition from contract maintenance services to City-employee services. This includes establishing a field operations center for maintenance and fleet vehicle management and establishing a Citywide Maintenance Program to systematically address various maintenance needs.
- Explore options for structuring a Citywide maintenance division that would incorporate both Public Works and Community Services maintenance.
- Implement a new online public reporting tool and a new work order tool to track, respond, and manage service requests.

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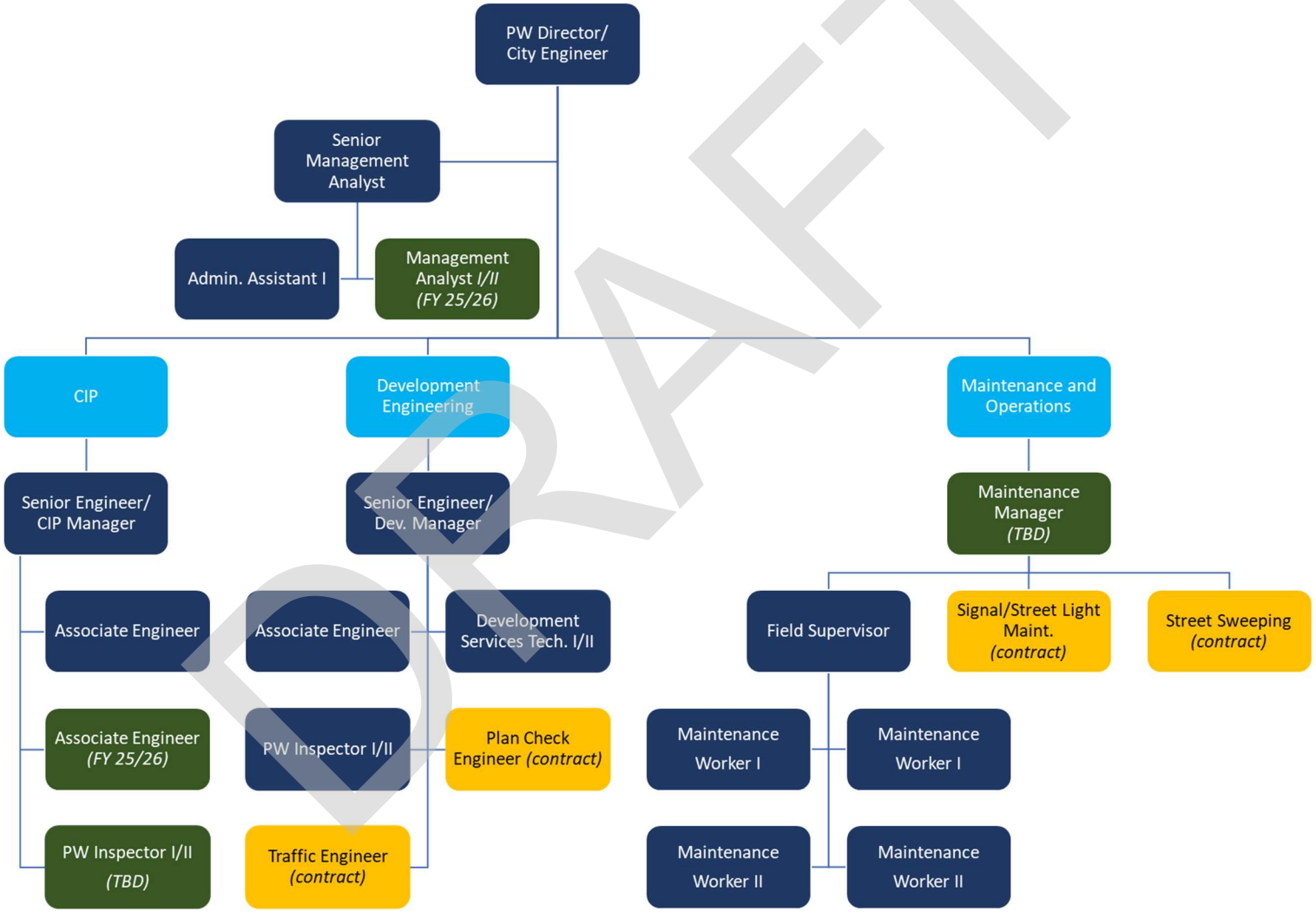
Public Works Department

Extended Organizational Chart



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Legend

Light Blue = Department Divisions | Dark Blue = Staff Positions (filled) | Dark Green = Staff Positions (future) | Yellow = Contract Support Services

2025-26 & 2026-27 Departmental Budget

Development Engineering

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4340-51001	Salaries	$ 121,785	$ 266,200	$ 305,000	$ 322,000
100-4340-51002	Cash-Outs	5,714	13,100	15,500	16,400
100-4340-51010	Overtime	7	3,000	2,000	2,000
100-4340-51100	Auto Allowance	-	-	-	-
100-4340-51105	Cell Phone Allowance	810	1,300	1,000	1,000
100-4340-51107	Internet Allowance	810	1,300	1,000	1,000
100-4340-51108	Bilingual Allowance	35	-	-	-
100-4340-51150	PERS Retirement	9,356	19,900	24,300	25,700
100-4340-51160	Medicare	1,883	4,200	4,700	5,000
100-4340-51164	SUI	252	600	500	500
100-4340-51200	Medical Ins.	17,054	42,200	52,200	52,200
100-4340-51201	Dental Ins.	2,475	5,500	5,200	5,300
100-4340-51202	Vision Ins.	272	500	600	600
100-4340-51204	Life Ins.	361	600	600	600
100-4340-51208	Other Ins Premium	3,232	12,000	-	-
	Total Salary and Benefits	**164,046**	**370,400**	**412,600**	**432,300**
100-4340-52012	Supplies	71	1,000	-	-
100-4340-52100	Memberships/Dues	-	1,000	-	-
100-4340-52105	Meetings/Conferences	-	1,300	-	-
100-4340-52115	Professional & Contractual Services	415,105	219,700	212,800	212,800
100-4340-52117	Legal Services	16,829	50,000	20,000	20,000
	Expenditures	432,005	273,000	232,800	232,800
	TOTAL GENERAL FUND	**596,051**	**643,400**	**645,400**	**665,100**
	Total Development Engineering - 4340	**$ 596,051**	**$ 643,400**	**$ 645,400**	**$ 665,100**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Total Development Engineering - 4340
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4340-52115	Professional & Contractual Services		
$175/hr	Survey Map Checker (0.25 FTE)	76,000	76,000
6 hours/week, $150/hour	Stormwater Inspections	46,800	46,800
$150/hour for 5 hours/week	Traffic Engineer (0.125 FTE)	40,000	40,000
Approx. 0.5 FTE at $175/hr	Plan Review Engineer Differential Difference between Contract Staff if Position Remains Unfilled	50,000	50,000
	Total Services	212,800	212,800
100-4340-52117	Legal Services	20,000	20,000
	Total Other Expenditures	**$ 232,800**	**$ 232,800**

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2025-26 & 2026-27 Departmental Budget

Public Works/Engineering

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4500-51001	Salaries	$ 74,432	$ 171,000	$ 248,600	$ 262,500
100-4500-51002	Cash-Outs	8,922	10,200	13,500	14,300
100-4500-51010	Overtime	419	1,000	1,000	1,000
100-4500-51100	Auto Allowance	-	-	-	-
100-4500-51105	Cell Phone Allowance	11	500	500	500
100-4500-51107	Internet Allowance	-	500	500	500
100-4500-51107	Bilingual Allowance	119	200	-	-
100-4500-51150	PERS Retirement	5,726	13,000	19,800	20,900
100-4500-51160	Medicare	1,118	2,700	3,900	4,100
100-4500-51164	SUI	210	400	400	400
100-4500-51200	Medical Ins	9,982	25,200	43,600	43,600
100-4500-51201	Dental Ins	817	3,100	4,200	4,200
100-4500-51202	Vision Ins	63	400	500	500
100-4500-51204	Life Ins	164	400	500	500
100-4500-51208	Other Ins Premium	2,519	6,000	1,000	1,000
	Total Salary and Benefits	**104,502**	**234,600**	**338,000**	**354,000**
100-4500-52012	Supplies	493	1,100	12,500	2,500
100-4500-52015	Postage Mailings	898	200	500	500
100-4500-52020	Legal Notices	-	1,500	-	-
100-4500-52100	Memberships/Dues	2,100	3,500	6,700	7,000
100-4500-52105	Meetings/Conferences	579	5,000	4,500	4,500
100-4500-52110	Training	1,672	5,000	8,000	8,000
100-4500-52112	Fuel	2,450	3,600	9,600	9,600
100-4500-52113	Travel	196	1,000	-	-
100-4500-52115	Professional & Contractual Services	64,364	15,000	31,200	31,200
100-4500-52117	Legal Services	1,977	10,000	10,000	10,000
100-4500-52160	GIS Services	-	3,300	5,000	5,000
100-4500-53028	Communications	1,276	2,700	1,200	1,200
100-4500-54060	NPDES	248,325	330,000	306,200	326,200
100-4500-55000	GASB #87 Lease Clearing Contra Account	(4,175)	-	-	-
100-4500-55010	Expenditure: Lease	-	-	-	-
100-4500-55020	Expenditure: Lease Financing Principal	2,014	-	-	-
100-4500-55050	Expenditure: Lease	2,161	-	-	-
100-4500-58110	Hardware/Software	1,777	2,500	6,000	2,500
100-4500-58130	Vehicles	14,638	15,000	12,400	15,600
	Expenditures	340,744	399,400	413,800	423,800
	TOTAL GENERAL FUND	**445,246**	**634,000**	**751,800**	**777,800**
	Total Public Works/Engineering - 4500	**$ 445,246**	**$ 634,000**	**$ 751,800**	**$ 777,800**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Total Public Works/Engineering - 4500
Fund Number: Fund 100
Other Expenditures

			Proposed 2025-26	Proposed 2026-27
100-4500-52012	Supplies			
		General Supplies	$ 2,500	$ 2,500
		Furniture - New Desks Additional Staff	10,000	-
100-4500-52015	Postage Mailing		500	500
100-4500-52100	Memberships/Dues			
		AWPA	1,200	1,500
		Misc. (ASCE, BPELSG, MSA, etc…) $500/ea	5,500	5,500
100-4500-52105	Meetings/Conferences			
		League of CA Cities	3,000	3,000
		Department Meetings	1,500	1,500
100-4500-52110	Training	$500/person	8,000	8,000
100-4500-52112	Fuel			
		Fuel for 4 x Dept. Vehicles ($200 per month)	9,600	9,600
100-4500-52115	Professional & Contractual Services			
	0.10 FTE	PW Traffic Engineer - Customer Services	31,200	31,200
	$150/hr for Traffic Engineer, 4 hours/week			
100-4500-52117	Legal Services		10,000	10,000
100-4500-52160	GIS Services		5,000	5,000
100-4500-53028	Communications		1,200	1,200
100-4500-54060	NPDES			
		RCFCWD - Santa Margarita MS4 (Cost Share)	220,000	240,000
		RWQCB - NPDES Permit Fee	20,000	20,000
		SAWPA - Lake Elsinore TMDL	35,000	35,000
		Stormwater Inspections	31,200	31,200
		Total NPDES	306,200	326,200
100-4500-58110	Hardware/Software		6,000	2,500
	Assumes 5 new employees and hardware at $2000 per employee in FY 25/26, and Misc. Hardware/Software Needs in future year.			
100-4500-58130	Vehicles	Lease Payments	12,400	3,200
		Lease Buyout	-	12,400
		Total Other Expenditures	**$ 413,800**	**$ 423,800**

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City of Wildomar

Biennial Budget Draft
FY 2025-26 & FY 2026-27
General Government

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City Council

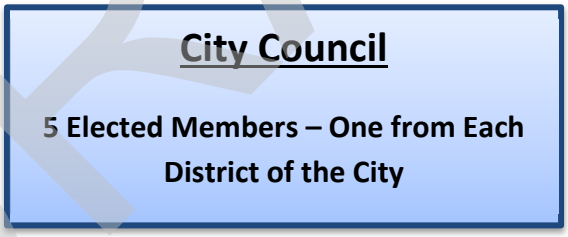
Mission:

To oversee municipal activity, ensuring it reflects the will of the residents.

Services:

- Consists of 5 Members of the public elected to a four-year term from each district in the City; Mayor and Mayor Pro Tempore are chosen annually from the Council.
- Adopts fiscally conservative and balanced operating budgets.
- Appoints Planning Commissioners and committee members.
- Approves public policy.
- Passes Resolutions and Ordinances.
- Provides input on City manners.
- Engages with stakeholders and brings their needs to the attention of City management.

Organization:



Accomplishments (Over Last 2 years):

- Adopted a balanced budget with General Fund Reserve.
- Purchased City Hall.
- Increased Road Improvement Funding.
- Approved a General Plan Update.

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Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Enhance Policy on Committed Reserves

- Improve Long-Term Fiscal Health by maintaining compliance with committed reserve policies over the budget cycle.

Enhance Pavement Management Program

- Continue to increase average annual funding for street improvements and pavement maintenance.

General Plan Implementation

- Implement actions identified in General Plan Update.

Increase Park Facilities

- Open a new park facility.

Maintain City Infrastructure at a Level of Operational Readiness

- Improve operational efficiencies and effectiveness with customer-centric service.
- Develop a sustainable organizational structure.

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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 ($4,600/Month)	62,890	43,500	56,700	56,700
	Total Salary and Benefits	**125,512**	**211,400**	**250,700**	**250,700**
100-4110-52012	Supplies	3,084	4,500	8,000	8,000
100-4110-52015	Postage Mailing	20	100	100	100
100-4110-52020	Legal Notices	382	-	500	500
100-4110-52025	Community Promotion	-	20,000	-	-
100-4110-52100	Memberships/Dues	-	1,000	1,000	1,000
100-4110-52105	Meetings/Conferences	7,496	12,000	15,500	15,500
100-4110-52110	Training	110	15,000	2,500	2,500
100-4110-52113	Travel	2,957	10,000	10,000	10,000
100-4110-52115	Professional & Contractual Service	22,892	40,000	40,000	40,000
100-4110-52117	Legal Services	-	10,000	-	-
100-4110-53020	Telephone	-	1,500	-	-
100-4110-53028	Communications	3,753	2,000	4,000	4,000
100-4110-58110	Hardware/Software	174	7,500	2,500	2,500
	Total Other Expenditures	**40,868**	**123,600**	**84,100**	**84,100**
Total	**City Council - 4110**	**$ 166,381**	**$ 335,000**	**$ 334,800**	**$ 334,800**

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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 $800 ea. plus $1500 Misc)*		$ 8,000	$ 8,000
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. $500/Per Year Per Council Member	2,500	2,500
		Regional events	2,000	2,000
		Council Meeting Food	3,000	3,000
		Total Meetings/Conferences	15,500	15,500
100-4110-52110	Training		2,500	2,500
		Total Training	2,500	2,500
100-4110-52113	Travel	Travel for 5 Council Members	10,000	10,000
100-4110-52115	Professional & Contractual Services			
		State of the City Event	25,000	25,000
		Special Studies	10,000	10,000
		Community Outreach	5,000	5,000
		Total Professional Services	40,000	40,000
100-4110-53028	Communications (internet data charges)		4,000	4,000
100-4110-58110	Hardware/Software			
		Misc. Software Upgrades and Licenses 5 Council Members	2,500	2,500
		Total Hardware/Software	2,500	2,500
	Total Other Expenditures		**$ 84,100**	**$ 84,100**

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City Manager

Mission:

To carry out the will of the City Council in accordance with the City's Vision statement.

Services:

- Manages the day-to-day operations of the City government.
- Implements City Council policy decisions.
- Communicates with major stakeholders.
- Appoints Directors to carry out City goals.

Organization:

Accomplishments (Over Last 2 years):

- Purchase and Sales Agreement for City Hall
- Organizational Management review.
- Established an Executive Management team.
- Established department management and supervision roles.
- Transitioned City from majority contract staff to city staff.
- Updated biennial citywide compensation, classification, job description, and benefits analysis.
- 5-year fiscal planning with conservative revenue projections.
- Stabilized ongoing expenditures and maintained a minimum 20% committed budget reserve.

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Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Enhance Policy on Committed Reserves

- Improve long-term fiscal stability by maintaining committed reserves over the 5-year forecast.

Expand Employee Recruitment and Retention Incentives

- Develop strong sustainable management organization and enhance staff training, procedures, and practices.
- Develop internal operating manuals by department for division processes and procedures.

Enhance Pavement Management Program

- Site and Establish a Corporation Yard/Field Operations Center.

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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	11,400	11,400
100-4120-52110	Training	116	10,300	1,000	1,000
100-4120-52113	Travel	1,227	2,500	3,500	3,500
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**	**67,200**	**67,200**
	TOTAL GENERAL FUND	**366,533**	**509,300**	**377,400**	**385,800**
	Total City Manager - 4120	**$ 366,533**	**$ 509,300**	**$ 377,400**	**$ 385,800**

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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	Proposed 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 City Manager Conference Registration - CM + 1 Add. Executive Staff	5,000	5,000
	League of Cities General Conference	2,500	2,500
	CAL Cities - Regional & Division Meetings	1,400	1,400
	ICSC	2,500	2,500
	Total Meetings/Conferences	11,400	11,400
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)	3,500	3,500
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	**$ 67,200**	**$ 67,200**

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City Clerk's Department

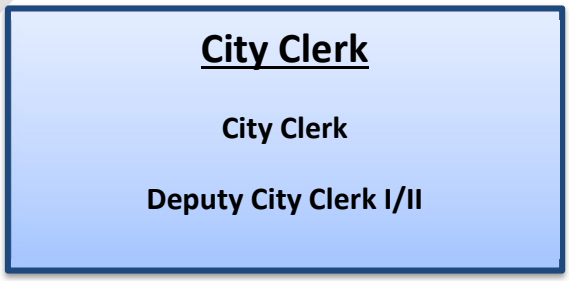
Mission:

To build trust and promote transparency by providing access to local government through public participation, community engagement, easy access to records and historical data, excellent customer service, and regulatory compliance.

Services:

- Provides City Council support by managing agendas, meeting notice requirements, maintaining legislative history, managing the filing of contracts, agreements, resolutions, ordinances, minutes, recorded documents, and issuing proclamations and certificates.
- Conducts Municipal Elections in accordance with the Municipal Code.
- Maintains custody of the City Seal.
- Administers and directs the posting, mailing, and publication of legally required notices and public hearings.
- Provides open access to complete and accurate public documents for both internal and external customers.
- Administers the provisions of the Brown Act, Public Records Act, Elections Code, and Fair Political Reform Act and provides guidance to candidates, elected officials, and staff in meeting their legal responsibilities.
- Maintains and updates the City's Municipal Code annually and ensures that it is available and accessible to all citizens.
- Certifies and authenticates official documents.
- Maintains and updates the City's records retention schedule and program.
- Provides support to the Planning Commission, Measure Z Oversight Advisory Committee, and Measure AA Oversight Advisory Committee.

Organization:



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Accomplishments (Over Last 2 years):

- Coordinated the City's Municipal Election for November 2024
- Implemented the City's Meeting Video/Audio and Livestream to a more seamless application.
- Implemented Electronic Document Recording to process documents electronically to the Riverside County Recorder's Office for more efficient processing of documents that need to be recorded.
- Completed the implementation of the City's retention schedule.
- Provided City-Wide Records Management Training and updated the City's retention schedule.
- Completed the City's Electronic Document Management System Implementation and began scanning and indexing to centralize records, increase record availability to the public, and reduce paper storage.

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Increase Community Engagement Opportunities

- Automate the public meeting process by upgrading the City Council Chambers technology with a voting module.
- Increase public access to records using the City's current Electronic Document Management System.
- Implement a public records module that integrates with the City's Electronic Document Management System to increase response time and efficiency in fulfilling public records requests.
- Effectively manage the City's email storage and process through an email automation system.
- Increase public access to public meetings by streaming the video on Facebook.

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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	40,200	42,300
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**	**293,000**	**307,500**
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**	**392,000**	**437,900**
	Total City Clerk - 4130	**$ 320,554**	**$ 564,700**	**$ 392,000**	**$ 437,900**

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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 (NetFile)	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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City Attorney Department

Mission:

Provide cost-effective and high-quality legal services to the City Council, the Council's appointed bodies, and all City departments to enhance the City's ability to achieve its policy objectives while reducing legal risk.

Services:

- Prepare and attend City Council and Planning Commission meetings.
- Provide general legal advice.
- Review draft contracts, ordinances, and resolutions.
- Conduct legal research.
- Represent the City in litigation.
- Assist City Departments in handling personnel matters.

Organization:

City Attorney

Burke, Williams, and Sorenson LLP (Contract)

Accomplishments:

- Assisted in compliance with the City Hall purchase agreement compliance requirements.
- Assisted in entitlement processing and environmental review of numerous development projects, including cannabis businesses.
- Assisted staff in several code case litigations.
- Provided legal support for right-of way acquisitions via both purchase agreements and eminent domain proceedings.
- Represented the City in negotiating City Manager contract.

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Short-Term Objectives:

General Plan Implementation

- Assist with the legal enforcement of the updated general plan.

Establish Public Right-of-Way Maintenance Program

- Assist with the legal aspects of acquiring a property for a field operations center.

Complete Road Widening Projects

- Assist with the acquisition of right-of-way for the major road widening projects.

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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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Economic Development Department

Mission:

To promote valuable development that enhances the quality of life and opportunity in Wildomar. Sustain and grow Wildomar's vibrant economy by providing leadership and resources for business attraction, retention, growth, and development.

Services:

- **Business Attraction**
    - Make connections to commercial development opportunities in Wildomar.
    - Attending industry trade shows (ICSC).
    - Partner with local brokers, developers, property owners, etc.
- **Business Retention**
    - Conduct monthly business workshops.
    - Provide marketing help for local businesses.
    - Deliver programs to spotlight local businesses.
- **Community Marketing/Engagement**
    - Compose and disseminate press releases.
    - Maintain an active social media presence.
- **Ombudsman Services**
    - Work with all departments as needed to help businesses get questions answered.
- **Community/Regional Engagement**
    - Murrieta/Wildomar Chamber of Commerce
    - Economic Development Coalition (EDC)
    - Economic Development Alliance (RivCo EDA)
    - Small Business Administration (SBA)
- **Seek Grants for the purpose of Economic Development**

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Organization:

Accomplishments (Over Last 2 years):

- Brought Business Registrations "in-house" and increased customer service by streamlining the process for business owners.
- Increased communication with the public through the addition of Instagram (along with Facebook and LinkedIn).
- Tracked and responded to grants that may provide funding for various city-wide projects.
- Helped to create and manage a Wildomar Engaging Business (WEB) meetup for business owners in Wildomar.
- Helped to implement a new "ERP" software system for permitting and inspections.
- Managed the Commercial Real Estate Meetup for connection to developers, brokers, and small business owners.

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Optimize Current Revenue Streams

- Increase the City of Wildomar's sales tax revenues by:
  - Adding and encouraging higher-paying jobs and entertainment
  - Meeting with industrial and office space developers
  - Hold 22 Commercial Real Estate (CRE) Meetups
  - Targeting industrial and office space developers at annual Trade Shows
- Encourage business retention by increasing the department's attendance at Business Events and Workshops.
- Increase public/ business engagement by adding How-To videos for city services.

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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	47,800	50,500
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**	**281,900**	**296,500**
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**	**448,400**	**454,000**
	Total Economic Development - 4150	**$ 295,057**	**$ 357,600**	**$ 448,400**	**$ 454,000**

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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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Administrative Services Department

Mission:

The Administrative Services Department is responsible for the preservation and support of the City's operations and its departments. This is accomplished by protecting the City's assets, maintaining fiscal integrity, and effectively managing the City's information systems. The department strives to attract, retain, and equip its divisions – Finance, Human Resources, Risk Management, and Information Technology, with qualified staff that deliver a high level of service to the citizens of Wildomar.

Services:

- Implements and maintains Financial, Human Resources & Payroll, Risk Management, and Information Technology services for the City, its departments, and the Wildomar Cemetery District.
- Leads the preparation, creation, and maintenance of the City's Biennial Budget.
- Maintains all financial records, including Revenues, Expenses, Accounts Receivable, and Accounts Payable.
- Completes the year-end financial process and works with the City's outside auditors to complete the Annual Comprehensive Financial Report and various other annual reports.
- Leads the recruitment to fill new and vacant positions in City Departments and in the Wildomar Cemetery District.
- Maintains Employee Personnel Records.
- Provides guidance to staff related to personnel matters, including benefits and other related items.
- Monitors and assesses the City's risk and liability.
- Oversees Contract IT Services.

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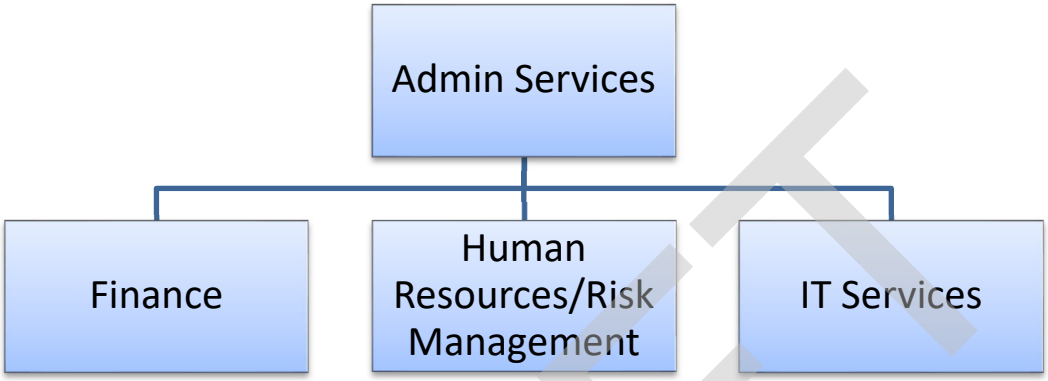
Organization:

The Administrative Services department is composed of the following divisions:



Accomplishments (Over Last 2 Year Budget Cycle):

Risk Management Division

- Consolidated Cemetery District and City risk policies under one risk management authority, CIRA.
- Developed a Workplace Violence Prevention Plan and implemented training.
- Identified workplace safety and security points and they will be addressed in the upcoming improvements to City Hall.
- Worked with CIRA to implement insurance review and tracking software.

Finance Division

- Completed the FY 2023/24 & FY 2024/25 biennial budget.
- Completed the FY2023/24 Annual Comprehensive Financial Report in less than six months with no formal findings and achieved a $3.6 million surplus.
- Adopted a new committed fund reserve policy for the General Fund and Measure AA.
- Adopted a new purchasing policy and enrolled in the CUPCAA program.
- Implemented new finance, budgeting, and payroll financial programs.

IT Services Division

- Replaced 24 staff computers
- Completed additions to the City's Cybersecurity framework.
- Completed updating operating software on all computers and this continues to be automatically updated by Pulseway.

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- Assisted with implementing new finance ERP software, new website content management platform, and Laserfische document management system.
- Provided the first Citywide training on cybersecurity as part of a new cybersecurity training schedule.

Human Resources Division

- Implemented paid parental leave in line with State disability insurance.
- Restructured cafeteria plan for IRS compliance.
- Implemented HRIS and evaluation software to automate and organize employee data and evaluations in a more efficient manner.
- Implemented Harassment, Discrimination, and Retaliation Prevention policy and provided biennial training to all employees.
- Implemented applicant tracking software to allow for a streamlined hiring process.
- Updated City of Wildomar Personnel Rules and Regulations to reflect legal updates, added callback pay, standby pay, and implemented a safety shoe reimbursement program.
- Implemented remote work policy.
- Completed compensation study for all classifications and implemented a three-phased approach to bring salaries in line with the market.
- Converted sick time and vacation time to Comprehensive Annual Leave (CAL Time) for all full-time employees.

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Risk Management Division

Expand Employee Recruitment and Retention Incentives

- Create a full Safety Program, including an internal safety committee.
- Complete Workplace Safety biennial training.

Maintain City Infrastructure at a Level of Operational Readiness

- Complete insurance guide for staff when executing contracts.
- Provide training to staff on insurance review and tracking software.
- Work with Public Works to set and review routing inspections for potholes.

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Finance Division

Mitigate Pension Unfunded Liabilities

- Establish an unfunded liability reserve.

Optimize Current Revenue Streams

- Create an economic development plan for City buildout.
- Revise Parks Facility user fees to better reflect the cost of service.
- Update budget policy

Enhance Policy on Committed Reserves

- Establish a public safety committed reserve to absorb sudden cost changes for Police and Fire.

IT Services Division

Maintain City Infrastructure at a Level of Operational Readiness

- Enhance the city's network stability and security. By proactively ordering both a replacement and backup firewall.
- Provide reliable backup internet connection with no outages or network disruptions.
- Update IT infrastructure to ensure reliable, secure, and efficient operations across all city services. These upgrades will include:
    - Replacing and adding supplemental network switches
    - Implementing server replacements.
    - Upgrading SQL licenses
- Adding an additional UPS (Uninterrupted Power Supply).
- Host annual in-person Cybersecurity Training for City staff to enhance Cybersecurity awareness for the purpose of safeguarding sensitive data and infrastructure.

Human Resources Division

Expand Employee Recruitment and Retention Incentives

- Implement Employee Wellness Program.
- Provide biennial harassment prevention training for all staff.
- Work with directors and managers to track and implement succession planning.
- Create, implement, and train on Family Medical Leave policy, Drug-Free and Alcohol-Free Workplace policy, Standby Duty policy, Electronics Communication policy, and Lactation policy.

Maintain City Infrastructure at a Level of Operational Readiness

- Update the City's Vehicle Use policy.

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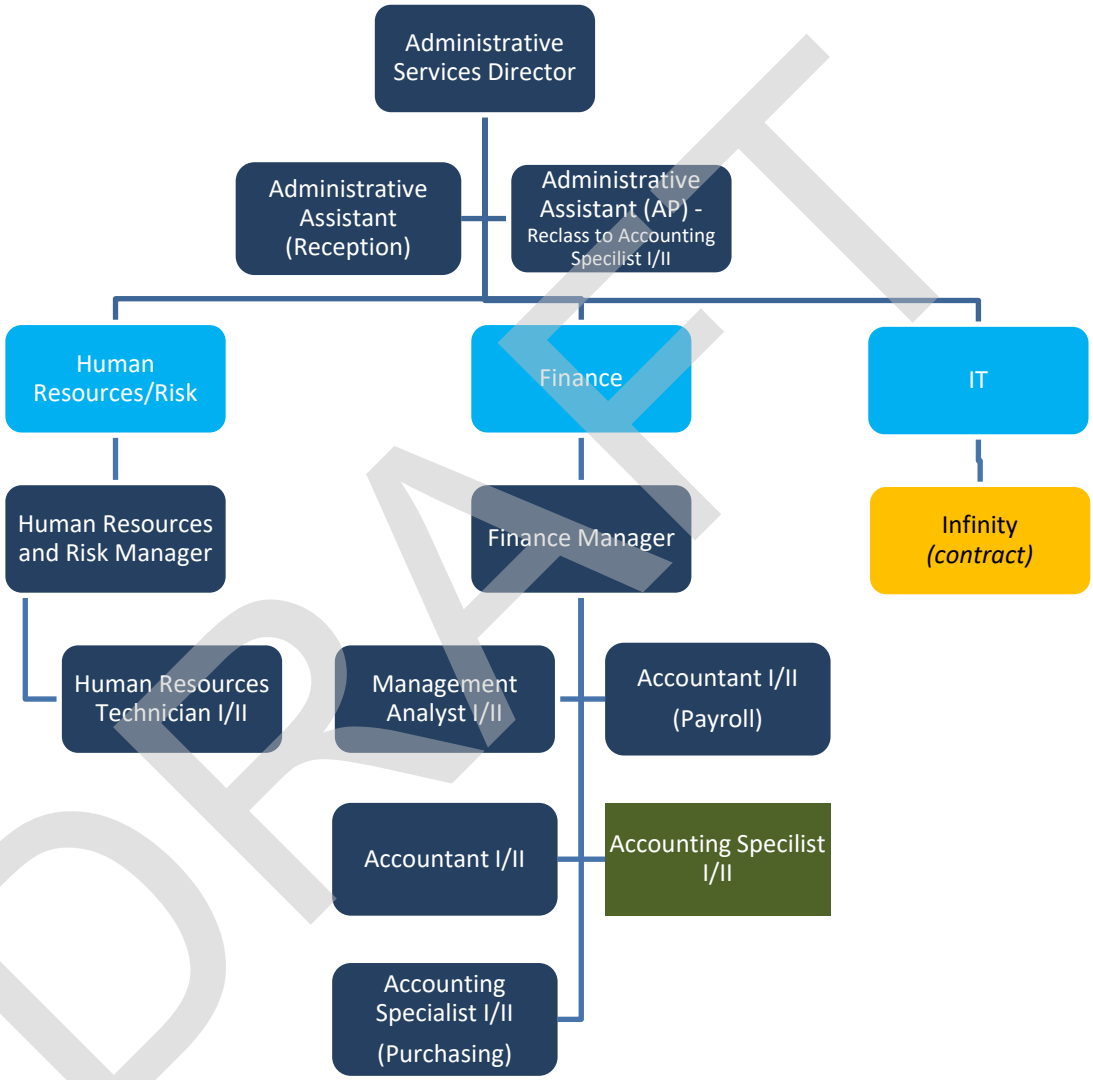
Administrative Services Extended Org Chart



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Legend

Light Blue = Department Divisions | Dark Blue = Staff Positions (filled) | Dark Green = Staff Positions (future) | Yellow = Contract Support Services

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	86,600	91,800
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**	**970,300**	**1,022,100**
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	119,800	116,300
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**	**213,600**	**160,500**
	TOTAL GENERAL FUND	**848,287**	**994,500**	**1,183,900**	**1,182,600**
	Total Administrative Services - 4200	**$ 848,287**	**$ 994,500**	**$ 1,183,900**	**$ 1,182,600**

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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	42,300	38,500
		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 + $30.20	975	975
		Banking Activity Fees (Wells Fargo)	14,000	14,000
		CALpers GASB 68 Fee	700	700
		CALpers Admin Fee (0.24% of Payroll)	3,500	3,500
		Other Admin Fees	3,025	3,025
100-4200-58110	Hardware/Software			
		Oracle	50,000	-
		Debtbook	4,500	4,800
			54,500	4,800
		Total Other Expenditures	**$ 213,600**	**$ 160,500**

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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	33,700	35,600
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**	**270,800**	**283,900**
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**	**328,400**	**344,300**
	Total Human Resources - 4210	**$ 276,297**	**$ 294,900**	**$ 328,400**	**$ 344,300**

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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	**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	-	-	3,800	4,000
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	**-**	**-**	**23,400**	**24,600**
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	-	-	379,400	451,900
100-4220-51206	Workers Compensation Premiums	-	-	119,600	143,400
100-4220-51211	General Liability Deductible	-	-	15,000	15,000
100-4220-51212	Workers' Compensation Deductible	-	-	15,000	15,000
	Total Other Expenditures	**-**	**-**	**533,500**	**629,900**
	TOTAL GENERAL FUND	**-**	**-**	**556,900**	**654,500**
	Total Risk Management - 4220	**$ -**	**$ -**	**$ 556,900**	**$ 654,500**

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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	312,200	374,600
	Ancillary Coverage	67,200	77,300
	Total General Liability Premiums	379,400	451,900
100-4220-51206	Workers' Compensation Premiums	119,600	143,400
100-4220-51211	General Liability Deductible	15,000	15,000
100-4220-51212	Workers' Compensation Deductible	15,000	15,000
	Total Other Expenditures	**$ 533,500**	**$ 629,900**

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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	**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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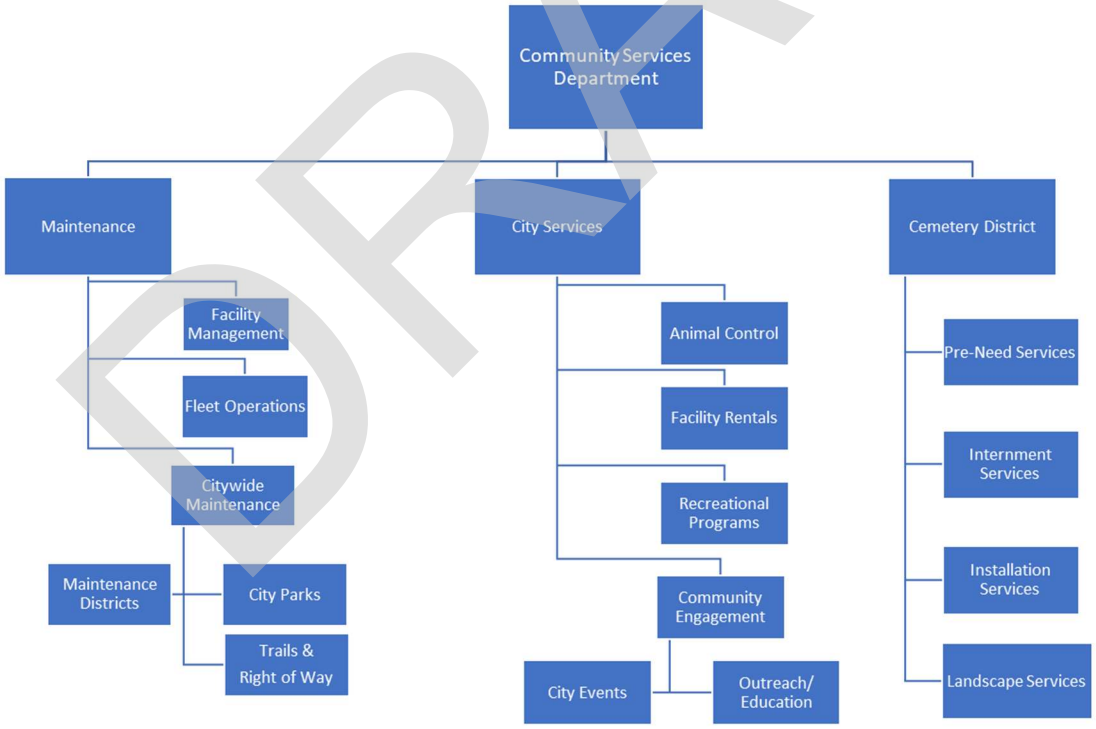
Community Services Department

Mission:
To provide safe, clean, and beautiful facilities, parks and trails for residents and visitors promoting the well-being of every person and animal. Develop healthy, sustainable, and enriching services for our community and the southwest region. Promote a culture of inclusivity to promote community engagement and participation while fostering an environment of creativity.

Services:

- Community Services Administration
- Park and Facility Rentals
- Manage City owned parks
- Landscape, Facility, and Fleet Maintenance
- Citywide Events, Community Partnerships, and Recreation Programs.
- Animal Shelter and Animal Control Services
- City Departmental Support.

Organization:



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City Services Division

Accomplishments (Over Last 2 years):

- Formalized a Community Event Partnership Policy to partner with local non-profit organizations in the collaboration effort for conducting special events
- Established Joint Park Use License Agreement with local HOAs
- Create a Parking License Agreement for the use of vacant land for event overflow parking.
- Implemented a Sports Field Allocation Policy
- Assisted in the development of the new "City Welcome" signs
- Presented a Health and Wellness Resource Forum with the County of Riverside

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Increase Community Engagement Opportunities

- Incorporate City-sponsored sport leagues into field usage allocations.
- Schedule regular community outreach and educational events encouraging public safety and wellness.

Increase Park Facilities

- Implement recreation software for park amenities and facility rentals.
- Provide recreational activities for community utilizing City and neighboring facilities.

Maintenance Division

Accomplishments (Over Last 2 years):

- On boarded city maintenance staff
- Implemented in-house landscape maintenance to City Parks
- Provided landscape maintenance oversight to City Maintenance District
- Consolidated maintenance services agreement for City owned Facilities
- Conducted regular maintenance to the Grand Ave multi-use trail

Short-Term Goals & Objectives (Within Next 2-Year Budget Cycle):

Establish Public Right-of-Way Maintenance Program

- Implement in-house landscape maintenance to city maintenance districts.
- Structure citywide asset inventories for facilities amenities and city tree identification.
- Explore options for structuring a citywide maintenance division that would incorporate both Community Services and Public Works maintenance.
- Provide maintenance to the City Hall building with the replacement of the roof and the HVAC units subject to grant funding.

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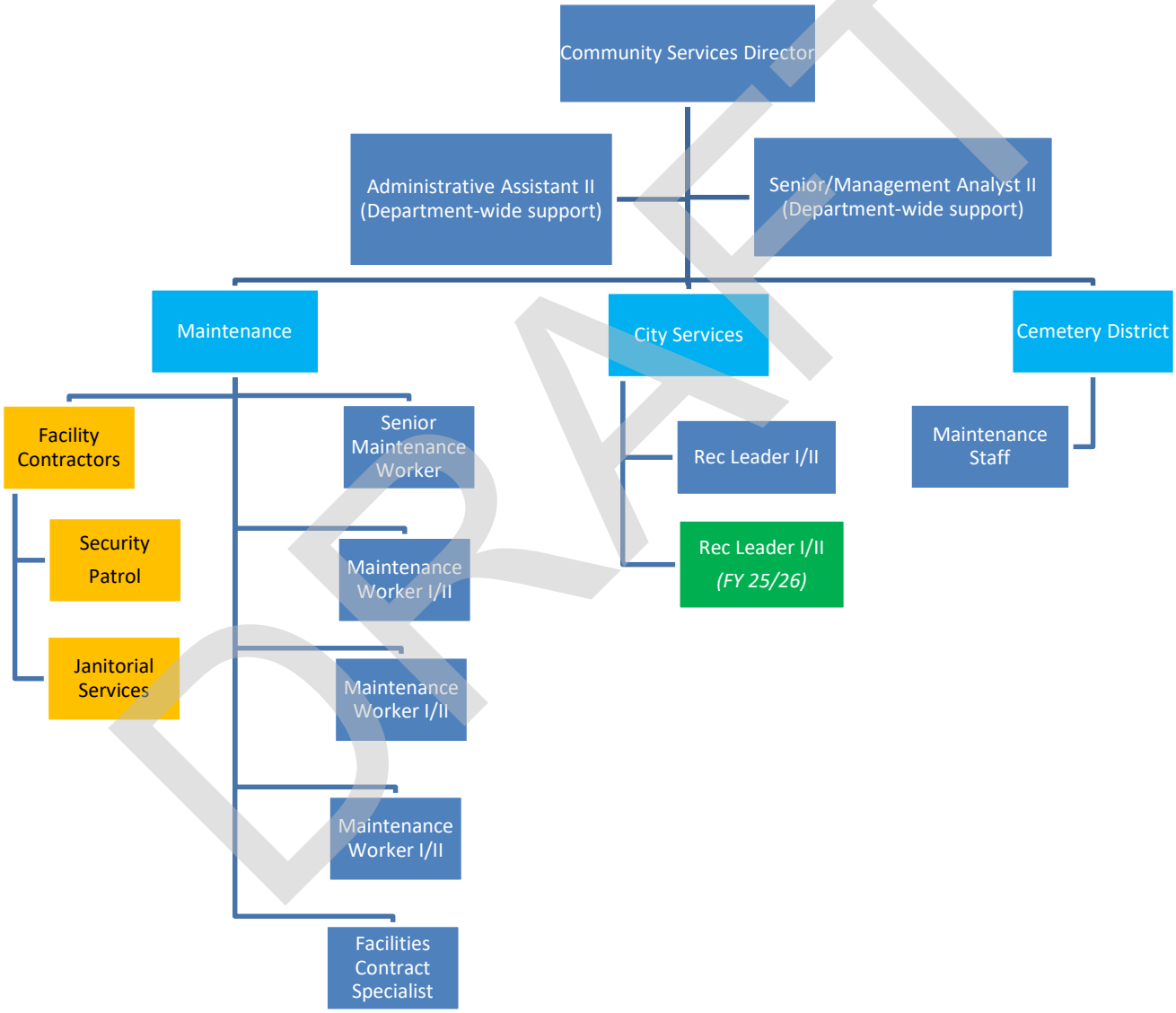
Community Services Department
Extended Organizational Chart



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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	22,600	23,800
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**	**230,900**	**242,700**
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	-
100-4610-58110	Hardware/Software	5,399	45,000	54,000	4,000
100-4610-58130	Vehicles	5,750	56,800	8,100	-
	Total Other Expenditures	**113,562**	**218,200**	**218,600**	**159,800**
	TOTAL GENERAL FUND	**284,945**	**415,500**	**449,500**	**402,500**
	Total Community Services-Adm. 4610	**$ 284,945**	**$ 415,500**	**$ 449,500**	**$ 402,500**

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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**
100-4610-52012	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 (Jolly Jumps/Mikes Jumpers)		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	-
		Total Furniture & Equipment	3,000	-
100-4610-58110	Hardware/Software			
	Recreation Software License (CivicRec)		50,000	-
	Additional Computers		4,000	4,000
		Total Hardware/Software	54,000	4,000
100-4610-58130	Vehicles		2,000	-
	Lease Buyout		6,100	-
		Total Other Expenditures	**$ 218,600**	**$ 159,800**

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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	**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 Professional & Contractual Services	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	-	-
100-4800-52XXX	Assessment Engineer/Special Tax Consultant Admi	-	-	66,700	68,900
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	-
	Total Other Expenditures	**852,448**	**1,233,100**	**625,000**	**297,400**
	TOTAL GENERAL FUND	**1,172,415**	**1,766,800**	**682,200**	**364,600**
	Total Non-Departmental - 4800	**$ 1,172,415**	**$ 1,766,800**	**$ 682,200**	**$ 364,600**

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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 $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**
100-4800-52XXX	Assessment Engineer/Special Tax Consultant Admir	66,700	68,900
	Will Be Reimbursed Exact Amount from Assessment and Special Tax Districts		
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 $300 per Vehicle x12		
100-4800-59000	Transfers Out-Various		
	Cannabis Sales Tax Transfer to 125	320,000	-
	Total Transfers Out	320,000	-
	Total Other Expenditures	**$ 625,000**	**$ 297,400**

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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**
	TOTAL GENERAL FUND	**-**	**-**	**271,100**	**304,300**
	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	Proposed 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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City of Wildomar

Biennial Budget Draft

FY 2025-26 & FY 2026-27

Funds 120, 200, 201

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Special Revenue Funds - Revenue Detail

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
120 Measure AA Fund					
3100	Sales & Use Tax	5,793,328	5,700,000	5,814,000	5,930,300
3580	Developer Payment	4,600	-	-	-
3800	Interest Income	296,967	200,000	280,000	275,000
3810	Settlement Proceeds	-	-	-	-
3801	Gain or Loss on Investment	74,491	100,000	100,000	100,000
	120 Measure AA Fund	**6,169,386**	**6,000,000**	**6,194,000**	**6,305,300**
200 Gas Tax					
3503	Gas Tax 2103	334,028	346,400	333,900	347,256
3505	Gas Tax 2105	222,760	231,800	233,500	242,840
3506	Gas Tax 2106	145,784	149,000	150,400	153,408
3507	Gas Tax 2107	301,525	316,100	318,700	334,635
3508	Gas Tax 2107.5	6,000	6,000	6,000	6,000
3580	Developer Reimbursement	6,693	-	-	-
3800	Interest Income	6,668	-	-	-
3810	Settlement Proceeds	9,455	-	-	-
3850	Miscellaneous Income	-	-	-	-
3630	Other Financing Sources: Lease Financing	-	-	-	-
3900	Transfers In	-	-	-	-
	200 Gas Tax	**1,032,913**	**1,049,300**	**1,042,500**	**1,084,139**
201 Measure A					
3520	Measure A Revenue	1,004,709	1,093,000	1,095,000	1,098,000
3630	Other Financing Sources: Lease Financing	-	-	-	-
3800	Interest Income	21,640	10,000	15,000	15,000
3850	Miscellaneous Income	-	-	-	-
	201 Measure A	**1,026,349**	**1,103,000**	**1,110,000**	**1,113,000**
Total Funds 120, 200, 201 Revenues		**$ 8,228,647**	**$ 8,152,300**	**$ 8,346,500**	**$ 8,502,439**

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2025-26 & 2026-27 Departmental Budget

Measure AA

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
MEASURE AA FUND					
Public Works/Engineering					
120-4500-51001	Salaries	$ -	$ 169,100	$ -	$ -
120-4500-51002	Cash-Outs	-	9,100	-	-
120-4500-51105	Cell Phone Allowance	-	400	-	-
120-4500-51107	Internet Allowance	-	400	-	-
120-4500-51150	PERS Retirement	-	12,700	-	-
120-4500-51160	Medicare	-	2,600	-	-
120-4500-51164	SUI	-	500	-	-
120-4500-51200	Medical Ins	-	40,000	-	-
120-4500-51201	Dental Ins	-	5,000	-	-
120-4500-51202	Vision Ins	-	600	-	-
120-4500-51204	Life Ins	-	600	-	-
120-4500-51208	Other Ins Premium	-	9,500	-	-
120-4500-52012	Supplies	-	-	38,000	40,000
120-4500-53028	Communication	-	-	5,600	5,600
120-4500-52115	Contractual Services	479,783	1,032,000	371,000	368,000
120-4500-52117	Legal Services	596	-	-	-
120-4500-56010	Prop/Equipment Rental	-	-	51,000	54,000
120-4500-58100	Furniture & Equipment	23,979	-	8,000	-
120-4500-58130	Vehicles	-	362,000	-	125,000
	Total Public Works-Road Maintenance	**504,358**	**1,644,500**	**473,600**	**592,600**
Bundy Canyon Road Widening CIP026					
120-0001-52165	Bundy Canyon Legal	19,026	-	-	-
120-0002-52117	Legal Services Bundy	145	452,300	452,300	-
120-0003-52115	Contractual Services Bundy	1,820	-	-	-
Pavement Rehab Program CIP057					
120-4500-52115	Contractual Services	1,444,477	-	1,000,000	1,000,000
Local Road Safety Plan CIP051					
120-4500-51001	Salaries	157	-	-	-
Right-of-Way Enhancement Program CIP066					
120-4500-52115	Contractual Services	-	-	355,000	-
PW R/W Maintenance Crack Seal Program - Part of CIP058					
120-4500-51001	Salaries & Benefits	-			
120-4500-52115	Contractual Services	1,135,184	-	450,000	450,000
Clinton Keith Widening CIP025					
120-0001-52115	Contractual Services	-	420,000	420,000	180,000
Palomar Widening Project CIP028					
120-0002-52115	Contractual Services	-	1,846,500	-	-
Interim field Operation Center CIP098					
120-4500-59000	Transfers Out	35	-	50,000	50,000
	Total Public Works/Engineering CIP	**3,105,203**	**4,363,300**	**3,200,900**	**2,272,600**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Measure AA
Fund Number: Fund 120

Other Expenditures

		Proposed	
		2025-26	**2026-27**
Public Works-Road Maintenance			
120-4500-52115	Contractual Services		
	Routine Maintenance		
	Traffic and Street Name Sign Annual Program	59,000	59,000
	Striping Annual Program	112,000	121,000
	Pavement and Shoulder Maintenance	100,000	100,000
	Subcontractors	100,000	88,000
	Total Contractual Services	371,000	368,000
120-4500-52012	Supplies	38,000	40,000
	Materials and Supplies		
120-4500-53028	Communication		
	PSEC Service	1,600	1,600
	Cell Phone Plans & Tablet for Maint. Workers	4,000	4,000
120-4500-56010	Prop/Equipment Rental	51,000	54,000
120-4500-58100	Furniture & Equipment		
	PSEC Radio	8,000	-
	Total Furniture & Equipment	8,000	-
120-4500-58130	Vehicles	-	-
	Dump Truck (one time expense)		125,000
	Total Vehicles	-	125,000
120-4500-52115	Contractual Services		
	CIP 66 ROW Enhancement Program	355,000	-
	Total Contractual Services	355,000	-
120-4500-52115	Contractual Services		
0001	CIP 26-1 Bundy Canyon Widening	-	-
	CIP 26-2 Bundy Canyon Widening	452,300	-
0003	CIP 26-3 Bundy ATP Corridor	-	-
	Total Contractual Services	452,300	-
120-4500-52115	Contractual Services		
	CIP057 Pavement Rehab Program	1,000,000	1,000,000
	Total Contractual Services	1,000,000	1,000,000

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2025-26 & 2026-27 Departmental Budget Detail

Department: Measure AA
Fund Number: Fund 120

Other Expenditures

		Proposed	
		2025-26	**2026-27**
120-4500-52115	Contractual Services		
	CIP058 PW R/W Maintenance Crack Seal Program	450,000	450,000
	Total Contractual Services	450,000	450,000
120-4500-52115	Contractual Services		
	CIP 25-1 Clinton Keith Widening	420,000	180,000
	Total Contractual Services	420,000	180,000
120-4500-59000	Transfers Out		
	Interim Field Operations Center	50,000	50,000
	Total Contractual Services	50,000	50,000
	Total Public Works-Road Maint.	**3,200,900**	**2,272,600**

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2025-26 & 2026-27 Departmental Budget

Public Works/Engineering

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GAS TAX FUND - 200					
200-4500-51001	Salaries	$ 104,587	$ 271,300	$ 490,500	$ 515,700
200-4500-51002	Cash-Outs	2,451	14,400	23,600	24,900
200-4500-51010	Overtime	580	1,100	26,500	26,500
200-4500-51100	Auto Allowance	168	200	-	-
200-4500-51105	Cell Phone Allowance	388	800	400	400
200-4500-51107	Internet Allowance	211	800	400	400
200-4500-51108	Bilingual Allowance	124	300	-	-
200-4500-51150	PERS Retirement	7,968	20,300	39,000	41,100
200-4500-51155	Social Security	-	-	-	-
200-4500-51160	Medicare	1,534	4,200	7,700	8,300
200-4500-51162	FUI	-	-	-	-
200-4500-51164	SUI	282	800	1,100	1,100
200-4500-51200	Medical Ins.	16,511	66,500	123,900	123,900
200-4500-51201	Dental Ins.	1,339	6,600	12,200	12,200
200-4500-51202	Vision Ins.	113	800	1,400	1,400
200-4500-51204	Life Ins.	274	800	1,100	1,100
200-4500-51208	Other Ins Premium	3,274	3,200	1,300	1,300
	Total Salary and Benefits	**139,804**	**392,100**	**729,100**	**758,300**
200-4800-52119	Bank/Admin Fees	72	-	-	-
200-4500-52115	Professional & Contractual Services	635,904	672,500	36,000	36,000
200-4500-52117	Legal Services	708	-	-	-
200-4500-53024	Solid Waste	-	7,000	-	-
200-4500-53025	Electricity	36,566	34,000	30,000	34,000
200-4500-54060	NPDES	11,460	-	-	-
200-4500-55000	GASB #87 Lease Clearing Contra Account	(2,087)	-	-	-
200-4500-55020	Expenditure: Lease Financing Principal	1,007	-	-	-
200-4500-55050	Expenditure: Lease	1,081	-	-	-
200-4500-58110	Hardware/Software	4,450	-	40,000	40,000
200-4500-58130	Vehicles	2,071	27,200	2,100	2,300
200-4500-58550	Streetlight Pole Cost Allocation	9,309	9,400	9,400	10,900
200-4500-59000	Transfers Out	-	-	56,000	56,000
200-4XXX-5XXXX	Graffiti Abatement Program	-	-	25,000	7,000
	Expenditures	**700,540**	**750,100**	**198,500**	**186,200**
	TOTAL GAS TAX FUND - 200	**$ 840,344**	**$ 1,142,200**	**$ 927,600**	**$ 944,500**

DRAFT

2025-26 & 2026-27 Departmental Budget Detail

Department: Public Works/Engineering - 4500
Fund Number: Gas Tax Fund - 200

Other Expenditures

		Proposed	
		2025-26	**2026-27**
Other Expenditures			
200-4500-52115	Contractual Services		
	Maintenance Software		
	GIS Support - Special Projects	10,000	10,000
	ROW Staff Support		
	Storm Water Inspector (8 hrs/wk, 52 wk/year, $125/hr)	26,000	26,000
	Total Contractual Services	36,000	36,000
200-4500-53025	Electricity	30,000	34,000
200-4500-58110	Hardware/Software		
	ESRI Workforce	5,000	5,000
	Service Request System	35,000	35,000
200-4500-58130	Vehicles	2,100	200
	Lease Buyout	-	2,100
200-4500-58550	Streetlight Pole Cost Allocation	9,400	10,900
200-4500-59000	Transfers Out	56,000	56,000
200-4XXX-5XXXX	Graffiti Abatement Program		
	Pressure Wash/ Graffiti Trailer	18,000	-
	Paint	2,000	2,000
	Equipment	5,000	5,000
	Total Other Expenditures/ Transfers Out	**$ 198,500**	**$ 186,200**

DRAFT

2025-26 & 2026-27 Departmental Budget

Public Works/Engineering

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
MEASURE A FUND - 201					
201-4500-51001	Salaries	$ 118,425	$ 304,100	$ 499,500	$ 526,300
201-4500-51002	Cash-Outs	3,769	16,600	25,800	27,200
201-4500-51010	Overtime	636	400	1,000	1,000
201-4500-51100	Auto Allowance	-	-	-	-
201-4500-51105	Cell Phone Allowance	419	1,800	2,200	2,200
201-4500-51107	Internet Allowance	401	1,800	2,200	2,200
201-4500-51108	Bilingual Allowance	57	-	-	-
201-4500-51150	PERS Retirement	9,099	22,800	39,800	41,900
201-4500-51160	Medicare	1,764	4,700	7,700	8,100
201-4500-51164	SUI	336	600	700	700
201-4500-51200	Medical Ins.	15,760	41,300	66,100	66,100
201-4500-51201	Dental Ins.	1,239	3,600	5,800	5,800
201-4500-51202	Vision Ins.	92	600	800	800
201-4500-51204	Life Ins.	283	600	1,000	1,000
201-4500-51208	Other Ins. Premium	3,733	5,800	3,800	3,800
	Total Salary and Benefits	**156,013**	**404,700**	**656,400**	**687,100**
201-4500-52112	Fuel	19	-	-	-
201-4500-52115	Contractual Services	120,240	175,000	507,700	283,700
201-4500-52117	Legal Services	4,130	-	-	-
201-4500-58130	Vehicles	2,071	3,800	2,100	2,300
201-4500-59000	Transfers Out	80,359	56,800	80,000	80,000
201-4800-52119	Bank/Admin Fees	281	-	-	-
201-4500-55000	GASB #87 Lease Clearing Contra Account	(2,088)	-	-	-
201-4500-55010	Expenditure: Lease	-	-	-	-
201-4500-55020	Expenditure: Lease Financing Principal	1,007	-	-	-
201-4500-55050	Expenditure: Lease	1,081	-	-	-
201-4500-52115	Contractual Services CIP023	-	15,000	-	-
201-4500-52115	Contractual Services CIP026-1	98	-	-	-
201-4500-52115	Contractual Services CIP026-3	17	-	-	-
201-4500-52115	Contractual Services CIP028-1	-	-	-	-
201-4500-52115	Contractual Services CIP028-2	14,014	355,000	-	-
201-4500-52115	Contractual Services CIP043	-	30,000	-	-
201-4500-52115	Contractual Services CIP044-3	-	25,000	-	-
201-4500-52115	Contractual Services CIP050	447	25,000	-	-
201-4500-52115	Contractual Services CIP051	15,207	50,000	-	-
201-4500-52115	Contractual Services CIP057	233,933	165,000	-	-
201-4500-52115	Contractual Services CIP062-1	-	13,900	-	-
201-4500-52115	Contractual Services CIP063	4,323	373,000	-	-
201-4500-52115	Contractual Services CIP066	139	-	-	-
201-4500-52115	Contractual Services CIP069	-	60,000	-	-
201-4500-52115	Contractual Services CIP086	-	57,500	-	-
201-4500-52115	Contractual Services CIP088	25,704	202,100	-	-
201-4500-52115	Contractual Services CIP089	15,861	205,000	-	-
201-4500-52115	Contractual Services CIP091	32	-	-	-
201-4500-52115	Contractual Services CIP096	35	-	-	-
201-4500-52115	Contractual Services CIP097	-	49,000	-	-
201-4500-52115	Contractual Services CIP103	-	85,000	-	-
201-4500-52115	Contractual Services CIP104	-	50,000	-	-
	Expenditures	**516,908**	**2,006,100**	**589,800**	**366,000**
	TOTAL MEASURE A FUND - 201	**672,922**	**2,410,800**	**1,246,200**	**1,053,100**
	Total Public Works/Engineering - 4500	**$ 672,922**	**$ 2,410,800**	**$ 1,246,200**	**$ 1,053,100**

DRAFT

2025-26 & 2026-27 Departmental Budget Detail

Department: Total Public Works/Engineering - 4500
Fund Number: Measure A Fund - 201

Other Expenditures

	Proposed	
	2025-26	**2026-27**
Other Expenditures		
CIP General Administration		
201-4500-52115 Contractual Services		
Traffic Operations		
Traffic Operations		
Traffic Engineer (4 hours/week, $150/hr)	$ 31,200	$ 31,200
Speed Surveys	12,500	12,500
Special Studies	5,000	5,000
Traffic Signal Maintenance	65,000	65,000
Caltrans Signals and Lights Maint	17,000	19,000
County Signals and Lights Maint	32,000	36,000
Special Projects		
Signal Battery Back-Ups	200,000	-
Signal Reflective Backplates	70,000	-
Signal Controllers	30,000	30,000
Signal Timing Sheets	20,000	-
Traffic Calming Improvements	25,000	25,000
Grand Avenue Trail Fencing	-	60,000
Total Contractual Services	**507,700**	**283,700**
201-4500-58130 Vehicles	2,100	200
Lease Buyout	-	2,100
	2,100	2,300

DRAFT

2025-26 & 2026-27 Departmental Budget Detail

Department: Total Public Works/Engineering - 4500
Fund Number: Measure A Fund - 201

Other Expenditures

		Proposed	
		2025-26	**2026-27**
201-4500-59000	Transfers Out	80,000	80,000
Total Other Expenditures/ Transfers Out		**$ 589,800**	**$ 366,000**

DRAFT

CITY OF WILDOMAR
MEETING (CCR)
FUTURE AGENDA ITEMS

Meeting Date: April 9, 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. Park Rental Policy - Morabito - TBD
6. Non-Tech Resident Outreach - Marquez - Apr 2025
7. Staffing/Day Coverage - Marquez - TBD

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: April 9, 2025

SUBJECT: Minutes - March 12, 2025 - Regular Meeting

SUBMITTED BY: Janet Morales, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. Minutes

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, MARCH 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 54957.6Agency representative: Mayor Ashlee DePhillippoUnrepresented employee: City Manager

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session at 6:04 p.m. 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 p.m.

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, Administrative Services Director Schrader, Community Development Directors Bassi and Jones, Economic Development Director Davidson, Code Enforcement Manager Berroteran, Human Resources and Risk Manager Wolf, Finance Manager Jantz and Analyst Magdaleno.

FLAG SALUTE

Alexa Graves, California Tap Company, led the flag salute.

MOMENT OF SILENCE AND REFLECTION

PRESENTATIONS

1. Proclamation: Community Development Director Matthew Bassi
2. Certificate: California Tap Company
3. Staff Introductions

DEPARTMENT REPORTS

Code Enforcement Quarterly Update (2024/2025)

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Bridgette Moore 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 recused herself from Item #1.6. Mayor Pro Tem Marquez requested to pull items #1.4 and #1.6 for staff presentations.

City Manager York presented the staff report for #1.4.

Community Services Manager Torres presented the staff report for item #1.6.

Moved by Dustin Nigg; seconded by Carlos Marquez to approve all items on the Consent Calendar except Item #1.6.

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) Minutes - February 12, 2025 - Regular Meeting

Approved the minutes as presented.

1.2) February 2025 City Warrant Register

Approved 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

Approved 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)

Authorized 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:

Received and filed this report and directed 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.

Moved by Joseph Morabito; seconded by Dustin Nigg to 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.

Motion Approved: 4 - 0

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

1.7) The Nature Education Foundation Memorandum of Understanding (MOU) for The Kid's Ride into Nature Car Show

1. Authorized the City Manager to sign the MOU with the foundation dependent that the foundation fulfills all requirements;

2. Waived 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

Finance Manager Adam Jantz presented the staff report.

There were no public comments.

Moved by Dustin Nigg; seconded by Joseph Morabito to Adopt the first reading of an Ordinance entitled:

ORDINANCE NO. 249
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

Motion Approved: 5 - 0

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

Moved by Dustin Nigg; seconded by Joseph Morabito to Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 08
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

Motion Approved: 5 - 0

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

2.2) City of Wildomar Vacancy Report and Recruitment and Retention Efforts

Human Resources and Risk Manager Wolf presented the staff report.

Mayor Pro Tem Marquez requested the salary percentage compared to budget for the upcoming phased salary increases.

It was the consensus of the City Council to receive and file the report.

3) GENERAL BUSINESS

3.1) Biennial Budget Workshop - Draft General Government Budgets

Finance Manager Jantz presented the staff report.

The City Council provided the following recommendations:

1. Combine City Council Travel and Conference budget
2. Increase the City Council apparel budget to $800
3. Request standards for Graffiti removal
4. Budget for a Councilmember to attend the International Council of Shopping Centers (ICSC) conference

It was the consensus of the City Council to receive and file the report.

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

Administrative Services Director Schrader presented the staff report.

Moved by Dustin Nigg; seconded by Joseph Morabito to Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 09
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

Motion Approved: 5 - 0

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

Moved by Dustin Nigg; seconded by Bridgette Moore to Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 10
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

Motion Approved: 5 - 0

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

Moved by Dustin Nigg; seconded by Bridgette Moore to 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.

Motion Approved: 5 - 0

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

3.1) Biennial Budget Workshop - Draft General Government Budgets

Mayor Pro Tem Marquez requested that the City Council return to Item #3.1.

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

Senior Planner Lachgar and Architerra Landscape Architect presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to 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 - 11
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

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

City Manager provided updates on the following items:

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

FUTURE AGENDA ITEMS

Added:

Non-Tech Resident Outreach - Marquez
Staffing/Day Coverage - Marquez

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Mayor DePhillippo adjourned the City Council Meeting at 8:16 p.m to an adjourned regular meeting on March 24, 2025 at 6:00 p.m. and stated that the City Council will reconvene into Closed Session.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

The Regular Meeting of the Wildomar Cemetery District Meeting was called to order by Chair DePhillippo at 8:16 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 Carlos Marquez 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) Minutes - February 12, 2025 - Regular Meeting

Approved the minutes as presented.

4.2) February 2025 Cemetery Warrant Register

Approved 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

Approved the Treasurer's Report for January 2025.

5) CEMETERY PUBLIC HEARINGS

There were no public hearings scheduled.

6) CEMETERY GENERAL BUSINESS

6.1) Review of Gravesite and Saturday Cemetery Services

Community Services Director Torres presented the staff report.

Councilmember Nigg requested a more economical process for the public to hold a Saturday Service and would like to offer the gravesite service.

It was the consensus of the City Council to receive and file.

GENERAL MANAGER REPORT

There was no general manager report.

FUTURE AGENDA ITEMS

There were no future agenda items added.

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

There being no further business, Chair Moore adjourned the Wildomar Cemetery District Meeting at 8:41 p.m.

RECONVENE INTO CLOSED SESSION

The City Council reconvened into Closed Session at 8:37 p.m.

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session at 9:30 p.m.

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 9:30 p.m.

Submitted by:

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.2
Meeting Date: April 9, 2025

SUBJECT: March 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 3-6-2025 in the amount of $2,950.34
2. Warrant Register dated 3-13-2025 in the amount of $123.74
3. Warrant Register dated 3-20-2025 in the amount of $6,219.91
4. Warrant Register dated 3-27-2025 in the amount of $27,729.00

SUMMARY:
March 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.

ACCOUNT CODE:
Fund 300
Fund 301
Fund 302

ATTACHMENTS:
March 2025 Cemetery Warrant Register.pdf

Transaction Name	Bill Date	Payment Dat	Fund Line	Account Line	Amount (Debit)	Vendor	Memo
Bill #022625-7258	2/26/2025	3/6/2025	300 - Cem	53025 53025 - Electricity	217.15	EDISON	01/27/25-02/25/25 Elec 21400 Palomar (Cemetery)
Bill #6106664993	2/22/2025	3/6/2025	300 - Cem	53028 53028 - Communications	14.97	VERIZON WIRELESS	02/23/25-03/22/25 Data Int. Chrg 0707
Bill #6106664993	2/22/2025	3/6/2025	300 - Cem	53028 53028 - Communications	52.18	VERIZON WIRELESS	02/23/25-03/22/25 Data Internet chrg 0986
Bill #4221821785	2/20/2025	3/6/2025	300 - Cem	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4221079385	2/13/2025	3/6/2025	300 - Cem	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4222584587	2/27/2025	3/6/2025	300 - Cem	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #9310914332	2/28/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	141.38	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #5252892103	2/6/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	364.20	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #34065	2/24/2025	3/6/2025	300 - Cem	52016 52016 - Reproduction	199.39	SIGNS BY TOMORROW	Cemetery Yard Signs for Flower Removal Signs
Bill #189358180	3/4/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	132.45	ULINE	Cemetery - Departmental Supplies
Bill #189358180	3/4/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	54.15	ULINE	Cemetery - Departmental Supplies
Bill #189358180	3/4/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	88.95	ULINE	Cemetery - 1st aid & Safety
Bill #189358180	3/4/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	65.02	ULINE	Cemetery - 1st aid & Safety
Bill #189358180	3/4/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	116.13	ULINE	Cemetery 1st aid & Safety
Bill #189358180	3/4/2025	3/6/2025	300 - Cem	52012 52012 - Supplies	88.94	ULINE	Cemetery - 1st aid & Safety
Bill #413932	2/12/2025	3/6/2025	300 - Cem	53024 53024 - Solid Waste	452.18	RIGHTWAY SITE SERVICES, INC.	(2) Cemetery Restroom Maintenance/Service 2/10/25-3/09/25
Bill #13472648	2/25/2025	3/6/2025	300 - Cem	53026 53026 - Water	377.79	ELSINORE VALLEY MUNICIPAL, WATER DISTRIC	01/16/25-02/15/25 Cemetery Water Services
Bill #664447	2/24/2025	3/6/2025	300 - Cem	52115 52115 - Professional and Contractual Services	167.50	DEANZA TERMITE & PEST CONTROL, INC	Pest Control Cemetery 2/21/25
Bill #8009987393	2/25/2025	3/13/2025	300 - Cem	52115 52115 - Professional and Contractual Services	123.74	STERICYCLE, INC	Contractual Shredding Svc
Bill #4213154916	11/29/2024	3/20/2025	300 - Cem	54010 54010 - Uniforms	151.94	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4216084796	12/27/2024	3/20/2025	300 - Cem	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #62413	3/11/2025	3/20/2025	300 - Cem	52012 52012 - Supplies	5,489.00	POLYGUARD & CO	Vaults - Black Hercules Dome & Base
Bill #19W9-7FDY-67HF	3/1/2025	3/20/2025	300 - Cem	52012 52012 - Supplies	27.18	AMAZON CAPITAL SERVICES	Cemetery - Office Supplies
Bill #19W9-7FDY-67HF	3/1/2025	3/20/2025	300 - Cem	56010 56010 - Equipment Maint/Repair	21.95	AMAZON CAPITAL SERVICES	Cemetery - Equipment Maintenance/Repair
Bill #19W9-7FDY-67HF	3/1/2025	3/20/2025	300 - Cem	56010 56010 - Equipment Maint/Repair	14.03	AMAZON CAPITAL SERVICES	Cemetery - Equipment Maintenance/Repair
Bill #19W9-7FDY-67HF	3/1/2025	3/20/2025	300 - Cem	56010 56010 - Equipment Maint/Repair	97.85	AMAZON CAPITAL SERVICES	Cemetery - Equipment Maintenance/Repair
Bill #4223296756	3/6/2025	3/20/2025	300 - Cem	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4224024434	3/13/2025	3/20/2025	300 - Cem	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #31725	3/17/2025	3/27/2025	302 - Cem	52115 52115 - Professional and Contractual Services	27,729.00	VAN ENGINEERING	Progress Payment #1
				TOTAL:	**37,022.99**		

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.3
Meeting Date: April 9, 2025

SUBJECT: February 2025 Cemetery Treasurers Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

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

SUMMARY:
February 2025 Cemetery Treasurer's Report

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of February 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:
February 2025 Cemetery Treasurer's Report.pdf

WILDOMAR CEMETERY DISTRICT
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO

February 2025

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 440,106.44	$ 440,106.44	$ 440,106.44	28.75%	N/A	4.510%
300	CAMP MANAGED ACCOUNT	$ 1,070,643.93	$ 1,070,643.93	$ 1,090,600.08	71.25%	927	4.420%
	TOTAL	$ 1,510,750.37	$ 1,510,750.37	$ 1,530,706.52	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 438,588.27	$ -	$ 1,518.17	$ -	$ 440,106.44	4.510%
300	CAMP MANAGED ACCOUNT	$ 1,064,420.84	$ -	$ 6,223.09	$ -	$ 1,070,643.93	4.420%
	TOTAL	$ 1,503,009.11	$ -	$ 7,741.26	$ -	$ 1,510,750.37	

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

3/10/2025
Date