



Western Riverside Council of Governments Finance Directors Committee

AGENDA

**Thursday, August 22, 2024
1:00 PM**

**Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501**

Remote Meeting Locations:

**City of Banning
City Hall
Administrative Services Director Office
99 E. Ramsey Street
Banning, CA 92220**

**City of Beaumont
City Hall
Conference Room #1
550 E. 6th Street
Beaumont, CA 92223**

**City of Menifee
City Hall
Deputy Finance Director's Office
29844 Haun Road
Menifee, CA 92586**

**City of Murrieta
International Conference Room
1 Town Square
Murrieta, CA 92562**

**City of Wildomar
City Hall
Council Chambers
23873 Clinton Keith Road, Suite 106**

Wildomar, CA 92595

Eastern Municipal Water District
Room 25
2270 Trumble Road
Perris, CA 92572

Committee members are asked to attend this meeting in person unless remote accommodations have previously been requested and noted on the agenda. The below Zoom link is provided for the convenience of members of the public, presenters, and support staff.

[Public Zoom Link](#)

Meeting ID: 894 0981 2365

Passcode: 825145

Dial in: 669 444 9171 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Finance Directors Committee meeting, please contact WRCOG at (951) 405-6702. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to lfelix@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix 72 hours prior to the meeting at (951) 405-6702 or lfelix@wrcog.us. Later requests will be accommodated to the extent feasible.

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

1. CALL TO ORDER (Erika Gomez, Chair)
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. SELECTION OF FINANCE DIRECTORS COMMITTEE CHAIR, VICE-CHAIR, AND 2ND VICE-CHAIR POSITIONS FOR FISCAL YEAR 2024/2025

- A. Leadership Selection for Fiscal Year 2024/2025 and Recognition of Outgoing Chair

Requested Action(s):

1. Select a Finance Directors Committee Chair, Vice-Chair,

and 2nd Vice-Chair for Fiscal Year 2024/2025.

5. PUBLIC COMMENT

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

6. CONSENT CALENDAR

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

A. Action Minutes from the February 22, 2024, Finance Directors Committee

Requested Action(s): 1. Approve the Action Minutes from the February 22, 2024, Finance Directors Committee

B. Approval of Finance Directors Committee Meeting Schedule for 2025

Requested Action(s): 1. Approve the schedule of Finance Directors Committee meetings for 2025.

7. REPORTS / DISCUSSION

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

A. Results of Financial Services Software Request for Proposals for WRCOG

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

B. Overview of the TUMF Nexus Study - Final Draft & TUMF Revenue Update

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

C. The Economy and Financial Markets

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

8. REPORT FROM THE CHIEF FINANCIAL OFFICER

Andrew Ruiz

9. ITEMS FOR FUTURE AGENDAS

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

10. GENERAL ANNOUNCEMENTS

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

11. NEXT MEETING

The next Finance Directors Committee meeting is scheduled for Thursday, November 21, 2024, at 1:00 p.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

12. ADJOURNMENT



Western Riverside Council of Governments Finance Directors Committee

Staff Report

Subject: Leadership Selection for Fiscal Year 2024/2025 and Recognition of Outgoing Chair
Contact: Andrew Ruiz, Chief Financial Officer, aruiz@wrcog.us, (951) 405-6740
Date: August 22, 2024

Recommended Action(s):

1. Select a Finance Directors Committee Chair, Vice-Chair, and 2nd Vice-Chair for Fiscal Year 2024/2025.

Summary:

At the start of each fiscal year, WRCOG's Committees selects new leadership, typically aligned with the Executive Committee. This Committee has not met since February 2024 and needs to select leadership for the remaining meetings of the current fiscal year.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to select leadership for the Finance Directors Committee. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #3 (Ensure fiscal solvency and stability of the Western Riverside Council of Governments).

Discussion:

WRCOG would like to recognize outgoing Chair, Erika Gomez, for her efforts in leading the Finance Directors Committee meetings during the previous fiscal year. Staff appreciates her hard work and dedication in leading the meetings.

WRCOG's Committee leadership positions are selected at the start of each fiscal year. The leadership for the Executive Committee for Fiscal Year 2024/2025 is as follows:

Chair: Rita Rogers, City of Perris
 Vice-Chair: Brenda Dennstedt, Western Municipal Water District
 2nd Vice-Chair: Jacque Casillas, City of Corona

Historically, the Committee positions have coincided with those of the Executive Committee, although there are no requirements for this pattern stipulated in WRCOG's JPA or Bylaws.

Prior Action(s):

None.

Financial Summary:

The action in this item has no fiscal impact.

Attachment(s):

None.

Finance Directors Committee

Action Minutes

1. CALL TO ORDER

The meeting of the WRCOG Finance Directors Committee was called to order on February 22, 2024, at 1:01 p.m. by Chair Ernie Reyna in WRCOG's office.

2. PLEDGE OF ALLEGIANCE

Chair Reyna led members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Beaumont - Lisa Leach
- City of Calimesa - Celeste Reid
- City of Canyon Lake - Terry Shea
- City of Corona - Kim Sitton
- City of Jurupa Valley - June Overholt
- City of Lake Elsinore - Brendan Rafferty
- City of Menifee - Travis Hickey
- City of Moreno Valley - Launa Jimenez
- City of Norco - Lissette Free
- City of Perris - Ernie Reyna (Outgoing Chair)
- City of San Jacinto - Erika Gomez (Incoming Chair)
- City of Wildomar - Adam Jantz
- Eastern Municipal Water District (EMWD) - John Adams
- March JPA - Thao Le
- Riverside County Office of Education - Dr. Scott Price (ex-officio member)

Absent:

- City of Banning
- City of Eastvale
- City of Hemet
- City of Murrieta
- City of Riverside
- City of Temecula
- County of Riverside
- Western Water

4. PUBLIC COMMENTS

There were no public comments.

5. SELECTION OF FINANCE DIRECTORS COMMITTEE LEADERSHIP FOR FISCAL YEAR 2023/2024

A. Leadership Selection for Fiscal Year 2023/2024

Action:

1. Selected Erika Gomez, City of San Jacinto, as Chair; Ernie Reyna, City of Perris, as Vice-Chair, and Kevin Mascaro Western Water, as 2nd Vice-Chair.

RESULT:	APPROVED AS RECOMMENDED
MOVER:	EMWD
SECONDER:	Canyon Lake
AYES:	Beaumont, Calimesa, Canyon Lake, Corona, Jurupa Valley, Lake Elsinore, Menifee, Moreno Valley, Norco, Perris, Riverside, San Jacinto, Wildomar, EMWD, March JPA

New Chair Erika Gomez continued the meeting.

6. CONSENT CALENDAR

RESULT:	APPROVED AS RECOMMENDED
MOVER:	Canyon Lake
SECONDER:	Norco
AYES:	Beaumont, Calimesa, Corona, Lake Elsinore, Moreno Valley, Norco, Perris, Riverside, San Jacinto, Wildomar, EMWD, March JPA
ABSTAIN:	From item 6.A only: Canyon Lake, Jurupa Valley, Menifee

A. Action Minutes from the April 27, 2023 , Finance Directors Committee Meeting

Action:

1. Approved the Action Minutes from the April 27, 2023 , Finance Directors Committee meeting.

B. Finance Department Activities Update

Action:

1. Received and filed.

7. REPORTS / DISCUSSION

A. Local and Regional Demographic Data and Land Use Trends

Action:

1. Received and filed.

B. The Economy and Financial Markets

Action:

1. Received and filed.

C. Fiscal Year 2024/2025 Agency Budget

Action:

1. Received and filed.

8. REPORT FROM THE CHIEF FINANCIAL OFFICER

Andrew Ruiz, WRCOG CFO, reported that PERS and the State Controller are potential future presentations.

9. ITEMS FOR FUTURE AGENDAS

Ernie Reyna requested a presentation of what the County of Riverside pays for the cost of the Sheriff.

10. GENERAL ANNOUNCEMENTS

Chris Gray, WRCOG Deputy Executive Director, informed Committee members that General Assembly is scheduled for June 29, 2023, at Pechanga Resort & Casino in Temecula.

11. NEXT MEETING

The next Finance Directors Committee meeting is scheduled for Thursday, April 25, 2024, at 1:00 p.m., at WRCOG's office located at 3390 University Avenue, Suite 200, Riverside.

12. ADJOURNMENT

The Finance Directors Committee meeting adjourned at 2:10 p.m.



Western Riverside Council of Governments Finance Directors Committee

Staff Report

Subject: Approval of Finance Directors Committee Meeting Schedule for 2025
Contact: Andrew Ruiz, Chief Financial Officer, aruiz@wrcog.us, (951) 405-6740
Date: August 22, 2024

Recommended Action(s):

1. Approve the schedule of Finance Directors Committee meetings for 2025.

Summary:

All Finance Directors Committee meeting dates are proposed for the 4th Thursday, quarterly, at 1:00 p.m.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to approve the schedule of Finance Directors Committee meetings for 2025. This aligns with Goal #4 of the 2022-2027 Strategic Plan (Communicate proactively about the role and activities of the Council of Governments).

Discussion:

Following are the proposed 2025 meeting dates for the Finance Directors Committee.

Committee	Day	Time	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
Finance Director	4th Thursday	1:00 p.m.	DARK	27	DARK	24	DARK	DARK	DARK	28	DARK	DARK	27	DARK

Prior Action(s):

None.

Financial Summary:

The actions of this item have no fiscal impact.

Attachment(s):

None.



Western Riverside Council of Governments Finance Directors Committee

Staff Report

Subject: Results of Financial Services Software Request for Proposals for WRCOG

Contact: Louis Fernandez, Accounting Program Manager, lfernandez@wrcog.us, (951) 405-6743

Andrew Ruiz, Chief Financial Officer, aruiz@wrcog.us, (951) 405-6740

Date: August 22, 2024

Recommended Action(s):

1. Receive and file.
-

Summary:

Staff will be discussing the Request for Proposal (RFP) process for financial services software for WRCOG, along with staff's consultations with member agency financial departments, the panel interviews, and lastly the results of the RFP. This item will be presented to various WRCOG Committees prior to potential action by the Executive Committee with a request to approve an agreement with Tyler Technologies.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to discuss the results of an RFP for financial services software for WRCOG. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #3 (Ensure fiscal solvency and stability of the Western Riverside Council of Governments).

Discussion:

Background

WRCOG currently utilizes an accounting system called Financial Edge, by Blackbaud systems. This system is primarily used by non-profit organizations. While the system has served WRCOG to perform its basic financial functions for many years, missing functionality, lack of integration, and less than optimal configurations present obstacles in financial reporting, budgeting, procurement, payroll, and other functions. The system also lacks many modern features found in financial and human resource systems on the market today, such as a non-integrated payroll module.

Present Situation

On April 9, 2024, WRCOG solicited a RFP through a formal RFP process through PlanetBids, seeking an accounting system that is an all-in-one solution to meet all of WRCOG's accounting and financial needs, which includes all basic general ledger-related functions, accounts payable, accounts receivable, cash receipts, and payroll / human resources functions.

Additionally, WRCOG staff reached out to staff at several of its member agency's financial departments regarding their experiences with their respective financial software systems. WRCOG fiscal staff also attended CSMFO and GFOA events and spoke with multiple financial software vendors.

In response to the RFP, there were a total of two proposals received (Tyler Technologies and AccuFund), which are included as attachments to this Staff Report. A panel composed of WRCOG staff (Chief Financial Officer, Administrative Services Director, Accounting Manager, and a Program Manager from the Energy & Environmental Department, as well as the Director of Finance at the City of Perris, and the Assistant Controller at the City of Riverside, reviewed the proposals for multiple criteria, including experience with governmental clients, competence, management's requirements, and price. With this review, both applicants were invited to interview in July. After interviews were completed, Tyler Technologies was rated as the top applicant.

While both vendors contained government clients, Tyler Technologies was selected for its reputation with WRCOG member agencies and, as the largest company in the United States, focuses solely on providing software solutions to the public sector. Tyler Technologies has the experience to understand the unique requirements of the public sector, the necessary resources to invest in its products, and the ability to deliver quality services. Tyler Technologies' ERP Pro Solution consists of more than 50 integrated modules that are specifically designed to enable governments to be more efficient, more accessible, and more responsive to the needs of their stakeholders.

Prior Action(s):

None.

Financial Summary:

The amount of the contract over the five year span is \$262,860. The first year will be \$117,020 (\$80,560 for implementation and project management conversion, along with the \$36,460 annual SaaS payment). The annual SaaS payment for years two through five is a fixed amount of \$36,460. Financial services software are budgeted each year in the Agency's budget in the General Fund and the proposed first year amount is within WRCOG's existing budget of \$118k.

Attachment(s):

[Attachment 1 - RFP 24-04 Tyler Technologies Proposal](#)

[Attachment 2 - RFP 24-04 AccuFund Proposal](#)

Attachment

RFP 24-04 Financial
Services Software Proposal
Tyler Technologies, Inc.



Western Riverside Council of Governments Financial Services Software

24-04

Wednesday, May 15, 2024

Derek Vo - Account Executive
5101 Tennyson Parkway, Plano, TX 75024
Phone: 512.773.6387
Email: Derek.Vo@tylertech.com



Restrictions on Disclosure

This response from Tyler Technologies, Inc. (“Tyler”) contains proprietary and confidential information, including security-related information and trade secrets belonging to Tyler or Tyler’s partners. Tyler is submitting this response on the express condition that the following portions will not be duplicated, disclosed, or otherwise made available, except for internal evaluation purposes:

- Security-related information, such as architectural diagrams, the content of SOC reports, security vendor names and other proprietary information that protects Tyler and government software, data and services from unauthorized access
- Response to the Functional Requirements, or “Checklist”
- Line-item pricing (total proposed contract amount may be disclosed)
- Screen shots, if any
- Detailed information regarding current customers
- Detailed employee resumes/CVs
- Customized Statement of Work/Implementation Plan

To the extent disclosure of those portions is requested or ordered, Tyler requires written notice of the request or order. If disclosure is subject to Tyler’s permission, Tyler will grant that permission in writing, in Tyler’s sole discretion. If disclosure is subject to a court or other legal order, Tyler will take whatever action Tyler deems necessary to protect its proprietary and confidential information and will assume all responsibility and liability associated with that action.

Tyler agrees that any portions not listed above and marked accordingly are to be made available for public disclosure, as required under applicable public records laws and procurement processes.

Trademarks Disclaimer

Because of the nature of this response, third-party hardware and software products may be mentioned by name. These names may be trademarked by the companies that manufacture the products. It is not Tyler’s intent to claim these names or trademarks as our own.

Same Tyler Products, New Names

Since 1999 Tyler has been building the best array of software solutions for the public sector. If you have spoken with one of our representatives, attended a demonstration, or browsed our website before 2022, you may notice some changes in our products. Many of Tyler’s products are getting new, simplified names. These updated names will be functional in nature, making it easier to understand what our products do.

Our products are changing in name only. There will be no change in product functionality, support, or services. You can continue to expect the best with Tyler. We are excited to share this journey into the next evolution of Tyler Technologies.



For details, please visit <https://www.tylertech.com/about-us/who-we-are/product-name-update-faq>

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www.tylertech.com

Wednesday, May 15, 2024

Western Riverside Council of Governments
Andrew Ruiz
Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501

Dear Western Riverside Council of Governments,

Tyler Technologies, Inc. (Tyler) is pleased to offer this proposal in response to the Western Riverside Council of Governments' RFP for Financial Services Software. We are confident that Tyler's ERP Pro solution brings the right mix of resources, experience, and technology to foster an environment for success.

After carefully reviewing the project goals, objectives and requirements defined within the RFP, we are excited about the opportunity to work with the Western Riverside Council of Governments on this project.

This proposal and cost schedule is valid and binding for 90 days following the RFP due date. Except as set forth in this proposal, this proposal can be released in part or in total as public information in accordance with the requirements of the laws covering same.

Tyler continually seeks out business partners to share in our success rather than just customers. Our partners, like you, understand the difference between value and cost and want what is best for their communities. If you have any questions, please contact Derek Vo, your Account Executive at 512.773.6387 or via email at Derek.Vo@tylertech.com for more information.

Tyler Technologies authorizes the signatory of this letter to negotiate and bind Tyler Technologies to this response.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sean Marlow".

Sean Marlow
President – Municipal and Schools Division
Tyler Technologies, Inc.
Tax ID # 75-2303920

Firm Capabilities

Firm Capabilities

All Proposals must provide a comprehensive, yet concise description of the Proposer's(s') individuals' capabilities including the following:

A. track record of providing successful assistance on similar disciplines and tasks.

Tyler's business units have provided software and services to clients for more than 50 years and have long-standing reputations in the local government market for quality products and customer service. Tyler is the largest company in the United States focused solely on providing software solutions to the public sector. While many of our competitors compete in multiple vertical markets, Tyler is singularly focused on the public sector. It is 100 percent of our business. Tyler recognizes that the public sector is generally stable and risk-averse, and craves community accessibility, security, and transparency. That is why local government and school entities seek reliable and efficient software and services from Tyler – a vendor who is professional, reputable, dedicated, and achieves results. Tyler has the experience to understand the unique requirements of the public sector, the necessary resources to invest in its products, and the ability to deliver quality services.

B. A track record of providing successful services to similar governmental entities.

Tyler Technologies has earned the reputation as an industry leader based on our products and commitment to our clients. These factors, along with our financial strength and industry partnerships, have resulted in numerous accolades. "The recognition emphasizes Tyler's consistently strong growth, which is a direct result of our commitment to supporting our more than 27,000 clients and the development of best-in-class software and services to serve the needs of the public sector" said John S. Marr Jr., Chairman of the Board of Tyler Technologies. Tyler has been named to the following prestigious lists alongside some of the most innovative and influential companies in the United States.

C. Descriptions of the key staff that will be working on the proposed tasks and their experience working on similar issues.

Please see Appendix B for a sample of Tyler's key staff and their experiences with clients similar in size and scope to Western Riverside.

D. If responding as a firm, the ownership, size, and location of the office responsible for providing services to WRCOG.

Firm: Tyler Technologies, Inc.
Ownership: Publicly traded corporation (NYSE:TYL)
Size: 7,200+ Employees
Location: 5101 Tennyson Parkway, Plano, TX 75024 (Headquarters)

E. If responding as a firm, its legal organization (e.g., corporation, partnership) and year of incorporation.

Tyler Technologies, Inc. is a Corporation. Incorporated in the State of Delaware on November 13, 1989.

F. If responding as a firm, a description of the firm's equal employment opportunity and nondiscrimination policies.

Tyler follows the practice of equal employment opportunity for all employees and applicants for employment in all terms and conditions of employment. As part of Tyler's commitment, it seeks to ensure

Firm Capabilities

affirmative action to provide equality and opportunity in all aspects of employment, and that all personnel activities, such as the recruitment, selection, training, compensation, benefits, discipline, promotion, transfer, layoff and termination processes remain free of illegal discrimination and harassment based on race, color, religion, sex, sexual orientation, gender identity and national origin.

G. If responding as firm, a summary of the firm's minority and female recruitment efforts and the percentage of minority and female officers, partners, or the equivalent.

Tyler has a diverse workforce, with 18.5 percent representing different ethnicities. To develop a diverse workforce we recruit from external sites such as the state employment job boards, LinkedIn, Indeed and minority job boards, as well as colleges/universities and minority and female organizations within the community and/or universities. Additionally, we partner with minority-owned third-party firms when we need to augment our recruiting efforts. Tyler offers diversity training through management and interviewing skills training.

H. A statement, in one page or less, of any other relevant factors that should be considered by WRCOG in evaluating the Proposal.

There are a number of key differentiators of Tyler that should be viewed as significantly advantageous to the WRCOG. First and foremost, all of Tyler's efforts are focused on providing technology solutions to the public sector. Our attention is not diluted by providing solutions to other industries and our staff are industry experts in the public sector arena.

Secondly, Tyler has consciously decided to implement our own projects. We don't outsource our implementation efforts to 3rd party integrators. We feel this allows us to provide better service to our customers at a much lower cost. Furthermore, due to our expertise in the public sector, we're able to identify to our customers the best business practices of the public sector more clearly. Our approach to implementation will inevitably result in a project with a greater definition of cost, knowledge transfer, and timeframe.

Third, Tyler adheres to a philosophy called "Evergreen Development." Under this approach, Tyler will provide all future enhancements including platform changes to the Tyler solution to the WRCOG as part of its annual maintenance agreement without additional re-licensing fees. This is a significant divergence from the typical business practices of traditional vendors.

Fourth, Tyler has partnered with Amazon Web Services (AWS) for our SaaS and hosted solutions. AWS provides a simple way to access servers, storage, databases, and a broad set of application services over the Internet. A cloud services platform such as Amazon Web Services owns and maintains the network-connected hardware required for these application services, while you provision and use what you need via a web application. With AWS and Tyler, you can: trade capital expense for variable expense, benefit from massive economies of scale, stop guessing capacity, increase speed and agility, and stop spending money running and maintaining local data centers.

Fifth, if there are modifications to be delivered through the implementation process, it is important to note that these modifications for the WRCOG would become part of the generally-released system available to all clients going forward. This allows our clients on annual maintenance to receive additional functionality from new clients as well as our support team does not have to worry that you have modifications when either supporting or upgrading you. Most vendors today still maintain modifications by individual clients which places more stress on their support teams and cost to the client when upgrading.

Approach and Understanding of the Scope of Work Plan

Approach and Understanding of the Scope of Work Plan

Please see Appendix C for more information regarding Tyler's ERP Pro Solution.

Proposers are encouraged to propose enhancements or procedural or technical innovations to the Scope of Work that do not materially deviate from the objectives or required content of the project. Proposer(s) shall:

A. Provide a narrative, which addresses the Scope of Work, and shows understanding of WRCOG's needs and requirements.

Adhering to a philosophy of "progress without breakage" means we are continually evolving both the technology and the functionality of our product while successfully transitioning our customers through each subsequent generation of software. This strategy has contributed significantly to the 99% customer retention rate within the ERP Pro customer base. The proposed ERP Pro solution is comprised of important layers.

- The database layer, which utilizes Microsoft SQL
- The business logic layer, which uses Active X, Visual Basic, Delphi, and others
- The client interface layer comprised of objects written in Delphi and C+
- ERP Pro's latest generation of software offers Microsoft .NET technology

Taking advantage of the tools offered through this revolutionary product along with Microsoft SharePoint, customers can define role-specific security, create user-specific consoles, and set up user-defined and user-specific processes. Query-by-example searches, and recent activity tracking allow users to organize and access data more efficiently. These tools, along with messaging options and expansive reporting capability, give customers what they need to streamline their operations.

Database

Microsoft SQL is the underlying database for Tyler's applications, offering an RDBMS environment with easy access to the data for exporting, querying, and reporting purposes. This database solution also supports an MS SQL Data Warehouse option for data mining, reporting and analysis capabilities in a user-friendly environment without impacting performance.

Modular Integration

The ERP Pro solution represents an extensive collection of integrated applications that are categorized into suites for Financial Management, Personnel Management, Citizen Services, Court Case Management, Public Safety Management, Mobile Applications, and Online Solutions. ERP Pro applications are organized in a modular design and utilize a single database for all applications with unlimited concurrent users. The two-fold benefit of this modular approach allows customers to purchase and implement specific applications as needs arise and budgets allow while still offering the integration necessary to maintain a productive and cost-effective environment as new modules are added.

Workflow Capabilities

ERP Pro software provides the tools to allow users to achieve optimal operational efficiency and organizational effectiveness. With that in mind, all ERP Pro applications in this proposal offer close integration and a variety of security options. ERP Pro software offers electronic workflow throughout the system. Individual steps within a packet also allow for systematic review and approval as well as

Approach and Understanding of the Scope of Work Plan

suspension of transactions. An audit footprint is associated with each processing step (input, last edit, approve, update, etc.), which includes user identification, date, and time.

User Interface

Tyler's ERP Pro software offers a true windows solution taking advantage of the latest tools technology has to offer. Global options include communication alerts, processes, and reports across multiple applications. Extensive filter and query capabilities are available throughout the software allowing users to retrieve records and transactions based on partial entry and viewed prior to selection. With a concept of "find first, edit second", retrieved records may be edited contingent upon user security. Dynamic grid controls give users greater flexibility in sorting, viewing, and grouping information. User-defined configurations can be saved and are specific to the user. Grid contents can also be printed and exported to Microsoft Excel, HTML or XML formats.

Data validation is also extensive throughout the ERP Pro solution and includes record checking as well as numeric and decimal enforcement. Calendar buttons offer a fully automated way to select dates by viewing and selecting a day, month, and year on a calendar pad. Users also have the ability to export grid contents to Microsoft Excel, HTML or XML formats.

Workspaces

The ERP Pro workspace is the user interface that runs in the program shell. Within the workspace, an unlimited number of customized, role-based work stations can be created. Work stations can include data processing screens, custom widget spaces, search results, external web pages, and more.

Reporting and Analysis Tools

Beyond the extensive query capabilities available, ERP Pro software also includes standard reporting and analysis tools and an integrated Report Writer for creating ad-hoc reports. All reports in ERP Pro software can be previewed through a viewer with user-defined display parameters, layouts, formats, and printer options. The viewer provides search and go to functionality as well as drill-down options directly to the related data within the software. Reports can be printed from the viewer at any time or exported to a variety of formats including Microsoft Word and Excel, HTML, CSV, and XML formats. Reports can be scheduled to run automatically at user-specified times in addition to automatic delivery to designated personnel. The Report Writer also allows users to modify existing reports as needed and design new reports more unique to their organization.

Web Capabilities

ERP Pro's web solutions allow organizations to interact with the public and offer access to real-time information through website integration of ERP Pro applications. These web applications are supported by ERP Pro through InSite, a web portal accessed through a link on an existing website for the express purpose of serving the online components within the software. Tyler also offers services designed to facilitate the upload of payment information to the ERP Pro applications.

System Security

Security within the software supports both individual and group permissions simultaneously. These permissions can be assigned to individual applications and programs within applications. The software also tracks which programs are executed and by whom. The system logs information such as date, time, user, program name, and system message for each entry. Other security options available in a number of ERP Pro applications include fund, department, record, tab, and field.

Approach and Understanding of the Scope of Work Plan

Authentication

As a part of Tyler's continuing efforts to ensure our products are secure and resilient in today's complex application environments, many of our products can integrate with your identity provider through Identity Workforce. Identity Workforce is Tyler's cloud-native authentication service facilitating identity and access management to back-office applications. It provides authentication for products that require federation to a customer's identity provider. This achieves single sign on (SSO) for supported Tyler applications and offers advanced features for expanded capabilities. Currently Tyler supports the following Identity Providers, Google Identity, Azure AD, ADFS, and Okta Agent Sync.

Audit Trail Features

Transactions are processed in ERP Pro using a packet concept (user-defined groups of transactions) creating a system level audit trail of input, edit, registers, approval, and update of data. A footprint is associated with each packet and step reflecting the operator identification, date, and time. Transaction Registers provide detailed information including dates, general ledger account names and numbers, transaction amounts, descriptions, and references. All transactions are also branded with an identification that incorporates the source module from which they originated. Transaction audit reports are an additional audit source and are obtainable for specified date and account ranges. System-generated audit logs are also accessible that track user access to all programs within the system. Additionally, the system creates audit files within a number of the individual applications that log any changes to critical fields. Audit Reports can be generated that reflect the type of change (add, change, or delete), date, time, operator ID, data file, field ID, old data, and new data.

Best Business Practices and Process Improvement

The user-defined customization incorporated into the ERP Pro solution provides users with the ability to define the structure and content of the software according to the best business practices applicable to their specific environment. To complement that flexibility, our implementation approach provides the opportunity to review current business practices and processes. Tyler's staff can meet with personnel to identify areas for improvement and determine the most efficient workflow environment in all areas of ERP Pro software.

Quality Assurance

Tyler incorporates an extensive Quality Assurance process in the development of our software products. Members of the ERP Pro Quality Assurance team specialize in specific areas of the product line consistently expanding their expertise in that specialty. The appropriate team member is assigned to test the form and function of each component of a new application as well as integration with other ERP Pro applications.

The applicable team member also ensures that any software enhancements perform as expected and validates that any changes made do not have an adverse effect on related programs and systems. In addition to this in-house testing, each new release of ERP Pro software undergoes extensive Beta testing at several customer sites to ensure its reliability in the field.

B. Describe the approach to completing the tasks specified in the Scope of Work. The work plan shall be of such detail to demonstrate the Consultant's ability to accomplish the project objectives.

Our approach to project governance has been continuously improved during Tyler's more than 35 years of experience implementing software exclusively with public sector clients. No one knows the system better than our staff. That's exactly why we don't contract third parties to do our implementation for us.

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We do it best. Project Managers will be assigned to each phase of your project and will engage subject matter experts throughout the implementation. Our staff consists of seasoned professionals with unique and proprietary skills and years of experience, focused into dedicated departments.

Project Communication

Tyler understands the importance of having current, accurate, easily accessible information during an Implementation Project. As part of Implementation, each new Tyler client will be provided a Project Portal. The purpose of this site is to furnish the project teams with a central location to plan, store and access pertinent documentation and information relating to your Implementation project.

This site will be jointly maintained by the project teams for the duration of the implementation. Once the client has gone live, the portal will be maintained by Tyler's Client Services team for the first year of live processing, and all files are available to the client to download during this time.

Management and Scope

The Tyler Project Manager and implementation teams will communicate regularly with your project team. All implementation deliverables generate reports which contain detailed assessments of task completion, staff participation and material absorption. The Tyler Project Manager(s) will evaluate and measure the report results, communicating the gaps and adjusting the plan accordingly. Should issues arise during the project, there are several escalation paths that can be used laid out in the communication plan.

Business Process Consulting Overview

Tyler understands that software implementations takes extensive planning and analysis of business practices, that's why we've created our Business Process Consulting (BPC) service designed for clients who could benefit from more robust analysis and discussion in determining best business practices and designing policies to make the most of your new solution.

Tyler's BPC service is designed to assist your organization with the redesign of practices and policies to best leverage your investment in your Tyler software solution. This in-depth analysis takes into consideration local policies, client-specific goals, opportunities for efficiencies, improved reporting/inquiry, audit compliance, and results in three distinct deliverables: business process redesign, chart of accounts recommendations, and custom documentation.

Tyler consultants work with your team at the beginning of the project to conduct a thorough current/future state analysis. Once goals and objectives are discussed and the analysis is completed, best practice recommendations are provided with options outlined for each process, including a ranking of the options and notes as to why each is recommended.

Tyler will then conduct a formal review of these options with your project team and the system will be configured to match the agreed upon business practices. Your Tyler consultant(s) will then create custom process documentation based on configuration decisions. This documentation is used for a number of project activities including training and testing.

Customized documents outline step-by-step processes for the day-to-day use of Tyler's applications. These manuals are customized for each client, except for the general system navigation section, which is standard for all clients. Setup tables are not documented within these manuals unless the maintenance of the table is required on a regular basis (i.e. one-time setup tables are not part of procedural documentation).

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The output of BPC is a new chart of accounts, a system design document that serves as a 'roadmap' and guide for the implementation, and customized desktop documents outlining new processes.

Solution Validation

Making sure your new system works the way you need it to is paramount to the success of the implementation. Tyler's quality management and validation plan addresses both the project and the product, while ensuring project objectives are met. The project teams validate the solution throughout the life of the project to expose issues that would normally only be revealed in a production environment. A controlled environment is created for high-level product validation, import and export interface, functional flow, and reliability. The goal of validation is for End Users to gain extensive product experience, develop a high level of confidence in Tyler's products, and understand their specific functions within the solution.

Expected benefits from the completion of validation also include:

- The infrastructure of hardware and network design is thoroughly vetted
- In-scope data conversions are delivered and fully integrated into the solution (if applicable)
- Modifications are delivered and fully integrated into the solution (if applicable)
- A managed Issues List is fully quantified

Issue tracking, resolution accountability, and completed issue resolution are necessary in a successfully completed project. The validation phase is a shared responsibility and must be recognized as such.

Knowledge Transfer Approach

During implementation of our products, Tyler's goal is to educate your resources so that they are self-sufficient users of the solution. Tyler uses a train-the-trainer model to transfer knowledge. Tyler's project team will provide comprehensive training to your team, which includes the project manager, functional leads, and power users. Tyler provides one occurrence, or more, of each scheduled training or implementation topic. The first time focuses on the process steps, while the second time, the training is more advanced. Sessions for each topic will also cover configuration for functional leads and power users, so that future changes can be easily made.

Ensuring comprehension of daily job functions is essential to a successful go-live and product adoption. The goal of our train-the-trainer approach is to expose the most sophisticated users to the system first, so system configuration, converted data, and new procedures are thoroughly vetted by your team before being introduced to end users. During training, Tyler implementation consultants measure knowledge transfers through assessments and lead mini parallel processes and validations.

C. Sequentially outline the activities that would be undertaken to complete the tasks and specify who would perform the tasks.

Implementation Plan Stages

Stage 1: Initiate & Plan

The Initiate and Plan stage involves Project initiation, infrastructure, and planning. This stage creates a foundation for the Project by identifying and establishing sequence and timing for each Phase as well as

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verifying scope for the Project. This stage will be conducted at the onset of the Project, with a few unique items being repeated for the additional Phases as needed.

Objectives:

- Formally launch the project.
- Establish project governance.
- Define and communicate governance for Tyler.
- Identify client project team.

Stage 2: Assess & Define

The Assess & Define stage will provide an opportunity to gather information related to current WRCOG business processes. This information will be used to identify and define business processes utilized with Tyler software. WRCOG collaborates with Tyler providing complete and accurate information to Tyler staff and assisting in analysis, understanding current workflows and business processes.

Objectives:

- Provide a basic understanding of system functionality.
- Prepare WRCOG for current and future state analysis.

Stage 3: Prepare Solution

During the Prepare Solution stage, information gathered during the Initiate & Plan and Assess & Define stages will be used to install and configure the Tyler software solution. Software configuration will be validated by the WRCOG against future state decisions defined in previous stages and processes refined as needed to ensure business requirements are met.

Objectives:

- All licensed software is installed and operational.
- WRCOG is able to access the software.

Stage 4: Production Readiness

Activities in the Production Readiness stage will prepare the client team for go-live through solution validation, the development of a detailed go-live plan and end user training. A readiness assessment will be conducted with the WRCOG to review the status of the project and the organizations readiness for go-live.

Objectives:

- Validate that the solution performs as indicated in the solution validation plan.
- Ensure WRCOG organization is ready to move forward with go-live and training (if applicable).

Stage 5: Production

Following end user training the production system will be fully enabled and made ready for daily operational use as of the scheduled date. Tyler and WRCOG will follow the comprehensive action plan laid out during Go-Live Readiness to support go-live activities and minimize risk to the Project during go-live. Following go-live, Tyler will work with WRCOG to verify that implementation work is concluded, post go-live activities are scheduled, and the transition to Client Services is complete for long-term operations and maintenance of the Tyler software.

Objectives:

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- Execute day to day processing in Tyler software.
- Client data available in Production environment.

Stage 6: Close

The Close stage signifies full implementation of all products purchased and encompassed in the Phase or Project. WRCOG transitions to the next cycle of their relationship with Tyler (next Phase of implementation or long-term relationship with Tyler Client Services).

Objectives:

- Agreement from Tyler and WRCOG teams that activities within this phase are complete.

D. Furnish an estimate of hours required to complete the specified tasks along with a total anticipated budget.

Please refer to Tyler's pricing sheet for an estimate of the hours required for implementation.

E. Identify methods that consultant will use to ensure quality control as well as budget and schedule control for the project.

Tyler incorporates an extensive Quality Assurance process in the development of our software products. Members of the ERP Pro Quality Assurance team specialize in specific areas of the product line consistently expanding their expertise in that specialty. The appropriate team member is assigned to test the form and function of each component of a new application as well as integration with other ERP Pro applications.

The applicable team member also ensures that any software enhancements perform as expected and validates that any changes made do not have an adverse effect on related programs and systems. In addition to this in-house testing, each new release of ERP Pro software undergoes extensive Beta testing at several customer sites to ensure its reliability in the field.

During the planning stage of the project, a custom project plan will be created by the project teams that will serve as a working document throughout the entire project. These teams will meet regularly throughout the project to foster communication and ensure that all tasks are on schedule. In addition, periodic reviews and project meetings will be scheduled regularly where changes in scope, project length, or cost will be discussed.

Any change to the project plan, will be agreed to by the two project teams. The original project plan, as well as any subsequent versions of the document will be posted on the project portal and available to all project participants. This open access to project documents helps to ensure good communication among all project stakeholders.

F. Identify any special issues, problems, or risks that are likely to be encountered in this project and how the Proposer would propose to address them.

As with any major project, there are risks both large and small inherent to implementing a new software system. That is why you need experts to guide you through the process from start to finish. Tyler has been delivering software solutions to the public sector since 1966. Our vast experience and adherence to the industry-leading Project Management Institute (PMI) approach to project management give Tyler the knowledge to measure risk and to implement procedures which mitigate and minimize risk to our clients.

During the planning stage of the project potential risks and mitigation techniques are discussed to limit impact in a successful project. The largest project risks inherent with a software implementation of this

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size are in the adoption of change and the follow through on meeting your stated goals. In every project, there are people and departments that are resistant to the change needed to fully utilize a new system. It is important that these individuals and groups be identified early in the project, and a communication and coaching plan be put in place to minimize their impact on the project and the intended results.

Stakeholders can assist by communicating management's commitment to the project, establishing clear internal expectations for the staff, supporting change management efforts, enforcing changed business practices and holding resources accountable for completion of tasks necessary for project deadlines. Implementing a new software solution is a commitment that requires full buy-in from all levels and properly allocated resources for both time and effort. Ensuring that tasks are monitored and prioritized accordingly helps ensure a successful, on-time project completion.

The best way to minimize any risk and maximize the benefits of a Tyler implementation is to communicate and document decisions as thoroughly as possible during the planning stage of the project. A Risk Management Plan, Communication Management Plan, Change Management Plan, and Risk Register will all be part of the overall Project Plan. These documents will provide a list of the potential project risks, identify ways to mitigate the risk that each brings and describe what to do in the case of a risk impacting the project and how to compensate for that change. Communication and planning can help to prepare for risks and minimize the impact they have on the overall implementation.

Proposer shall also provide specific information as it relates to the software upgrade:

1) GENERAL

A. State the product, version and modules that you are recommending. Clearly indicate which products are from the 'prime' respondent and which products are from other vendors.

All products included in this response are from the primary respondent, Tyler Technologies. All versions listed below are part of the Q1 2024 release.

- ERP Pro 10 Financial Management Suite
 - Modules: Invoice Approvals, Core Financials, HR Management (Includes Position Budgeting), Employee Access Pro, Project Accounting, Employee Access Pro Time & Attendance, Accounts Receivable Access, Accounts Receivable, AP Automation.
- ERP Pro 10 Customer Relationship Management Suite
 - Modules: Cashiering
- Tyler One
- Identity
 - Module: Identity Workforce Advanced
- Content Manager Suite
 - Module: Content Management Core

I. If other vendor products are proposed, please indicate if the other vendor products will be integrated with or interfaced to the 'prime' vendor product.

Integrated

II. If interfaced, please indicate if the interface currently exists and functions without error, or if it will need to be built as part of this project.

N/A

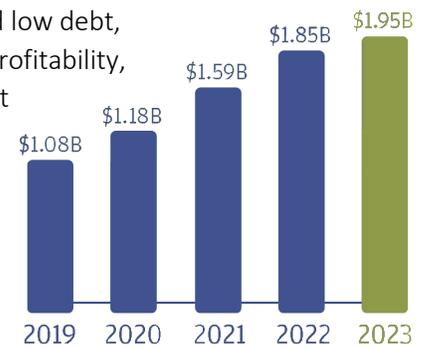
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B. Provide company background of the 'prime' responder and other vendors involved in the project.

Tyler Technologies is the largest and most established provider of integrated software and technology services focused on the public sector. Tyler's end-to-end solutions empower local, state, and federal government entities to operate more efficiently and connect more transparently with their constituents and with each other. By connecting data and processes across disparate systems, Tyler's solutions are transforming how clients gain actionable insights that solve problems in their communities. Tyler has more than 44,000 successful installations across more than 13,000 sites, with clients in all 50 states, Canada, the Caribbean, Australia, and other international locations.

C. Describe the financial condition of your company and if there are any issues or threats that may put it in jeopardy. Is there any outstanding litigation or threat of litigation?

Tyler consistently maintains a solid balance sheet and strong cash flow and low debt, experiencing consistent revenue growth with 45 consecutive quarters of profitability, and a total revenue for 2023 of \$1.95 billion. While experiencing significant growth opportunities from an increase in staff and expanding territories, we anticipate additional product offerings and new technology will accelerate this growth substantially in the future. We believe a low-debt balance sheet, substantial cash reserves, and a committed customer base put Tyler in a great position in our industry to weather any unexpected turbulence in the economy.



For additional revenue information on Tyler's annual report for 2012 to current.

<https://investors.tylertech.com/financials/annual-reports-and-proxy-statements/default.aspx>

D. Describe the different financing options available. Does your company provide for an option other than straight purchase? An example would be a continuing lease option or, a lease/purchase. If so, describe how the continuing lease or lease/purchase would.

Tyler offers a flexible approach to licensing the ERP Pro platform that includes a perpetual model or subscription/SaaS model. The perpetual license model involves concurrent users per instance. Concurrent users are defined as the number of users who need simultaneous access to the ERP Pro application to process cases or investigations at any given time. The basic rule-of-thumb is 1 concurrent user license for every 3 or 4 users. Perpetual license pricing is a one-time cost along with an annual maintenance fee, which equals 20% of license cost. The subscription model is also based on concurrent users, but has a set term. Subscription License costs are paid annually over the course of the contract, bundled in with the maintenance and hosting costs.

E. Detail any contractual requirements that you might have

Please see Appendix C for Tyler's sample contract that details our contractual requirements.

2) Product Specific

F. Regarding data access, describe your company's security protocol to safeguard and process our Agency's data. Additionally, who owns and is responsible for the data? Lastly, what kind of back up is offered in the event of a data breach?

Tyler understands the importance of safeguarding your data and takes steps to ensure that personal and critical data is protected both inside the ERP Pro system and during project work. Within ERP Pro, access

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to view and edit data requires the appropriate permission and security settings which are determined by the City and Tyler project teams during the initiate and plan stage of the project.

Critical data elements, such as Social Security Numbers have specific options (Full Access, Last 4 Digits, No Access) to allow for flexibility in processing while maintaining controls. These settings also govern peripheral processes, such as printing, reporting and dashboards to ensure seamless data security. Permissions will be reviewed and tested prior to any live processing to ensure that all resources have appropriate levels of access.

All data transmissions that occur during the implementation project are done through secure channels, such as the Tyler Deploy, Kiteworks and SFTP encryption. All clients will have a SFTP folder created for their project to be used to transfer data conversion files and all other project files with sensitive information.

During the planning stage of your project, the Tyler project team will work with the City to determine any additional procedures for handling sensitive data that will be included in the project and communication plans.

G. Describe the history of the primary product(s) being proposed including whether these product(s) were internally developed, acquired in-whole or in-part, or something different.

All of the proposed applications are developed and supported by Tyler Technologies. Tyler’s first release of Incode (ERP Pro) was in 1981 with the current release being Q1 2024.

Tyler is a corporation that has grown and expanded over the years through the acquisition of various companies. The following timeline depicts the history of Tyler’s mergers and acquisitions:

Year Acquired	Acquired Company	Year Founded	Acquired Company	Year Founded
1998 to 1999	Business Resources Corporation	1982	Eagle Computer Systems	1978
	The Software Group	1981	Micro Arizala Systems	1984
	Interactive Computer Design	1981	Gemini Systems	1987
	Computer Management Services	1975	Process Inc. Computer Software	1978
			Cole Layer Trumble Company	1938
2003 to 2009	Eden Systems, Inc.	1981	Versatrans	1981
	MazikUSA, Inc.	2003	School Information Systems, Inc.	1983
	TACS, Inc.	1986	Olympia Computing Company, Inc.	1979
	Advanced Data Systems	1980	PulseMark, LLC	2007
	EDP Enterprises, Inc.	1981	Assessment Evaluation Services, Inc.	1994
	Chandler Information Systems	1987	Parker-Lowe & Associates	1994
2010 to 2019	Wiznet, Inc.	1995	Modria	2011
	The Windsor Management Group	1980	Digital Health Department	2002
	Yotta MVS, Inc.	1986	Radio 10-33	2009
	UniFund	1988	Socrata	2007
	Computer Software Associates	1982	Sage Data Security, Inc.	2002
	Akanda Innovation, Inc.	1997	CaseloadPRO	2009
	EnerGov	2002	SceneDoc	2011
	SoftCode	1991	MobileEyes	2002
	Brazos Technology	2000	MicroPact	2005
	New World Systems	1981	MyCivic Apps	2011
	ExecuTime Software	2007	Courthouse Technologies	2009
	New World Systems	1981		

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2021 to Now	NIC	1992	TBA	
	DataSpec	2007		
	ReadySub	2013		
	US eDirect	1999		
	Rapid Financial Solutions	2005		
	Safeground	2013		

Even though Incode (ERP Pro) was purchased by Tyler in 1998 the same management has been in control of both the design and support of these products.

H. Is access to system browser-based or is installed client software required? If browser based, is Java or Flash required?

ERP Pro is based on Microsoft SQL databases and utilizes HTML5, enabling it to function on mobile devices as well. Flash and Java are not required.

I. When was the last time the graphical user interface was updated/refreshed?

Tyler recently updated our user interface in Q4 of 2023 to enhance functionality and aesthetics. We are committed to providing the best user experience possible. Additionally, Tyler backs its products with an Evergreen Perpetual Licensing Protection Pledge. This ensures that your software will always be up-to-date, keeping your official records software refreshed with current statutes and incorporating new technologies like mobile device readiness and EMV (chip) credit card processing.

J. Please provide the upgrade or release plans for the next three years.

Tyler’s industry leading technologies and features are continually enhanced through perpetual upgrades as part of our Evergreen Philosophy. Clients are provided with the flexibility to choose what and when application updates are applied as defined by Tyler’s Release Life Cycle Policy. Application release upgrades are installed by Tyler’s Systems Management support services at the request of the client. Most Tyler applications also include incremental software corrections between release upgrades. These updates are automatically deployed to non-production environments before automatically deployed to production. Release upgrades and update packages are cumulative, allowing to upgrade directly to latest release regardless of the version upgraded from. Applications upgrades are performed during off hours but are typically unavailable to end-users during upgrade process. This duration varies on several factors including update type, number of updates, and application database size. Tyler provides a dedicated Test environment for most application deployments. This environment is solely intended to install new updates for clients to familiarize themselves with new features and enhancements prior to installing to the Production environment.

K. In regard to product lifecycle, please describe where the product you are proposing is in the current product lifecycle and how you see the evolution or replacement of the current product evolving over the next ten years.

See Tyler’s response to the previous question.

L. Please provide the current hardware/software environment for the solution, including operating system, database, etc.

All Tyler applications are browser based and accessed securely by HTTPS from any internet connection. A VPN appliance is included with Tyler SaaS to provide seamless, secure communication with client intranet resources such as network printers, and direct database access for ad-hoc report administration. A web-

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based VPN is also provided for database access by users outside of the clients' network. Tyler will work with the client's network team on installation and Tyler is responsible for all configuration and ongoing maintenance of the appliance. Tyler solutions run on AWS state of the art data centers using innovative architectural and engineering approaches. Amazon has many years of experience in designing, constructing, and operating large-scale data centers. This experience has been applied to the AWS Cloud. AWS builds to guard against outages and incidents, and accounts for them in the design of their services; so, when disruptions do occur, their impact on customers and the continuity of services is as minimal as possible. AWS data centers operate in alignment with Tier III+ guidelines. More information regarding Uptime Institute guidelines employed can be found at: <https://aws.amazon.com/compliance/uptimeinstitute/>.

M. Please provide the ratio of revenue (indicate gross or net) that is directed toward research and development of your product.

For the plan year 2024, Tyler will dedicate 1.35% of its Gross revenue to research and development. Tyler's philosophy during these economic times represents a departure from our competitors. Rather than reduce our investments to maintain a short-term financial gain, Tyler is increasing our investments in our employees, products, and infrastructure. This long-term vision will ultimately benefit our customers as we can protect their investment in Tyler software. Specific to the products and services being quoted within, the product line will invest in Research and Development at a higher rate than Tyler as a whole. For the 2025 plan year, we will invest 5% of its revenue to R&D.

N. Does your company provide a Software as a Service (SaaS) or hosted option?

Tyler's subscription-based cloud applications run on AWS, the world's most comprehensive and broadly adopted cloud platform. Applications are available securely from any internet connection, anywhere, anytime. Tyler Technologies manages all client cloud operations, including application upgrades and platform administration, providing clients with a single point of contact for all software and hosting needs.

Clients receive clear and concise documentation, defining all aspects of the relationship including contract (commitment to partner) and service level agreement (measurable expectations of availability).

I. If yes, please describe how it would be hosted.

N/A

II. Please describe clearly the options available and the number of clients currently using this option (particularly any California clients).

Tyler has more than 44,000 successful installations across more than 13,000 sites, with clients in all 50 states, Canada, the Caribbean, Australia, and other international locations.

III. Please list your server locations that would be providing primary hosting services.

Tyler cloud solutions run on Amazon Web Services (AWS), the global leader in public cloud. Applications and data run across multiple Availability Zones for redundancy and business continuity. US client data is stored/backed up in multiple AWS US Regions. Canadian client data is typically stored in an AWS Canada Region.

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O. Please describe your product licensing method(s).

Please see Tyler's sample contract in Appendix C.

I. Discuss end-of-life licensing options. Check the lettering/numbering

Tyler does not have an end-of-life date for our products. Tyler's evergreen commitment provides clients with ongoing product updates, enhancements, platform upgrades, etc., without their having to make another significant investment in license fees. This enables clients to move to future generations of new technology and provides a proven roadmap of innovation for a long-term partnership. Tyler clients can remain current with the industry's most innovative products for decades to come.

P. Do you have customer user groups and if so, do you have one serving our geographical area. How often do they meet? How many entities participate?

Tyler clients benefit from networking and peer-to-peer collaboration through local user groups. The majority of user groups are run by clients, who set the meeting agenda, location and frequency, assign topics, and involve the Tyler resources they need. In large states, there may be several user groups or different sessions planned. Tyler provides staff to demonstrate new functionality and assist with materials and collateral. During the sessions, Tyler representatives collect important feedback and report back to product managers. Many clients form lasting connections with other Tyler users within these groups and help to make each other better users of the software.

Q. Describe the customer support/service model that is utilized for ongoing system issues, maintenance, upgrades and general questions from client users. Will a specified customer service team be assigned or is a general call center format utilized?

Our mission is to deliver superior service by providing a timely response, issue resolution and operational support, resulting in a high-level of client satisfaction. Unlike some companies who outsource their application support to a third party, Tyler offers a complete solution of customer support services provided by our in-house experts.

Transparency is important, that's why every support incident is logged into Tyler's Customer Relationship Management System and given a unique incident number. This system tracks the history of each incident, and each incident is assigned a priority number, which corresponds to your needs and deadlines. Clients can track the progress of these incidents online using Tyler's support portal.

Support Channels

Tyler offers **Live telephone support** on our toll-free support hotline (8am – 5pm across four US time zones). For urgent or complex questions, users receive, unlimited telephone software support. On-line submission (portal) for less urgent and functionality-based questions, users may create unlimited support incidents through the customer relationship management portal available at the Tyler Technologies website. Our E-mail support allows our clients to ask unlimited detailed questions, attach documents and screenshots, and explain the issues so that our staff can create a resolution efficiently. Tyler Community – your direct link to thousands of Tyler software users across the country, as well as Tyler personnel in support, implementation, sales, etc.

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Additional Support Resources

- **Tyler Search** – Our search engine is an online query tool that provides answers for your questions by culling through all Tyler’s online resources using Knowledge Centered Service
- **Tyler Knowledgebase** – A thorough documentation library in a single, easily accessible location
- **Tyler Community** – Tyler’s online forum available 24/7 where you can talk to other users, Tyler support and product specialists, and more.
- **Tyler University** – An e-learning solution to enhance support and training of your employees using your data
- **Tyler Release Management Console*** – Shows all release version information, with a summary of each release and associated enhancements, open, closed, and non-critical issues
- **Online Help** – Context sensitive field help and procedural information to assist your team in completing program tasks built directly into your software
- **Answer Panel** – Instant results to online questions in the panel that matches your question. Answers provided are the most relevant to your question, regardless of the source of the information.
- **Online Support Portal** – Log or manage incidents and attach documentation and screenshots
- **GoToAssist & Bomgar*** – Remote assistance from Support used to connect to your desktop
- **Phone** – Tyler provides a dedicated 800 number that places no limits on who from your team may contact Support, or the number of calls placed
- **Email** – Our dedicated support email is often the easiest way to communicate issues. From providing screenshots and other images to including entire conversation threads, email can provide insight into the issue leading to faster resolution.
- **State User Groups** – Forums organized by Tyler staff and attended by existing clients to get the latest information on Tyler products
- **Annual Conference** – Tyler Connect features online courses taught by Tyler subject matter experts hosted in a different city each year

R. Describe the system's remote options (can people easily operate outside of office, or need to be physically present where the product is installed?).

Any remote county office or county staff user can access the system via a high speed Internet link. At a minimum, a PC and Internet connection is required. Remote staff users can have the same functionality whether at home, at a remote work site or in the office, assuming that similar peripherals are available remotely as in the office (i.e., bar code printer, scanner, etc.). While the system includes remote capability, the County determines if state statutes will allow it and if they want to offer that service.

Security can be implemented in several layers if so desired. Access through the County firewall can be required, which means supporting VPN access into the system. Secondly, the system can restrict users so that they can only run the Eagle Recorder application, restricting them from the operating system, other applications, etc. Third, only authorized Eagle Recorder users can login to the system, using their previously assigned user name and password (these can be linked to the County’s Active Directory structure).

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3) IMPLEMENTATION

A. Discuss your project, implementation and testing plans. Do you use a standardized implementation model? How do you test the business processes and load test the system?

Tyler's implementation process demonstrates our long-term commitment to our clients with a methodology tailored specifically to the public sector. Your organization benefits from the fact that we perform our own implementations and know our software better than anyone. As a Tyler client you receive guidance throughout implementation from experienced Tyler professionals who have implemented Tyler products in more than 10,000 public sector implementation projects. Tyler's methodology is based on three vital foundations:

- Industry experience
- A globally recognized project management approach
- In-house expertise

Tyler utilizes its depth of implementation experience, working in tandem with our clients to put our methodology into practice. While each Project is unique, all will follow Tyler's six-stage methodology. Each of the six stages is comprised of multiple work packages, and each work package includes a narrative description, objectives, tasks, inputs, outputs/deliverables, assumptions, and a responsibility matrix.

Tailored specifically for Tyler's public sector clients, the project methodology contains Stage Acceptance Control Points throughout each Phase to ensure adherence to scope, budget, timeline controls, effective communications, and quality standards. Clearly defined, the project methodology repeats consistently across Phases, and is scaled to meet client's complexity and organizational needs.

B. What is a realistic timeline for implementation using a phased approach?

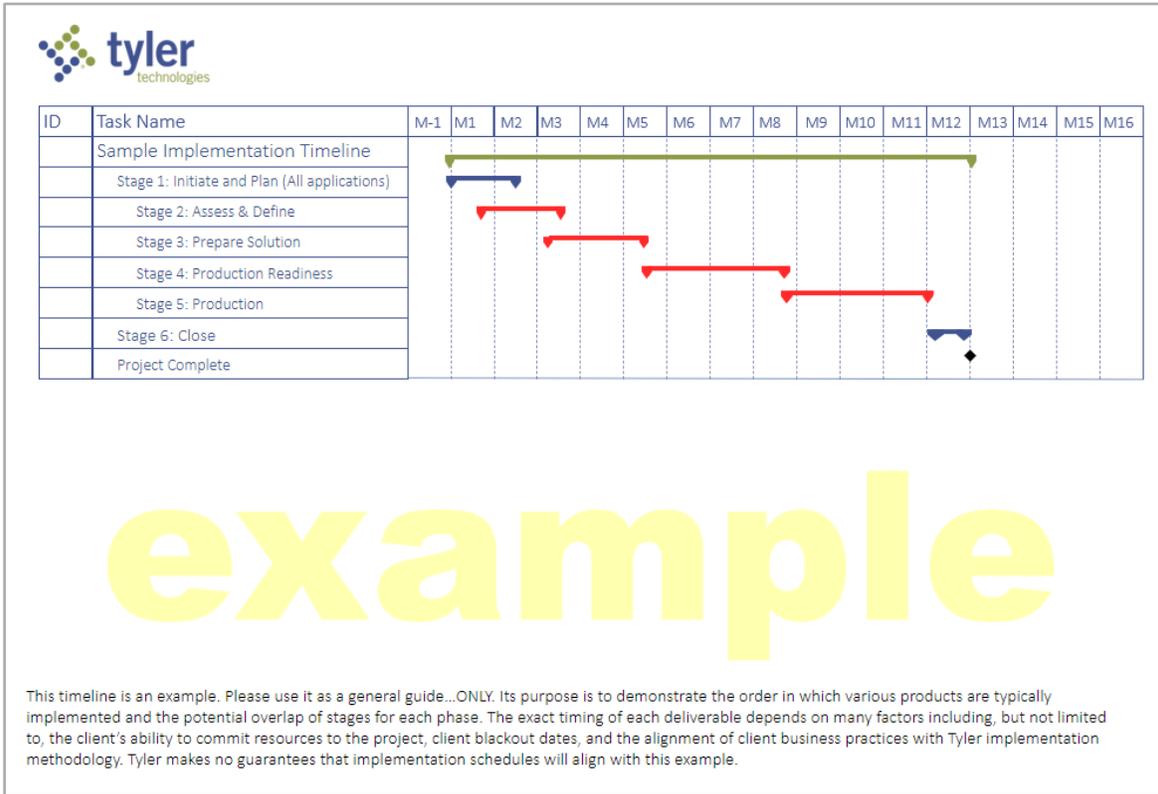
Project Planning is an important piece of any implementation. Tyler takes a custom approach to every project we lead. The project schedule is developed collaboratively with both project teams in order to meet your needs, while keeping in mind Tyler's guidelines for implementation. Periodic project meetings will be scheduled where changes in scope, project length, or cost will be reviewed. Tyler is open to discussing the project schedule in more detail and working out a mutually agreed upon plan that considers all project risks, requests and resource constraints. Tyler recommends a phased implementation approach, staggering start and live dates for each phase of the project. Live dates will be targets but should not place unnecessary constraints on the project. The following schedule takes into consideration the WRCOG's goals and Tyler's recommended approach, and assumes the product will be used as is, without additional go-live customizations.

Approach and Understanding of the Scope of Work Plan

Proposed Project Phases

Proprietary and Confidential – Subject to Restrictions on Disclosure

ERP Pro Financial Management Timeline



I. Describe the recommended steps or phases for the complete implementation.

The methodology adapts to both single-phase and multiple-phase projects. To achieve Project success, it is imperative that both clients and Tyler commit to including the necessary leadership and governance. During each stage of the Project, it is expected that clients and Tyler Project teams work collaboratively to complete tasks. An underlying principle of Tyler's Implementation process is to employ an iterative model where client business processes are assessed, configured, validated, and refined cyclically in line with the project budget. This approach is used in multiple stages and work packages as illustrated in the graphic below.



Approach and Understanding of the Scope of Work Plan

II. Discuss the implications of "going-live" at off-cycle times (i.e. payroll at quarter-end not calendar year-end; financials at other than end of fiscal year).

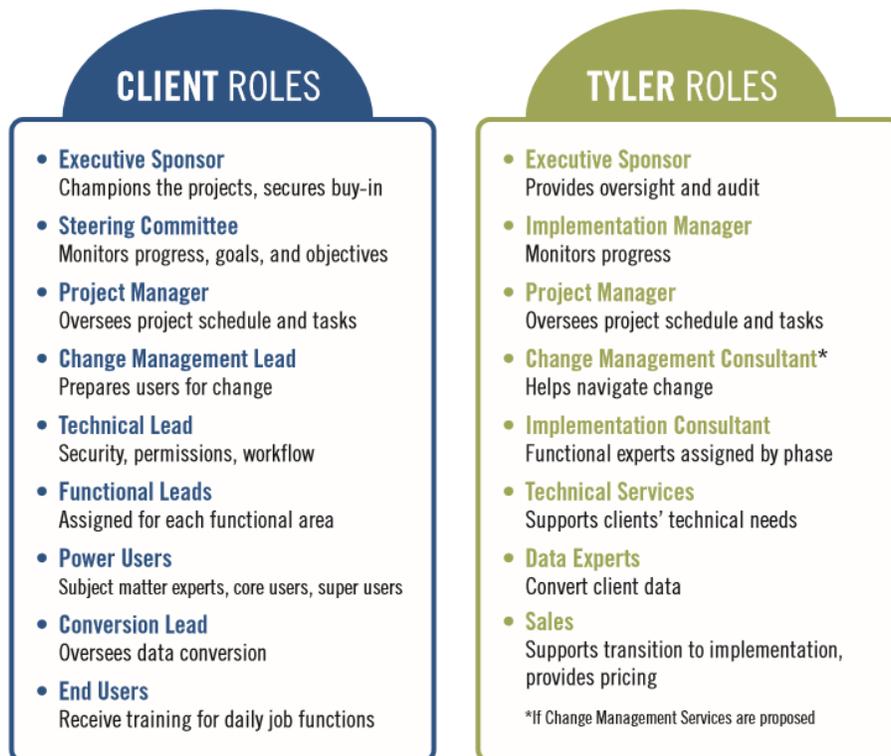
Going live with systems like payroll or financials at off-cycle times, such as quarter-end or other non-traditional fiscal year-ends, requires thoughtful planning and execution. Typically, year-end processes in systems like ERP Pro are automated through the running of batch reports. These end of year roll reports copy records from the current year and roll them to the future year, ensuring continuity and compliance with financial regulations.

When going live off-cycle, the scheduling functionality included in ERP Pro's reporting solution becomes particularly valuable. It allows for the automation of rollover reports, ensuring that even if the go-live date doesn't align with traditional timelines, the necessary data transitions smoothly and accurately. Additionally, creating Digital Dashboard gadgets to automate edit check type reports can be crucial. These reports, frequently run before year-end processes, help ensure that data integrity and system readiness are maintained, irrespective of the timing of the go-live event.

Thus, while off-cycle go-live events require careful adjustment of the automated processes to suit the unique timing needs, the robust functionality of ERP Pro supports these adaptations to maintain operational efficiency and compliance.

C. Describe the typical team structure and skill mix required to execute the proposed solution. Include both Agency and Vendor resource requirements.

Tyler groups your team and Tyler resources based on their functional role within the project. This allows for easier staffing and communication within and between project teams. Please reference the project resource roles graphic below for a summary of responsibilities for each role. Our project approach is based on our experience and knowledge from working exclusively with public sector clients.



Approach and Understanding of the Scope of Work Plan

D. Discuss your end-user training strategy and training plan. How do you incorporate new business processes in this plan?

Everyone's learning style is different. That's why Tyler offers several training formats to accommodate our diverse clients' needs. Training by Tyler staff provides hands-on learning in your own labs. Your resources receive consultative knowledge transfer sessions that are a combination of lecture and hands-on education, using your organization's own data. A mutually developed education plan lays out the process of transferring knowledge between you and Tyler. The purpose of the education plan is to:

- Communicate the process to stakeholders and functional leaders
- Answer specific questions (where classrooms will be established, what database environment will be utilized, etc.)
- Establish action items and link project personnel as owners
- Define measurement criteria to ensure the plan has been successfully followed

Your organization is set up for success with Tyler's train the trainer approach to training and education plan developed over years of industry experience.

Scheduling and Attendance

Tyler prefers a classroom and curriculum approach for training to ensure knowledge transfer, comprehension, and retention. A successful user training session is in a classroom environment with a computer for each user, whiteboard, printer in the room or nearby, and one computer connected to a projector. A typical day of training is from 9:00 to 4:30 (or 8:30 to 4:00), allowing for a break for lunch and short breaks in the morning and afternoon as needed. We've found that allowing users time to return to their daily responsibilities before and after classes or sessions allows for more productivity during the session. It also allows the Tyler Implementation staff time to prepare upon arrival and follow-up afterward. The start and stop times for the training will be discussed and agreed upon by Project Management during the planning portion of the project and will be published as standard session times throughout the project. Class size should be limited to twelve (12) users in attendance to the training is critical to gain hands-on experience with the system.

Responsibilities

Tyler knows the value of being prepared for the use of our software in production. Our goal is to partner with you and lend our expertise based on experience, in order to allow your resources to be successful at go-live. Both teams collaborate on all aspects of training, discussed, and documented during the planning stage of the project. The expectation is for Tyler to provide one or more occurrence of each scheduled training. You will be responsible for the logistics of the training by completing such tasks as scheduling resources and ensuring facilities are available. These sessions are to be attended by your key staff members (i.e. functional leads and power users) so that they can then disseminate the information they learn to others in your organization if or when necessary.

Training Materials

Tyler maintains a complete set of documentation that is available to all users through the KnowledgeBase. The KnowledgeBase provides users with a single, easily accessible location to find all existing documentation on Tyler products and other widely used technology products. Included are procedure documents, file layouts, user guides, installation manuals, setup documents, system administrator documents, data schemas, training exercises and much more. Clients also have the ability

Approach and Understanding of the Scope of Work Plan

to download documentation into Microsoft Word format to edit to match internal policies and procedures.

E. Describe training support that will be available on an on-going basis after implementation.

Tyler conducts complete training during your software implementation; however, we know that ongoing training is important to learn about and implement future functionality, train new users, and refresh the knowledge of existing users. Tyler's implementation department can be contracted to provide additional training at any time. This is often done by clients who are upgrading, who would like assistance in adopting new features and processes. Tyler offers many additional tools and services designed to assist to maintain resource knowledge and train new users. Tyler client support provides the opportunity to get specific questions answered and to understand the impact of changes on the system. Client resources and knowledge articles provide documentation on all aspects including technical installation guides, how to documents, release notes for new versions of the system, and process documentation. Tyler also offers a variety of ways for our clients to interact and collaborate including Tyler Community, local user groups and an annual user conference.

F. Discuss any failed implementations (of a similar scope), when they occurred, the reason for the failure and the eventual outcome. A failed implementation may include a complete failure, missing key milestones in the project plan or a less than satisfactory implementation. What changes have you made in your implementation model to address this?

Change is never easy, and projects can get off track for a variety of reasons. One of the most common reasons why a project gets off track is due to inadequate stakeholder engagement and commitment. In our experience, including all staff affected by the change in presentations and demonstrations has proven essential. This approach ensures there is a consensus that the process needs to change, which is critical for the success of the project.

In past instances, we have observed failed implementations, which typically occurred when there was a lack of commitment from the client side, especially in terms of returning requested documentation and surveys promptly, attending scheduled status and training meetings, and maintaining a positive attitude towards the project. For example, a project aimed at implementing a new ERP system in a large corporation failed to meet key milestones because the client did not provide essential feedback on time, leading to delays and a less than satisfactory implementation.

To address these challenges and reduce the likelihood of similar failures, we have made several changes to our implementation model. We now emphasize the importance of client commitment in our initial meetings, and we have introduced more rigorous follow-up procedures to ensure documentation and feedback are provided as needed. Additionally, we have enhanced our training sessions to be more engaging and comprehensive, aiming to foster a positive attitude and deeper understanding of the project goals among all participants. Our Tyler Project Manager plays a crucial role in this process, working closely with the client to ensure all aspects of the project are on track and aligned with the agreed timelines and objectives.

G. Discuss your most successful implementations (of a similar scope) and what were the key factors that made this implementation successful. How do you measure success?

There are many factors that determine the success of a project, many of which are unique to each client and their specific goals. At Tyler, we include many of these unique goals into our project approach and

Approach and Understanding of the Scope of Work Plan

measure our results against these metrics. By making your goals project goals, we ensure that we measure success based on the same criteria and share responsibility in the outcome. The most basic measure of success is when our client's are able to conduct operations in production effectively with minimal support from Tyler resources. If our clients are happy with the software and services provided, and are willing to recommend Tyler to other prospective clients, then the project was a success.

There are many attributes of successful clients that impact the outcome of the project. Successful projects share 3 common factors that can be applied to every project, regardless of the specific scope.

- Management Commitment – Change of this type is never easy for an organization of the client's size. This project will be met with objection from many within the organization due to no other reason than it involves change. In successful projects, management builds enthusiasm for the project from start to finish and explains the benefits of the system and process to all users. Management puts weight and energy behind the changes in process and policy in order to get buy in and adoption of these beneficial changes.
- Setting Expectation and Responsibilities – Software Implementation projects are complex and involve large numbers of resources and tasks that need to be managed effectively. In order to ensure the desired outcome, it is important to set all roles, responsibilities, and expectations at the beginning of the project. All decisions need to be documented and reviewed throughout the project. If any party is not adhering the agreed upon roles, then this needs to be addressed in a timely manner to minimize any impact to the project.
- Scope Management – When changes occur during the implementation, it is important to determine the impact of each change to the overall project before moving forward. Projects where scope creep is kept to a minimum, are more successful and have fewer changes to other project parameters such as the timeline and the budget. In successful projects, proposed changes are evaluated against project criteria and goals to determine if these additional items are worth impacting the current project plan.

Ultimately, there are many aspects that contribute to project success but the biggest factor is the experience of the vendor and their ability to manage the project and deliver on the agreed upon project plan.

H. Discuss your approach to legacy data conversion and data quality? Do you have specific experience with data conversion from MAIS Municipal Accounting Suite?

The data conversion process can be the most time-critical element of your project plan. Tyler develops crucial steps in our implementation process to support a successful data conversions plan. Our data experts conduct hundreds of data conversions every year mapping legacy data through custom written programs. The purpose of this task is to transition WRCOG's data from your source ("legacy") system(s) to the Tyler system(s). The data will need to be mapped from the legacy system into the new Tyler system format. A well-executed data conversion is key to a successful cutover to the new system(s). With guidance from Tyler, WRCOG will review specific data elements within the system and identify and/or report discrepancies. Iteratively, Tyler will collaborate with WRCOG to address conversion discrepancies. This process will allow for clean, reconciled data to transfer from the source system(s) to the Tyler system(s). While Tyler's data experts have extensive experience with data mining, conversion, and migration, it is your responsibility to provide Tyler with readable conversion data and to review the converted data for accuracy and completeness. Tyler recommends that you conduct due diligence to

Approach and Understanding of the Scope of Work Plan

ensure that your team delivers clean data, to make data validation efforts seamless resulting in a high-quality migration.

1. Discuss your approach to safeguarding client data during data conversion and implementation.

Tyler is very adamant about maintaining the highest levels of confidentiality regarding clients' sensitive information. Our team actually has limited access to agency data without agency staff being involved. All Tyler personnel understand that violation of the confidentiality guidelines can result in disciplinary action up to and including termination of employment. Our employees are subject to mandatory background checks (criminal, employment, and education) prior to beginning a position in our Public Safety Division. If there is a felony of any type, including the theft of money, products or information, the candidate would not be eligible for employment and the offer would be rescinded. In addition, all Tyler personnel working at a client site where they may be exposed to National Crime Information Center (NCIC), or Criminal Justice Information Services (CJIS) information are CJIS certified at level 4.

4) PAYROLL

A. Has your company installed at least three systems in the past three years designed to protect employers from employee fraud?

Yes. We average over 100 new installs of our ERP Pro system per year. Fraud and security are always a point of emphasis of the system design.

B. Describe how your system accommodates the following: i. Leave/vacation accruals ii. Incentive pay iii. Overtime rates iv. Special compensation v. Shift differentials vi. Wage garnishments vii. Non-standard work schedules (9/80, 4/10, and/or 10- or 12-hour shifts) viii. Departmental allocations for wages and taxes ix. 4850 calculations x. The need to suspend (not delete) certain deductions for a specific period of time xi. Priority of deductions when deductions exceed gross income.

All of the items listed here are standard payroll functionality through various setup codes and processing. We have time keeping options to support the various schedules and to automate coding of shift differentials based on clock-in and clock-out or having the employee put time into multiple time activities when a time clock system is not being used. We can set the system up to support CA 4850. Deductions have effective dates. Part of deduction setup is the calculation order.

C. Describe your system capabilities related to tax reporting, to include Quarterly EDD payroll reporting, California State Controller's Office reporting and annual employee tax information. Does your system accommodate multiple Employer Identification Numbers for EDD reporting?

ERP Pro supports all CA reporting requirements. There is quarterly processing and retirement processing. We support multiple tax IDs through our support of payroll sets.

D. Does your system align/work/merge/communicate/etc. seamlessly with CalPERS? List at least five clients that are currently reporting in a fully automated fashion to CalPERS using your system.

Tyler's client base includes more than 27,000 local government offices in all 50 states, Canada, the Caribbean, the United Kingdom and other international locations. Tyler considers its complete client list to be proprietary. Western Riverside may request a complete client list after signing a non-disclosure agreement. Please refer to the references listed in this response for a sample of Tyler's clients similar in size and scope. Additional references may be requested by contacting your Account Executive, Derek Vo at Derek.Vo@tylertech.com.

Approach and Understanding of the Scope of Work Plan

E. Describe the functionality of your time and attendance system as well as how the data flows to payroll. i. Can your system accommodate employee input of temporary expensing department allocations with the potential for multiple expensing departments in a defined pay period (this is separate and apart from normally assigned departmental allocations in the system)? ii. Does your system support employee remote or mobile access to the timekeeping system?

ERP Pro supports paper timesheets, web portal time sheets with approval or a full time clock system with clock-in and clock-out functionality. You can use any combination of these solutions such as one department might do time sheets and another has a time clock. You can setup time activities that have the temporary distributions preset and employees can just select the new activity when recording time. You can use mobile devices with a mobile website or our mobile app.

F. Does your system provide for leave accrual across multiple pay periods to comply with the new California Paid Sick Leave Law?

Yes. Leave accruals and pay periods do not have to align.

5) HUMAN RESOURCES (HR)

A. How do the payroll and HR modules communicate shared data?

For ERP Pro, they are both part of the same module which is Human Resources Management. You can still have a segregation of duty through the role-based security setup.

B. Describe how position control works in your system and the components included/controlled.

Master position records have an authorized level of FTE. Once a user tries to create an employee position that exceeds this amount, they are blocked.

C. For benefits administration, describe your system's capabilities for submitting data to carriers.

We can do benefit reporting and extracts of data that may be used for benefit providers.

D. The Agency provides the following benefits:

I. Health Insurance

II. Agency Contribution toward health insurance

III. Section 125 flexible spending account

IV. Section 125 dependent care account

V. Dental insurance

VI. Vision insurance

VII. Employee life insurance (both Agency paid and employee voluntary)

VIII. Employee AD&D (both Agency paid and employee voluntary)

IX. Dependent life insurance (Agency paid, employee voluntary spouse life, employee voluntary spouse AD&D, and employee voluntary child)

X. Long term disability insurance

XI. California SDI

XII. Voluntary pre and post tax supplemental insurances

XIII. 457 Retirement saving plan (both Agency and employee contributions)

XIV. CalPERS Retirement plan

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For these specific types of benefit plans, please describe any parameters or limits to plan design that exist in your system.

Our Benefit Administration allows you to define cafeteria 125 benefit plans for your listed benefits. Deductions all have employee/employer cost amounts, taxability options, and all limits coded for each benefit.

6) REPORTING

A. Are reports and reporting tools built into the system or is a separate product like Crystal Reports required? If a separate product, please note product and product capabilities.

There are multiple reporting options in ERP Pro. You can do ad hoc reporting with filters, sorting and the ability to easily export the results. There are over 700 built-in reports. You can schedule reports. I report writer is also included. No additional tools are needed, but third-party report writers could be used if desired.

B. Discuss your methodology for creating budget and ACFR documents including any third-party software requirements.

ERP Pro includes many budgeting tools including; direct budget input, departmental budget input, Excel, budget projections, and position budgeting. We offer an ACFR Statement Builder which can read ERP Pro data and then do the necessary journal entries, collapsing, expanding, reorganizing into the ACFR reporting.

C. Is there a Dashboard application or module included with your system?

Dashboards are included and heavily leveraged for notifications and approvals.

D. Describe any user-friendly custom reporting capabilities included in your system.

ERP Pro includes doing ad hoc reporting utilizing a report wizard or screen filtering and sorting with the option to export to Excel. We also have over 700 standard reports with the ability to schedule reports. You also get full report writer.

7) PORTABLE DEVICE USAGE

A. Are any of your proposed features, excluding citizen-facing features, accessible from portable devices (e.g. tablets, smart-phones, etc.)? If so, please list the features and device requirements (e.g. code-enforcement via an android tablet or work-orders via an iPhone).

ERP Pro has a complete cloud solution which can all be run from a web browser. Mobile devices are also capable of running the application on their web browsers. We also offer companion mobile apps for some areas.

Detailed and Itemized Pricing

Detailed and Itemized Pricing

The following Detailed and Itemized Pricing is based on the stated requirements provided by Western Riverside Council of Governments in this RFP. It includes Tyler software license fees, estimated services, project management, conversion, and travel and expense costs. Any stated conversion prices may vary depending on cooperation of previous vendor and/or the complexity of converting the data. Travel expenses are estimated; however, actual expenses will be billable. The license fees listed in this Cost Summary do not include any tax or other governmental impositions including, without limitation, sales, use, or excise tax. All applicable sales tax, use tax, or excise tax shall be paid by client and shall be paid over to the proper authorities by client or reimbursed by client to Tyler Technology on demand in the event that Tyler Technology is responsible or demand is made on Tyler Technology for the payment thereof. If tax-exempt, client must provide Tyler Technology with client's tax-exempt number or form.

Optional Pricing

Tyler has provided additional modules and/or services within this response. These are items that Tyler believes would benefit the WRCOG, and will add to the overall functionality of the proposed system. These items are not included in the standard pricing, and can be removed at the WRCOG's request. If you have any questions about the optional modules or services outlined in this proposal, please contact your Account Executive, Derek Vo via email at Derek.Vo@tylertech.com, or call at 512.773.6387 for complete details.

																																	
Sales Quotation For: Western Riverside Council of Governments 4080 Lemon St Fl 3 Riverside CA 92501-3609 Andrew Ruiz adruiz@wrcog.us	Quoted BY: Derek Vo Quote Expiration: 6/28/24 Quote Name: WRCG -SaaS																																
<table border="1"> <thead> <tr> <th>Tyler Annual Software – SaaS</th> <th>Annual</th> </tr> <tr> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td colspan="2">ERP Pro powered by Incode</td> </tr> <tr> <td colspan="2">ERP Pro 10 Financial Management Suite</td> </tr> <tr> <td>Invoice Approvals</td> <td>\$ 0</td> </tr> <tr> <td>Core Financials</td> <td>\$ 14,786</td> </tr> <tr> <td>Human Resources Management (Includes Position Budgeting)</td> <td>\$ 7,070</td> </tr> <tr> <td>Employee Access Pro</td> <td>\$ 0</td> </tr> <tr> <td>Project Accounting</td> <td>\$ 3,469</td> </tr> <tr> <td>Employee Access Pro Time & Attendance</td> <td>\$ 1,243</td> </tr> <tr> <td>Accounts Receivable Access</td> <td>\$ 600</td> </tr> <tr> <td>Accounts Receivable</td> <td>\$ 3,891</td> </tr> <tr> <td colspan="2">ERP Pro 10 Customer Relationship Management Suite</td> </tr> <tr> <td>Cashiering</td> <td>\$ 1,415</td> </tr> <tr> <td colspan="2">Tyler One</td> </tr> <tr> <td>2023-396927-C2S4H1</td> <td>Page 1</td> </tr> </tbody> </table>		Tyler Annual Software – SaaS	Annual	Description		ERP Pro powered by Incode		ERP Pro 10 Financial Management Suite		Invoice Approvals	\$ 0	Core Financials	\$ 14,786	Human Resources Management (Includes Position Budgeting)	\$ 7,070	Employee Access Pro	\$ 0	Project Accounting	\$ 3,469	Employee Access Pro Time & Attendance	\$ 1,243	Accounts Receivable Access	\$ 600	Accounts Receivable	\$ 3,891	ERP Pro 10 Customer Relationship Management Suite		Cashiering	\$ 1,415	Tyler One		2023-396927-C2S4H1	Page 1
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Detailed and Itemized Pricing

Tyler Annual Software – SaaS	
Description	Annual
Identity	
Identity Workforce Advanced [1]	\$ 6
Content Manager Suite	
Content Manager Core	\$ 5,466
TOTAL:	\$ 37,946
Term # of Years:	3

Tyler Annual Services	
Description	Annual
ERP	
Other Services	
Tyler University	\$ 1,404
TOTAL:	\$ 1,404

Tyler Fees per Transaction	
Description	Net Unit Price
ERP Pro powered by Incode	
ERP Pro 10 Financial Management Suite	
AP Automation	\$ 0.00

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Third Party Software & Hardware				
Description	Quantity	Unit Price	Extended Price	Annual
Tyler Third Party				
Hardware				
Epson TMH6000V Thermal Receipt Printer Black USB NEW	1	\$ 1,200	\$ 1,200	\$ 203
Symbol LS2208 Bar Code Scanner w/ intellistand NEW	1	\$ 350	\$ 350	\$ 70
TOTAL:			\$ 1,550	\$ 273

Services		
Description	Hours/Units	Extended Price
ERP Pro 10 Financial Management Suite		
Professional Services	336	\$ 48,720
Data Conversion Services		\$ 13,750
Project Management	1	\$ 1,950
ERP Pro 10 Customer Relationship Management Suite		
Professional Services	20	\$ 2,900
Project Management	1	\$ 1,250
Content Manager Suite		
Professional Services	40	\$ 5,800
TOTAL:		\$ 74,370

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Detailed and Itemized Pricing

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 37,946
Total Third Party Hardware, Software, Services	\$ 1,550	\$ 273
Total Tyler Services	\$ 74,370	\$ 1,404
Summary Total	\$ 75,920	\$ 39,623
Contract Total	\$ 115,543	

Optional Tyler Annual Software – SaaS	Annual
ERP Pro powered by Incode	
ERP Pro 10 Financial Management Suite	
Applicant Tracking	\$ 1,060
Applicant Tracking Interface	\$ 707
Benefits Enrollment	\$ 1,650
Fixed Assets	\$ 1,865
Purchasing	\$ 4,457
Tyler One	
Time & Attendance powered by ExecuTime	
Time & Attendance	\$ 3,107
Time & Attendance Mobile Access License	\$ 1,503
TOTAL:	\$ 14,349

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Optional Services	Hours/Units	Extended Price
ERP Pro 10 Financial Management Suite		
Professional Services	76	\$ 11,020
Time & Attendance powered by ExecuTime		
Project Management	1	\$ 1,400
Professional Services	50	\$ 7,250
TOTAL:		\$ 19,670

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Detailed and Itemized Pricing

Comments

Work will be delivered remotely unless otherwise noted in this agreement.
SaaS is considered a term of one year unless otherwise indicated.

Accounts Receivable Access	Accounts Receivable Access: Note that the customer pays \$1.25 fee per transaction for payment on-line, Accounts Receivable Access Component displays account status, accounts for payment, has Security-(Secure Socket Layer), and payment processing via credit cards. Payment packet is created to be imported to accounts receivable system.
Cashiering	Cashiering supports credit/debit cards, is PCI Compliant, and includes a cash collection interface and a cashiering receipt import.
Core Financials	Core Financials includes general ledger, budget prep, bank recon, AP, CellSense, a standard forms pkg, output director, positive pay, secure signatures.
Invoice Approvals	Invoice Approvals, included with AP Automation, automates invoice workflows by routing them to the appropriate departments for completion and approval.
Identity Workforce Advanced [1]	Tyler's Identity Workforce currently supports the following identity providers (IdP's) for use with Tyler back-office solutions: Microsoft Active Directory through Azure AD, ADFS or Okta AD agent, Google Cloud Identity, Identity Automation RapidIdentity, and Okta. Any requirement by you to use an IdP not supported by Tyler may require additional costs, available upon request. Identity Workforce SaaS Fees are based on user counts. Year one SaaS Fee is based on estimated user count as indicated in this order. Unless otherwise agreed by the parties, the SaaS Fee for each subsequent annual term is based on the preceding annual term's annual user count.
Human Resources Management /Payroll History Data Conversion	Human Resources Management History conversion includes unlimited historical records.
Human Resources Management Employee Records Conversion	Human Resources Management/Payroll conversion includes employee master and current direct deposit - additional fee for historical views.

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General Ledger History Data Conversion	General Ledger History conversion includes unlimited historical records
General Ledger Data Conversion	General Ledger conversions include Chart of Accounts - additional fee for historical views.
Accounts Receivable Data Conversion	Accounts Receivable conversions include master files (contacts properties)
Accounts Payable History Data Conversion	Accounts Payable History conversion includes unlimited historical records
Accounts Payable Data Conversion	Accounts Payable conversions include Vendor Master Only - additional fee for historical views.
AP Automation	AP Automation pricing quoted reflects processing via check or Virtual Card. Processing checks will incur a fee and an invoice will be provided annually based on actual usage. Please refer to the Terms of Use for Fee Structure and to agree to terms: https://www.tylertech.com/client-terms/ap-automation-payment-terms-of-use

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Appendix A: References

Appendix A: References

Please provide three (3) references, including names and contact information. References should not include any WRCOG staff or WRCOG Committee members.

Name of Site	Greater Los Angeles County Vector Control District
Contact Name	Allison Costa
Contact Title	Assistant General Manager
Address	12545 Florence Ave, Santa Fe Spring, CA 90670
Phone	562-944-9656 ext. 501
Email	acosta@GLAmosquito.org
Tyler Products	Tyler ERP Pro – Full suite of Financials/Human Resource Management/Time and Attendance

Name of Site	City of Beaumont,CA
Contact Name	Jennifer Ustation
Contact Title	Finance Director
Address	550 E. 6th St, Beaumont, CA 92223
Phone	951-572-3236
Email	justation@beaumontca.gov
Tyler Products	Suite of Tyler ERP Pro – Financials/HRM/Project Acct/Purchasing/Time and Attendance

Name of Site	City of Browley,CA
Contact Name	Karla Romero
Contact Title	Finance Director
Address	383 Main St, Brawley, CA 92227
Phone	760-344-2222
Email	kromero@brawley-ca.gov
Tyler Products	Suite of Tyler ERP Pro – Financials/HRM/Project Acct/Purchasing/Time and Attendance

Appendix A: References

Name of Site	East Valley Water District, CA
Contact Name	Ryan Ritualo
Contact Title	IT Manager
Address	31111 Greenspot Rd, Highland, CA 92346
Phone	909-889-9501
Email	rritualo@eastvalley.org
Tyler Products	Tyler ERP Pro – Full suite of Financials/Human Resource Management/Time and Attendance

Name of Site	Central Coast Water Authority - CA
Contact Name	Dessi Mladenova
Contact Title	Controller
Address	255 Industrial Way, Buellton, CA 93427
Phone	805-688-2292 ext. 223
Email	dhm@ccwa.com
Tyler Products	Tyler ERP Pro – Full suite of Financials/Human Resource Management/Time and Attendance

Appendix B: Project Team Staffing

Appendix B: Project Team Staffing

Please include biographies and relevant experience of key staff who would be assigned to the project. Please describe coverage levels of employees who would be assigned to this project. Affirm that no employees working on the engagement have ever been convicted of a felony.

Tyler actively seeks the best talent to help us implement our solutions for our clients. Our staff consists of seasoned professionals with unique and proprietary skills, and years of industry experience, who are focused on specific products and in dedicated regions

Assembling a quality project team that suits for project needs is important. We appreciate your patience as we make arrangements to allocate resources for your project phases. Upon award of contract, Tyler assigns a project manager and quality project team to ensure your implementation success. Tyler staff perform services in a professional, workman-like manner, consistent with industry standards.

The resumes presented in this proposal reflect the caliber and experience that Tyler will assign to this project. Due to the variable duration of selection and contract processes, it is difficult for us to predict resources that would be available at project commencement.

Tyler Resources

Tyler actively seeks the best talent to help us implement our solutions for our clients. Our staff consists of seasoned professionals with unique and proprietary skills, and years of industry experience, who are focused on specific products and in dedicated regions.

Assembling a quality project team that suits for project needs is important. We appreciate your patience as we make arrangements to allocate resources for your project phases. Upon award of contract, Tyler assigns a project manager and quality project team to ensure your implementation success. Tyler staff perform services in a professional, workman-like manner, consistent with industry standards.

The resumes presented in this proposal reflect the caliber and experience that Tyler will assign to this project. Due to the variable duration of selection and contract processes, it is difficult for us to predict resources that would be available at project commencement.

Project Managers

Brittany T., Senior Project Manager

Tenure Employee since May 2017

Experience As a Senior Project Manager, Brittany uses her years of combined Utility Billing and Financials/Payroll implementations, to guide projects to their completion.

Education Texas Tech University, Bachelor of Business Administration – Business Management

Reference Projects Water Utility Management LLC, GA; Frederick, CO; Eufaula, OK

Appendix B: Project Team Staffing

Kathy W., Senior Project Manager

- Tenure* Employee since February 2020
- Experience* More than 20 years of experience in project management, accounting, and local government enhance Kathy's ability to guide her clients through their project implementation.
- Education* University of Dubuque – Master of Business Administration
- Reference Projects* Willow Park, TX; Onalaska Water Supply Corps, TX; Kingman, KS; Ada, OH; Aurora Public Library, IL; Red Oak, TX

Alphonzo C., Project Manager

- Tenure* Employee since October 2019
- Experience* A Project Manager since 2014, Alphonzo uses his strong background to streamline the implementation process, analyze complex issues and quickly develop effective solutions. Alphonzo's solid understanding of software functionality helps him communicate effectively with client executives and their respective teams.
- Education* Morehouse College, Bachelor of Business Administration – Marketing
- Reference Projects* Pinson, AL; Orange City, IA; Ranson, WV; Horizon City, TX

Ashley A., Project Manager

- Tenure* Employee since September 2011
- Experience* Ashley has worked with Tyler as a Tyler Support Specialist, Support Analyst, Project Manager, and Project Management Team Lead. Ashley's experience allows her to manage multiple types of projects to ensure that all resources are utilized, the project stays on budget and on schedule, and all contract requirements are delivered.
- Education* Texas Tech University – Bachelor of Business Administration – Business Management
- Reference Projects* Deer Park, TX; Lake Placid, NY; Beaumont, CA; Moore, OK

Alyssa W., Senior Project Manager

- Tenure* Employee since January 2012
- Experience* As a Project Manager, Alyssa uses her background and knowledge obtained from working in customer service industries and Tyler support to assist clients through a smooth implementation. Alyssa has worked on projects large and small from all lines of ERP Pro.
- Education* Simpson College, Bachelor of Science – Marketing with minor in Management
- Reference Projects* Breckenridge, MN; Bethany, MO; Wylie, TX

Appendix B: Project Team Staffing

Nancy B., Project Manager

- Tenure* Employee since August 1989
- Experience* Nancy's experience in software support, implementation and training, along with years of experience in project accounting provide a wealth of knowledge on the implementation process.
- Education* University of South Dakota, Bachelor of Business Administration – Accounting
- Reference Projects* Washington, NC; Elizabeth City, NC; Monroe, GA; San Mateo County Harbor District, CA; Wilton, IA; Palmview, TX

Melinda H., Supervisory Team Lead

- Tenure* Employee since February 2020
- Experience* As a Project Manager for the last 9 years, Melinda uses her experience to guide combined Utility Billing and Financials/Payroll implementations to their completion. Melinda is skilled in all project stages from initiation to closure as well as other key project management activities such as stakeholder engagement, change management strategies, risk assessment, and leadership.
- Education* University of South Alabama – BA
Certified Project Management Professional (PMP) – Project Management Institute, 2017
- Reference Projects* Wolfforth, TX; Dona Ana Mutual Domestic Water Consumers Association, NM; Goliad County, TX

Nicholas R., Project Manager

- Tenure* Employee since February 2021
- Experience* As a Project Manager, Nick has used his experience to guide and manage implementations of numerous projects. Nick is skilled in all stages of our implementation process and works with clients of varying size and complexity of implementations.
- Education* University of Colorado at Boulder – BS
- Reference Projects* Town of Ballston, NY; City of Dunn, NC; Rockwood Water District, OR

Kecia C., Project Manager, PMP

- Tenure* Employee since January 2022
- Experience* As a Project Manager Kecia uses her experience to guide combined Utility Billing and Financials/Payroll implementations to their completion. Kecia is skilled in all project stages from initiation to closure as well as other key project management activities such as stakeholder engagement, change management strategies, risk assessment, and leadership.
- Education* University of South Alabama – Bachelor of Science in Computer Information Science, Minor in Business Administration
Project Management Institute – Certified PMP (2017)

Appendix B: Project Team Staffing

Reference Projects Little Blue Valley Sewer District, MO; Swansboro, NC; Kennesaw, GA;
Trophy Club MUD, TX; Black Mountain, NC

Anais C., Project Manager

Tenure Employee since December 2021

Experience As a Project Manager Anais uses her experience to guide combined Utility Billing and Financials/Payroll implementations to their completion. Anais is skilled in all project stages from initiation to closure as well as other key project management activities such as stakeholder engagement, change management strategies, risk assessment, and leadership.

Education Texas Tech University – Bachelor of Business Administration, Management

West Texas A&M University – Master of Business Administration

Project Management Institute – Certified PMP (2017)

Reference Projects Park Rapids, MN; Sherman County, TX; Waste Commission of Scott County, IA

Implementation Consultants

Kristina B., Senior Implementation Consultant – Professional Services

Tenure Employee since 2018

Experience 15 years of fund Accounting experience working with or for Governmental Agencies

Education Lake Superior State University - Bachelor of Science – Accountancy (2003)

Reference Projects North Central Solid Waste Authority Espanola, NM

Steve C., Senior Implementation Consultant – Professional Services

Tenure Employee since 2008

Experience 14 years as the owner of Choice Computing installing networks, hardware, and accounting software

Education Texas Tech University – Bachelor of Arts – Telecommunications (1976)

Reference Projects Ward County, TX; Washington, NC; Park Dist. La Grange, IL; Pershing County, NV; Healdsburg, CA

Landry P., Implementation Consultant

Tenure Employee since May 2015

Experience As a tenured Implementation Consultant, Landry uses his extensive knowledge of client needs acquired from working in Financial software implementations, and Human Resources experience. This allows him to assist clients with configuration, train them on use of the software, and helps guide their projects to completion.

Education Lubbock Christian University, Bachelor of Arts – Visual Communications

Reference Projects Yakima Neighborhood Health Services, WA; Oneida, NY; Battleground, WA

Appendix B: Project Team Staffing

Laurel S., Senior Implementation Consultant

- Tenure** Employee since March 2018
- Experience** Laurel's teaching and customer service background give her an excellent foundation for understanding her clients and helping them choose the best path forward.
- Education** Texas Tech University, Bachelor of Business Administration – Accounting, Finance, Business Economics
- Reference Projects** Tarboro, NC; West Travis County Public Utility Authority, TX; Downers Grove, IL

Amanda K., Implementation Consultant

- Tenure** Employee since 2020
- Experience** Over 10 years of Community Development experience in multiple levels of municipalities in Minnesota. Program Manager and Trainer to help clients reach their goals by learning new skills. In addition to managing county, state, and city community development programs, Amanda maintained budgets, projects, and personnel management. Versed in Licensing, Permits, Code Enforcement, Accounts Receivable, Cemetery, Sales Tax and Utility Billing. As an Implementation Consultant, Amanda's goal is to assist all clients and their customers in making the transition to new software as smooth as possible with consistent communication and feedback.
- Education** Brandman University – Bachelor of Social Science
- Reference Projects** Nolensville, TN; Moultrie, GA; Gloversville, NY; Angel Fire, NM; Seminole, TX; Lincoln County, GA; Madison, SD

Jayme F., Implementation Consultant

- Tenure** Employee since May 2011
- Experience** As an Implementation Consultant, Jayme has been implementing software since 2006. She uses this background to analyze complex issues and quickly develop solutions. With over 150 projects implemented at Tyler, Jayme has a great mixture of customer service skills and knowledge of Tyler processes to help ensure a smooth implementation of the project.
- Education** Texas Tech University – Bachelor of Science – Education, All Level Teaching Certification, Physical Education/Health
- Reference Projects** Monroe, GA; Elizabeth City, NC; Washington, NC; The Hills, TX; Greenwood CPW, NC

Appendix B: Project Team Staffing

Rachel S., Implementation Consultant

- Tenure** Employee since 2020
- Experience** As an Implementation Consultant, Rachel has been working in Community Development since 2002 including Business License, Building Permits, and Code Enforcement. Prior to her current position at Tyler, Rachel acted as the Business Tax Official and Permit Supervisor for the City of West Palm Beach, FL. Rachel also implements the Utility Billing, Cashiering, Accounts Receivable and Sales Tax modules.
- Education** Florida International University – Bachelor of Science – Communications
- Reference Projects** Palmview, TX; Atlantis, FL; Helen, GA; Camilla, GA; Pecos, TX; Itasca, IL; Osseo, MN; Bellmead, TX; Dublin, GA; Westworth Village, TX

Alex S., Implementation Consultant & Conversion Analyst

- Tenure** Employee since June 2020
- Experience** Alex has over 13 years of experience in supporting and implementing utility billing software for public and private sector utility clients. As a support representative, she assisted clients in resolving issues; developing best practices and reconfiguring the software for new guidelines; and implementing & troubleshooting various 3rd party printers, address certification, meter interfaces and payment merchants. In software implementation, Alex studied ordinances to ensure that she configured billing rates as defined, analyzed data to identify potential issues, and trained & supported clients through testing processes and software transition. Using her tools for success, her propensity for analysis and organization and an ever-growing list of knowledge and skills, Alex aims to leave every client happy in their decision to choose Tyler Technologies.
- Education** Arkansas State University - Bachelor of Science in Computer Information Technology
- Reference Projects** SS Water Supply Corp, TX; City of Herrin, IL; Village of Ada, OH

Cassandra R., Implementation Consultant & Conversion Analyst

- Tenure** Employee since 2014
- Experience** As an Implementation Consultant and Conversion Analyst, she uses her previous Tyler experience to provide clients with her expertise in Utility Billing, with an extra passion for our software and excitement for helping new clients use our products efficiently. Cassandra previously worked as an Interface Specialist at Tyler, where she specialized in meter interfaces, UBO, credit cards, and training clients how to use these features. Prior to Interface, Cassandra worked as a Support Representative where she began her career with Tyler Technologies and gained her foundational knowledge of the industry, the clients we serve, and the software services we provide.
- Education** Texas Tech University - M.S. in Physician Assistant Studies and B.A. in Spanish
- Reference Projects** Wylie Northeast SUD, TX; Elgin, TX; Fairburn, GA; Jasper, GA

Appendix B: Project Team Staffing

Data Experts

Ben L., Lead Conversion Analyst

- Tenure** Employee since 2015
- Experience** Ben has over 15 years of Utility Billing experience as an implementation consultant, director of operations, head of support, senior conversion analyst, and team lead. Duties of these roles have required training and product demonstrations as well as hardware installation, software configuration, rate analysis, data review, reporting, form customization, meter interfacing, software development, and bill value comparison. Ben utilizes his many years of experience to ensure his clients are successful.
- Education** Texas Tech University – Bachelor of Business Administration in Information Technology specializing in Systems Management
- Reference Projects** Itasca, IL; Friendswood, TX; Seal Beach, CA; Ballston, NY; Fortuna, CA

Kashif R., Senior Conversion Analyst

- Tenure** Employee since July 2013
- Experience** Kashif has over 19 years of successful experience in software implementations, conversion analysis, project management, and leadership roles with recognized strengths in the local government utility-billing and financial applications, processes, and resource management.
- Education** Arkansas State University - Bachelor of Science in Management Information Systems with emphasis on Data and Telecommunications
- Reference Projects** Elizabeth City, NC; Tuolumne Utility District, CA; Champlin, MN; Logansport, IN; Monroe, GA; Cairo, GA

Kim S., Conversion Analyst

- Tenure** Employee since November 2013
- Experience** As a Conversion Analyst, Kim uses her utility billing software knowledge to help discover and implement client needs. Kim is proficient in Meter Interface processes, implementation, and support as she previously worked as an Interface Specialist. Her ability to analyze information and attention to detail are what help her make certain a client's implementation is a success.
- Education** Texas Tech University – Bachelor of Science - Biology
- Reference Projects** Thief River Falls, MN; Byron, GA; City of Anamosa, IA; Town of Crested Butte, CO

Lance J., Conversion Analyst

- Tenure** Employee since 2010
- Experience** As a Conversion Analyst, Lance draws on his 12 years of experience in both software implementations and customer support to evaluate client needs and devise solutions to challenging problems. His previous roles as a support specialist and support analyst have given him a thorough

Appendix B: Project Team Staffing

understanding of Tyler products and customer concerns, which allow him to ensure successful implementations.

Education Texas Tech University - Bachelor of Arts - Spanish
Texas Tech University - Master of Business Administration - General Business

Reference Projects Island Water Association, FL; Flowood, MS; Claremont, NC

Devinne M., Conversion Developer

Tenure Employee since June 2021

Experience Devinne comes to Tyler with over 3 years of conversion programming experience in the small government software sector.

Education Dakota Wesleyan University - Bachelor of Science in Mathematics - Concentration in Actuarial Sciences; Minor in Business Administration

Reference Projects Kyle, TX; Avon, CO; Danville Sanitary District, IL

Derek C., Conversion Engineer

Tenure Employee since May 2019

Experience Derek is proficient in several programming languages. His high regard to data integrity and detail helps deliver successful conversions.

Education Rocky Mountain College - Bachelor of Science (Computer Science, high honors)

Reference Projects Tarentum Borough, PA; Elgin, TX; Thief River Falls, MN

Kevin B., Conversion Engineer

Tenure Employee since November 2014

Experience Kevin has taken 50+ projects live in his tenure with Tyler. In addition to the Utility Billing module, he has also completed Business License and Building Permits conversions.

Education University of Colorado, Boulder - BS Computer Science

Reference Projects Columbia, IL; Harrisonville, MO; Camilla, GA

Training Team

Mia M., Curriculum Developer & Trainer

Tenure Employee since September 2011

Experience Mia combines her previous experience with Tyler in Development and Support with her public accounting and auditing experience to develop and maintain training curriculum. She is constantly looking for the best way to train our clients and use Tyler Software to make their business processes more efficient.

Education Texas Tech University, Bachelor of Business Administration – Accounting
Tarleton State University, Master of Science – Management Certified
Public Accountant in Texas and Oklahoma

Reference Projects City of Bay Village, OH; City of Catoosa, OK;
Jamestown Parks and Recreation District, ND; City of Brawley, CA

Appendix B: Project Team Staffing

Shara H., Senior Curriculum Developer & Trainer

- Tenure** Employee since June 2006
- Experience** Shara's journey at Tyler has taken her through Support, Development, and Implementation. In her current role here at Tyler as a Curriculum Developer & Software Trainer, she has the pleasure of training new and existing clients on the ERP Pro and ERP Pro products. She uses her business knowledge as well as her product knowledge of Tyler to guide users through the training courses on different applications while sharing examples of when and how the software can best be used for their scenario.

Shanna M., Training Specialist

- Tenure** Employee since August 2019
- Experience** Shanna's teaching career allows her to play a vital role in the development and implementation of our New Employee Training Program for ERP Pro Utility Billing. Her ability to connect with clients during remote training sessions has proven to create a comfortable learning atmosphere in which clients can thrive.
- Education** Texas Woman's University, Masters in Teaching Northwood University, Bachelor of Marketing/Management and Associate in Advertising
- Reference Projects** City of Republic, MO; Glenville, NY; Gridley, CA

Miguel Z., Senior Software Trainer

- Tenure** Employee since May 2014
- Experience** Miguel has 7 years of experience in software implementation and production as a Trainer, Consultant, and Business Analyst and 8 years of experience in government finance as an Accountant.
- Education** Grand Canyon University, Bachelor of Science – Finance and Economics
- Reference Projects** City of Buckeye, AZ; Kennewick Irrigation District, WA; City of Oregon City, OR

Augusta M., Training Specialist

- Tenure** Employee since August 2018
- Experience** As an Implementation Trainer, Augusta uses her two years of ERP Pro experience as a client, paired with her accounting education and skills learned at Tyler to conduct several different types of trainings in a live atmosphere to new and existing clients. Augusta possesses strong presentation and people skills to capture her audiences for the 4-hour segments.
- Education** University of North Alabama - Masters in Business Administration (accounting concentration)- 2020
- Reference Projects** Scottsboro, AL; Columbiana, AL; Clemson, SC

Appendix B: Project Team Staffing

Ashley S., Senior Software Trainer

Tenure Employee since January 2013

Experience Ashley has over 8 years of experience in LGD Professional Services and 7 years as a Bank Internal Auditor. As an Implementation Trainer, Ashley uses her 5 years of experience as an ERP Pro Financial Implementation Consultant to provide high quality and thorough learning experience for the client. Through experience and formal training, Ashley has excellent analytical and communication skills that allow her to provide training, implementation work, and tutoring to clients and internal staff as needed.

Education Texas Tech University – Bachelor of Business Administration in Finance

Reference Projects Bosque County, TX; Bolivar, MO; Justin, TX; Sabine River Authority

Appendix C: Company Background

Appendix C: Company Overview

Please provide the following for your company:

Official registered name (Corporate, D.B.A., Partnership, etc.), Dun & Bradstreet Number, Primary and secondary SEC numbers, address, main telephone number, toll-free number(s), and fax number(s).

Name: Tyler Technologies, Inc.

Dun & Bradstreet Number: 04-108-9293

Primary SEC Number: 75-2303920

Secondary SEC Number: 90-2252105

Address: 5101 Tennyson Parkway, Plano, TX 75024 (Headquarters)

Phone: 972.713.3700

Fax: 800.797.4849

Primary key contact name, title, address (if different from above address), direct telephone, and fax number(s).

Derek Vo - Account Executive

5101 Tennyson Parkway, Plano, TX 75024

Phone: 512.773.6387

Fax: 800.797.4849

Email: Derek.Vo@tylertech.com

Person authorized to contractually bind the organization for any Proposal against this RFP.

Sean Marlow

President – Municipal and Schools Division

Tyler Technologies, Inc.

Appendix C: Company Background

Additional Company Background Information

In response to the Western Riverside Council of Governments' RFP, Tyler is proposing its ERP Pro solution. Our response reflects our understanding of your requirements and our ability to deliver the quality products and services you need for a successful project. Tyler's solution represents the pinnacle of public sector software offering an integrated solution of comprehensive applications designed to resolve the WRCOG's complex needs.

Choice

Though the Western Riverside Council of Governments will review many choices during this evaluation process, our goal is to make your choice an easy one. With Tyler, there is no need to move from vendor to vendor, solution to solution, technology to technology. Tyler's solution is an integral part of a community of employees, customers, and partners who all share a passion for serving the public.

As part of that community, the WRCOG will have access to all the tools needed to efficiently manage your operations. With the goal of being the last software company you ever choose; Tyler will work for and with you to consistently provide you with the broadest and most advanced public sector solutions available.

Tyler's ERP Pro Solution

The ERP Pro solution consists of more than fifty integrated modules. These software applications are specifically designed to enable governments to be more efficient, more accessible, and more responsive to the needs of their citizens. The modular design of the software allows customers the benefit of growing into Tyler's applications by adding modules when the time is right.

Consistent integration among Tyler applications has always been a priority and a key benefit to organizations looking to improve their business practices. Consequently, all products in this proposal are designed and supported by Tyler or one of our Business Partners with seamless integration between applications.

Benefits:

- Strength and stability: we've been providing ERP Pro to local governments throughout the US since 1981
- Upgrade when it makes sense for you, at no additional cost
- Pick-and-choose the modules that fit your needs and budget
- Efficient workflow capabilities are user-defined and customized
- User-friendly workspaces that are customizable based on individual roles

Please see Appendix C for more information regarding Tyler's ERP Pro Solution.

Objectives & Scope

At Tyler, we are uniquely qualified to meet the needs of the WRCOG through our experience, our software, and our absolute commitment to customer satisfaction. Our customers have a direct impact on the evolution of the software and the processes involved in implementing and supporting it. Each of the products and services listed in the response are represented as a description and a list of activities and

Appendix C: Company Background

assumptions. Tyler products will be implemented “off the shelf” without customization or modification, except as detailed in the response.

Tyler’s proposed suite offers integrated applications that are specifically designed to enable governments to be more efficient, more accessible, and more responsive to the needs of their citizens. Consistent integration among applications has always been a priority and a key benefit to organizations looking to improve their business practices. The key benefits to the system include, but are not limited to:

- Providing a single, comprehensive, and integrated solution to manage the WRCOG’s business functions
- Streamlining business processes through automation, integration, and workflows
- Providing a user-friendly user interface to promote system use, productivity, and minimize the need for training
- Eliminating redundant data entry
- Providing many standard reports directly from the software with access to data through inquiry and drill down capabilities
- Providing multiple interfaces to commonly used 3rd party systems

Commitment

At Tyler, we are uniquely qualified to meet the needs of the WRCOG through our experience, our software, and our absolute commitment to customer satisfaction. That commitment, along with the consistent evolution of technology and software features, has resulted in a retention rate of more than 98 percent and long-term relationships with our users. With more than 44,000 customers, this partnership is an integral part of who we are and what we do. Our customers have a direct impact on the evolution of the software and the processes involved in implementing and supporting it.

Protecting Your Investment for Years to Come

Tyler’s “Evergreen” Development Philosophy ensures that the WRCOG will always have industry-leading functionality that utilizes current technology. As part of our annual support fee, all enhancements to our software are provided at no additional charge. This allows our users to continue to take advantage of new advances without having to relicense the software. Additionally, these enhancements are delivered in manageable upgrades that do not require a complete reimplementation of the software.

Partnership

We want to thank the Western Riverside Council of Governments for the opportunity to respond to your Request for Proposal and for your time and consideration during the review process. At Tyler, we feel the evaluation and selection of new software should be as much about people as it is product, with the ultimate decision resulting in a partnership between the customer and their chosen software provider. It is our firm belief that Tyler is uniquely qualified to be that partner and more than meets the needs outlined by the Western Riverside Council of Governments in this document. Should you agree, we look forward to progressing to the next stage in your evaluation process.

Our Products

With decades of exclusive public sector experience, Tyler is the market leader providing integrated software and services. Subject matter experts and in-depth products result in a sustainable client

Appendix C: Company Background

partnership that delivers the industry's most comprehensive solution. We provide the industry's broadest line of software products and offer clients a single source for all their information technology needs in several major areas: Property & Recording, ERP, Civic Services, Land & Official Records, Courts & Justice, Public Safety, Data & Insights, and Schools.

We are known for long-standing client relationships, functional and feature-rich products, and the latest technology. In addition to software products, Tyler provides related professional services including installation, data conversion, consulting, training, customization, support, disaster recovery, and application and data hosting.

About Tyler Technologies

- Empowering government and schools to create safer, smarter, and more vibrant communities
- Solutions include Property & Recording, ERP, Civic Services, Health & Human Services, Courts & Justice, Public Safety, Data & Insights, and Schools
- Headquartered in Plano, Texas, with 68 office locations across the U.S., Manila, and Canada
- Tyler was incorporated in Delaware in November 1989
- Tyler is a publicly traded corporation on the NYSE (TYL)
- Founded in 1966
- Exclusively focused on local government since 1997
- More than 44,000 successful installations across 13,000 sites, with clients in all 50 states, Canada, the Caribbean, Australia, and other international locations
- Client retention rate of 98%
- 7,200+ employees
- Annual revenues of \$1.85 billion (2022)
- Reinvestment of \$120M into Research & Development
- Scalable products with the smallest jurisdiction (Loving County, Texas, with a population of 82) to the largest (Los Angeles County, California, with a population of 10.1M)

Industry Leadership

Tyler strives to provide the best client services in the industry. Our products undergo testing by trained quality assurance and certified usability analysts; therefore, our clients benefit from products that work logically based upon user experience and input. We also focus our implementation and support professionals on specific groups of applications so they can offer more specialized services.

Our commitment at Tyler is to ensure the highest level of client satisfaction through the efforts of Tyler's most valued resource: its people. We challenge our employees to pursue new initiatives aggressively and become industry leaders in their respective fields. Tyler employs 7,200+ individuals, many of whom are seasoned professionals with unique and proprietary skills and years of industry experience. In fact, our employee turnover rate is very low – in recent years, about half of the industry average.

Appendix C: Company Background

Innovative and Strong

- Dow Jones Sustainability Index for North America (2021, 2022)
- Barron's 400 Index ranking, a measure of the most promising companies in America (eight times)
- Dallas Business Journal ranked Tyler's Plano office #8 in its "North Texas Fastest-Growing Public Companies" list (2017)
- Forbes' "Most Innovative Growth Companies" list (2015-2017)
- Forbes' "America's Best Small Companies" list (nine times)
- Software Magazine's "Software 500" ranking of the world's largest software and service suppliers (twelve times)
- Audit Integrity's "America's Most Trustworthy Companies" list (2007)

Dedicated Workforce

Tyler Technologies has more than 7,200+ employees solely devoted to the Tyler products and services. Employees within the Tyler family share a common enthusiasm for serving organizations in the public sector.

Tyler's training and support staff for our proposed products and services includes experienced developers, installers, consultants, industry professionals, and certified network technicians. Their commitment to excellence, quality training, and support is second-to-none.



Our Experience

Tyler Technologies' solutions offer the widest breadth of products in the industry, the latest technology available, and an integrated system that can operate in diverse offices throughout a jurisdiction. More importantly, Tyler's vision and skill in executing that vision is what ultimately leads to a successful implementation and long-term solution for our clients. Our experienced team consists of industry leaders that keep our team moving and making sure we can give you the tools to succeed.

Appendix C: Company Background

Software Technology

ERP Pro Financials Suite

Everything you need for complete financial management, powered by the most current, proven technology, is available from the name you can trust. Tyler Technologies' ERP Pro Financial Management Software transforms complex financial tasks and processes into a centralized workflow for efficiency, productivity, and accuracy, without sacrificing data integrity.

General Ledger

Tyler's ERP Pro General Ledger is the heart of the financial applications suite, providing comprehensive flexibility and control of financial transactions. This feature-rich fund accounting application automates routine functions and provides access to the source document for many transactions in the general ledger. Users can instantly review and report on relevant financial information. Automatic balancing tools maintain accurate data without excessive data entry while ensuring compliance with standard accounting procedures. General Ledger integrates with other ERP Pro Financial, Personnel, Cashiering, Utility Billing, Customer Relationship Management, and Court modules.

Information & Reports

- Exports report results to Adobe PDF, Microsoft® Excel and Word, and Text.
- Produces predefined reports including:
 - General Ledger Detail Report
 - Chart of Accounts, Transaction Report
 - Budget Report
 - Budget Comparison Report
 - Cash Analysis Report.
- Generates financial statements. Financial Statements may be produced in pivoted and comparison formats.
- Creates unique Financial Statements using the integrated Financial Statement Designer.
- Groups accounts to provide quick selection when generating reports.
- Schedules reports to be delivered to users at a specific date/time.
- Maintains a complete audit trail for journal entry reversal and reposting.
- Delivers powerful financial management tools at the individual account level such as: Account status, Detail transactions, Balance tracking for actual, budget, and encumbrance activity.
- Displays a budget analysis graph for each budgeted line item to compare encumbered and actual dollars against budgeted dollars for the fiscal year.
- Gives users search grids with printing and exporting capabilities, including a detailed transaction history grid and budget summary grid.

Transaction Efficiency

- Calculates and tracks allocations and supports multiple allocation methods.
- Configures account structures by each account type
- Allows accounts to be included in multiple chart of accounts.
- Provides multiple time-saving features for journal entry processing
- Automatically creates all inter-fund balancing entries when posting transactions across multiple funds.

Appendix C: Company Background

- Supports concurrently open fiscal years. Periods within open fiscal years may be closed as needed.
- Journal entries may be posted to a closed fiscal year as needed for adherence with audit adjustments.
- Provides tools to easily extract financial information into an existing Microsoft Excel Spreadsheet.

Bank Reconciliation

Tyler's ERP Pro Bank Reconciliation is an interactive module that reconciles monthly bank statements to general ledger cash accounts. System-wide integration automates the month-end reconciliation process, and postings through the General Ledger are recognized for items such as bank deposits, services charges, interest income, and returned and cleared checks. Bank Reconciliation interfaces with ERP Pro General Ledger, Accounts Payable, Payroll, Fixed Assets, Utility Billing, and Cashiering.

Information & Reports

- Reconciles monthly bank statements to general ledger cash accounts with the ERP Pro Reconciliation Statement.
- Produces monthly reconciliation statements reflecting a summary of balances and period activity for both bank account and general ledger for easy comparison.
- Identifies outstanding items to clear during the current month's reconciliation, offering a default clearing date to speed up the reconciliation process.
- Produces a Bank Transaction Report offering many filters such as: bank account, transaction type, cleared date, issued date, check number range, and origination. Indicates voided checks on the reconciliation register.
- Tracks the system where an item originated, the account number associated with the item (source), footprint details, and change history.
- Gives users search grids with printing and exporting capabilities, including a bank transaction history grid.

Transaction Efficiency

- Allows multiple bank accounts.
- Processes an unlimited number of cash accounts per fund.
- Handles "pooled cash" function with a consolidated reconciliation process when a single bank account is maintained for multiple secondary cash accounts in various funds.
- Clears outstanding transactions individually, in groups, or electronically by downloading the bank statement via the Internet from your financial institution. (Bank File Import?)
- Accepts adjustments quickly and easily for transactions such as service charges, interest, and miscellaneous items.
- Tracks the beginning date of the next bank statement, notes this date during initial set up for reconciliation account, and thereafter maintains this date whenever you update the account in the Bank Reconciliation Process.

Accounts Payable

Tyler's ERP Pro Accounts Payable facilitates cash, accrual, and modified accrual basis accounting. Accounts Payable makes it easy to monitor cash flow, manage disbursements, and reduce data entry duplication. Its flexibility allows users to process invoices as well as debit and credit memos while maintaining audit trails for data input integrity. Its multiple vendor features allow users to search by vendor name, vendor number or DBA Name, maintain multiple addresses, set payment terms, view a comprehensive transaction history, and easily manage 1099 reporting. This application integrates

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seamlessly with other ERP Pro modules including General Ledger, Purchase Orders, Payroll, Bank Reconciliation, Fixed Assets, Project Accounting and Work Orders as well as with Business License, Building Projects, Sales Tax and Special Assessments for refund check processing.

Information & Reports

- Offers a variety of reporting options including open payables, cash requirements, and payment registers.
- Includes the Open Payable Report which shows payables for user specified funds and filters the payables on the report by a range of dates.
- Tracks 1099-MISC and 1099-S reportable transactions, prints 1099 and 1096 forms, as well as produces electronic files for federal and state reporting.
- Provides ability to track sales and use taxes.
- Exports report results to other data formats including Adobe PDF, Microsoft® Excel and Word, and Text.
- Creates a virtual “paperless office” using integrated Document Management functionality.
- Provides inquiry and management tools for key vendor information including the ability to email EFT and PO notices to vendors directly from within the application.
- Presents vendor transaction history in dynamic, configurable grids with powerful query tools that provide easy printing and data export functions.
- Delivers comprehensive control of the payment process and cash requirements.
- Produces registers and audit reports necessary for a complete audit trail.

Transaction Efficiency

- Provides efficiencies for creating vendor payables based on a defined payment schedule or template.
- Allows for on-demand check writing.
- Displays outstanding purchase orders for a vendor during payable entry.
- Comprehensive transaction history available on Vendors including payments, outstanding payables, purchases, and purchase orders.
- Allows items to be expensed to a virtually unlimited number of accounts and funds.
- Supports check writing from separate funds, a disbursement fund, or a pooled cash fund.
- Allows automatic payment selection by vendor, due date, or manual payment selection.
- Supports multiple payment methods, over budget checking and docket/claim numbering.
- Provides add/edit functionality for GL accounts and vendors during payable processing.
- Provides ability to import payables via flat/text file.
- Supports payment to purchase card vendor while tracking purchased from vendor detail.

PivotPlus

- Access the data you need out of the system without relying on a programmer to extract or write a custom report
- Enhance your reporting and data analysis capabilities by extending accessibility of your data to MS Excel
- Turn your organization’s data into meaningful insights for better decision making
- Easy to use tools extract data to MS Excel in a manner that supports your existing spreadsheets
- Using ERP Pro data, create pivot tables, charts, graphs, and other Excel based analytics and then refresh the data as needed

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Budget Manager

Tyler's ERP Pro Budget Preparation creates and maintains budgets for current and future fiscal years. Users can view previous year budgets and create models for future fiscal year budgets. A variety of reporting options gives users the freedom to customize budget spreadsheets to fit their needs. This module can accommodate up to 99 versions per fund, allowing multiple changes and user-defined scenarios. Budget Preparation integrates with ERP Pro General Ledger and Report Generator. Additionally, personnel budgets automatically transfer from our integrated Human Resources Position Control Budgeting module.

Information & Reports

- Consolidates budget prep and analysis functions in one place
- Defines budget information views by fund, department, type, or accounts
- Controls access to budget information so that department heads can be limited to departmental budgets under their control
- Allows users to edit budget information at the individual account level or for all accounts
- Reports budget projections through user-defined financial statement formats
- Provides drill-down to supporting details, notes, and distribution of dollars from budget worksheet views

Transaction Efficiency

- Maintains ODBC interface compliance
- Calculates projections based on other budgets or YTD balances with user-defined multipliers and filters on cost centers and account segments
- Imports personnel budgets from the HR Position Control Budgeting module
- Automatically distributes budget amounts evenly to all months or to each month in proportion to the actual amounts from a historical year
- Installs the adopted budget in a quick and simple process
- Tracks all changes to the final approved budget as amendments with a complete audit trail and maintains them in an easily updated budget adjustment file
- Allows you to change the status, amount, or description of any item and provides footprint and change history features to create an audit trail of the change

Smarter Excel Reporting with CellSense

Are you constantly updating Microsoft® Excel® spreadsheets with your financial data each month? In a matter of seconds, CellSense can easily take care of that for you. Simply map your General Ledger data to an Excel spreadsheet, and then run CellSense to populate the worksheet. As figures change, a few clicks produce your latest numbers. Little to no maintenance is required, so say goodbye to cutting, pasting and manual data entry. With a little effort up front, you can harness the power of ERP Pro® Financials and Microsoft Excel to make an expensive and daunting task economical and easy to perform.

- Extensive time savings for those relying on Excel to analyze and report on financial data from their General Ledger
- Eliminates error-prone tasks such as ongoing manual data entry and manipulation in Excel
- Easily handles General Ledger account groupings mapped to a single cell for rolling up detail to summarized levels
- Ability to validate the accuracy of spreadsheet data using an audit report to eliminate searching for incorrect formulas

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- Secures access to financial data for mapping to Excel using ERP Pro General Ledger security settings
- Create a CellSense Definition to link your ERP Pro financial information (budgetary figures, actual transactions, encumbrances, etc.) to an Excel workbook
- Map General Ledger account values (month-to-date, year-to-date and totals) to individual worksheets and cells in Excel
- Use account overlays to define filters and wildcards for account groupings mapped to a specific cell address

ERP Pro Accounts Receivable

You manage hundreds of transactions a day. You need tools that can help you accurately and quickly manage your agency's finances, collections, customer information and reporting. Tyler's ERP Pro Accounts Receivable module helps you accomplish more with an integrated system that reduces data entry, increases accuracy and agency-wide access to information, and puts you in control of forms and reports that help you clearly communicate with customers and vendors. Consider how this Tyler solution can help you work smarter when it comes to maintaining your agency's finances.

Easily maintain vendor and customer information

Comprehensive customer information records, including full transactional and purchase history, a financial recap and user-defined attributes are stored centrally and can be shared across other ERP Pro modules. ERP Pro Accounts Receivable can also use that information to email invoices, create an extract file for third-party printing and certify addresses for mailing invoices or correspondence.

Streamline invoice processing

ERP Pro Accounts Receivable is full of functionality that can drastically cut your invoice processing time.

- Combine multiple invoices and easily adjust posted invoices
- Create and manage recurring invoices for items such as monthly rent or annual charges
- Access and modify multiple account details from the Account Manager view

Tools to keep cash flowing in

Why struggle with cashing when user-friendly functions like these can do the work for you?

- Ensure payment collection by setting alerts on accounts
- Accept bank drafts for faster payment processing
- Create and send invoices and letters electronically for more efficient collections

Comprehensive reporting tailored to your organization

ERP Pro Accounts Receivable gives you access to a library of predesigned forms, or you can design your own, including invoices, statements, or letters. Because it's integrated with ERP Pro General Ledger, you can also create comprehensive reports such as detailed reports for aging, general ledger reconciliation or specialized reports using your own criteria.

Fixed Assets

Tyler's ERP Pro Fixed Assets is a comprehensive asset management solution designed specifically for the public sector. It provides organizations a powerful tool for tracking and reporting on all fixed assets throughout the life cycle. As an added convenience, assets acquired through other integrated ERP Pro Financial modules can be automatically posted to Fixed Assets. This module reduces duplicate data entry and sets the standard for complete financial integration with automated tracking, management, accounting, and reporting of assets.

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Information & Reports

- Tracks assets for multiple funds, departments, and locations.
- Tracks detailed information for an asset such as insurance policies, acquisition and disposition details, and maintenance-related details such as asset condition, warranty, repairs, and maintenance contracts.
- Tracks improvements or additions to existing assets.
- Offers Straight Line method for depreciation reporting.
- Links specified assets to ERP Pro Work Orders for preventative maintenance.
- Provides comprehensive audit detail records.
- Generates a range of master file reports through flexible reporting.
- Exports report results to other data formats including Adobe PDF, Microsoft® Excel and Word, and Text.

Transaction Efficiency

- Manages assets by their original serial number or using a defined tag number.
- Tracks multiple user-defined asset classes automatically.
- Establishes relationships between individual asset records using asset types.
- Creates a new asset based on an existing record using the built-in copy function.
- Gives users multiple options for selecting assets for depreciation calculation.
- Records the transfer of assets. This process automates the transfer of assets from one fund to another, including the appropriate transfer of ERP Pro General Ledger information.
- Automates the asset disposal process, including calculation of gain or loss on asset sales, and creates all necessary transactions to properly record asset disposal in the ERP Pro General Ledger.

Project Accounting

Tyler's ERP Pro Project Accounting can be used for tracking projects, jobs, and grants, including actual activity and budget tracking across unlimited fiscal years. This module maintains key project details such as start date, end date, percent completed, project description, and notes. Each project can have an unlimited number of project accounts that allows each project to be tailored to specific project tracking and reporting requirements. By project, the budget information can be entered at the project level or the project account level. Budget checking can be defined at the project or project account level as needed. Project Accounting offers cross-system functionality when integrated with General Ledger, Purchasing, Accounts Payable, Inventory, Payroll, Work Orders and Cashiering. Activity is automatically posted to project accounts from these integrated modules.

Information & Reports

- Establishes user-defined line items and categories for each project and associates multiple projects with a master project, thereby providing many levels for tracking and reporting.
- Provides quick access to detailed historical information and offers dynamic screen configurations with printing and exporting capabilities.
- Produces project reports with general information about each project such as fiscal year, start/stop dates, project status, and budgets for each project line item.
- Generates budget comparison reports that summarize budget and actual expenditures by line item for each fiscal year.
- Prints detail reports of each transaction posted within a selected range of dates, including both actual and encumbered amounts.

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- Provides simple Budget Summary information such as Actual Budget, Budget Remaining and posted activity, encumbrances, and reserves.

Transaction Efficiency

- GL Accounts can be set up to also post directly to Project Accounts, eliminating the need for adding project formatting to the GL account structure.
- Project Overview displays a Budget Summary with posted total Revenues and Expenses applied to the project and shows the Actual Budget with a breakdown of activity, encumbrances, and reserves, and displays the Budget Remaining in dollars and percent.
- Provides detailed transaction history on both the Project and Project Account levels.
- Provides a quick-view of all pending activity on a Project.
- Tracks project progress by percent of project completion.
- Allows easy entry of notes on projects and project accounts.
- Provides access to detailed information about funding for projects (e.g., funding sources, contracts, grants).
- Provides Overhead Burden calculation.
- Provides Project level or Project Account level budget checking.

Purchasing

Tyler's ERP Pro Purchasing manages requesting, ordering, approving, invoicing, and reporting of goods and services. Its flexibility allows approval workflows that meet the needs of your organization. It provides easy access to vendor data and invoice history and provides the ability to directly email purchase orders to vendors and internal staff. Purchasing interfaces with ERP Pro General Ledger, Accounts Payable, Project Accounting and Inventory.

Information & Reports

- Ability to transfer items on a single Requisition to another new, separate requisition for creating a separate purchase order for those items that may be purchased from a separate vendor.
- Integrates commodity codes with each item.
- Generates multiple standard reports based on user-defined parameters: Requisition Summary Report, Requisition Audit, Requisition Approval Report, PO Status Report as Of, PO Receipt Register, PO Aging Report, PO Activity Report and Encumbrance & Reserve Reports.
- Calculates, tracks and reports sales tax on taxable goods and services, with the option to include shipping costs associated with the purchase.
- Offers drill-down on inventory parts during the requisition process so inventory quantities on order and already requisitioned can be viewed.
- Provides budget checking at the individual account or group budget segment level during requisition input with override capabilities.
- Exports report results to other data formats including Adobe PDF, Microsoft® Excel and Word, and Text.
- Provides the ability to view Bid/Quotes associated to a Requisition on the Requisition Summary Report

Transaction Efficiency

- Utilizes vendor templates for recurring orders to quickly load details during requisition input.
- Approval workflows can be configured on various aspects of the requisition, including department, GL account, commodity code and project account.

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- Integrates with ERP Pro Inventory to automatically update items on order, on-hand changes in the unit's quantity, and price information at the appropriate steps in the ordering and receipt processes.
- Tracks project expenses related to purchases through integration with the Project Accounting module.
- Determines and accounts for variances between purchase orders and invoices received.
- Supports multiple vendor sets for separate taxpayer ID numbers.
- Provides complete encumbrance accounting including partial or full liquidation of encumbrances.
- Requisitions generate pre-encumbrances to be used as part of the budget checking feature.
- Provides sales tax split distributions to multiple separate General Ledger and/or Project accounts.
- Provides ability to track and manage Bids and Quotes from multiple vendors on Requisitions and identify which bid was awarded the purchase.
- Provides analysis of open, closed, or voided POs as well as printing or reprinting of PO forms.
- Provides ability to roll purchase orders forward to the next fiscal year and redistribute encumbrances accordingly.

ERP Pro Personnel Management Suite

The ERP Pro Personnel Management system incorporates all the attributes of both a feature rich Payroll application and comprehensive Human Resources software. Tools are available that allow users to query and manage information at the employee level including personal data, position history, pay details, leave balances, FMLA events, equipment, workers compensation events, training, education, certification, and reviews.

Direct Deposit capabilities are supported allowing employees to designate an unlimited number of financial institutions and/or accounts for distribution of net pay. Leave tracking features include the ability to accrue standard holiday, sick, vacation, and comp time plus an unlimited number of other user defined leave categories for each employee.

Position Control allows you to manage personnel on a position basis and develop budgets for those positions and related information. Requirements for education, certification, equipment, testing, and training can be assigned to positions. Benefit plans can also be defaulted to positions with the ability to change that when employee assignments are made. Flexible budgeting features give users the ability to develop budgets for future events and multiple scenarios, each utilizing a different set of assumptions. Information about dependents may also be tracked, including name, relationship, social security number, birth date, age, benefit eligibility flag, mailing address, home, and work phone numbers.

Interfaces

An ERP Pro Time Clock Interface is available in a Kronos or Generic format that allows users to import data into the ERP Pro Personnel Management module. In addition, the ERP Pro Distributed Time Entry software fully integrates with the Personnel Management module

Human Resources

Tyler's ERP Pro Human Resources provides an end-to-end solution for tracking employee data and producing regulatory reports. HR manages information such as job descriptions, promotions, disciplinary actions, grievances, and terminations. This all-inclusive module offers Employee Management, Position Control and Budgeting, Applicant Tracking, Benefits Administration and Documentation Control. Easy navigation from one field to another offers ease-of-use, and system security ensures confidentiality. The Human Resources application interfaces with ERP Pro General Ledger, Budget Preparation and Payroll.

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Information & Reports

- Maintains comprehensive employee records including addresses, dependents, emergency contacts, W-2 and I-9 information, training, licenses, education, medical information, pay scales, benefits, disciplinary actions, grievances, and reviews.
- Tracks and ensures compliance with certification or training required and completed for each employee.
- Manages accident and injury claims covered by workers' compensation, including OSHA reportable events.
- Produces standard reports for employee summary, employee hire date, position information, pay history, reviews, discipline, contacts, anniversary dates, birthdays, and dependents.
- Captures multiple user-defined data elements through the use of comment codes.
- Generates these additional reports: Applicant Report, Supervisor Report, Review Report, Training Report, annual benefits statements, Workers' Compensation Report, OSHA 200 and 300, EEO-4 Report, and more.

Transaction Efficiency

- Tracks submission of applications for positions and matches qualified applicants with vacant positions.
- Supports the assignment of an employee to multiple positions.
- Creates multiple budget scenarios with position control budgeting features and automatically transfers personnel budgets to the ERP Pro Budget Preparation module.
- Loads employee payroll deductions into the ERP Pro Payroll module based upon benefit plan coverage defined in the HR system.
- Creates user-defined checklists quickly and easily including hire checklist, annual review, and termination checklist.
- Secures user access to employee data within Employee Manager at the tab level.
- Controls viewing of Social Security numbers by security code; for users who are not assigned this security code, Social Security numbers are concealed on inquiry screens and reports.

Payroll

Tyler's ERP Pro Payroll offers a comprehensive, easy-to-use system to process payroll without duplicate or excessive data entry. This module offers flexibility with multiple pay rates per employee and automatic distribution of earnings and benefits based on predefined percentages to multiple funds, departments, and general ledger accounts. It employs an unlimited number of deduction codes and maintains W-2, I-9, and state and federal tax information. Options include direct deposit and user-defined leave tracking capabilities. Payroll interfaces with ERP Pro General Ledger, Accounts Payable, Project Accounting, Work Orders, Distributed Time Entry, Bank Reconciliation and Human Resources.

Information & Reports

- Produces monthly, quarterly, and year-end reports as required for workers compensation, insurance, tax withholding, and FICA.
- ACA (Affordable Care Act) compliance including:
 - Menu items, data input forms and tables to collect reportable data
 - Utility to import ACA employee codes and dependent coverage information from Excel
 - Ability to print 1095 B or C Employee forms
 - Ability to print 1094 B or C Transmittal Summary forms
 - Ability to create XML File for transmittal of 1095 detail to IRS

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- Provides convenient access to employee-specific information through comprehensive employee management features.
- Generates summarized or detailed reports for the leave history of one employee, all employees in a department, or all employees in the agency.
- Produces detailed reports for payroll, employee information, audit trails, and retirement plans.
- Reports employer's liability for accrued benefits at fiscal year-end.
- Prints 941 forms with an overlay.
- Properly handles accounting and reporting for deductions associated with health insurance plans for employee and employer portions, including self-insurance health plans.
- Prints payroll forms, letters, and more from Microsoft Word® templates.

Transaction Efficiency

- Provides user-defined fields to track Human Resources-related data.
- Uses unlimited free-form text areas for maintaining a history of employee reviews, promotions, and miscellaneous notes.
- Includes emergency check writing capabilities and automated check reversal process.
- Offers flexible leave tracking features including standard as well as user-defined leave types, accrual calculations based on length of service or hours, multiple accrual cycles, leave rollover functionality, and validation of leave availability during payroll processing.
- Tracks payroll costs on both projects and work orders through integration with ERP Pro Project Accounting and Work Orders.

ERP Pro Applicant Tracking

ERP Pro Applicant Tracking is a cloud-only application that allows human resources departments to automate the job posting process, from creating and posting open positions to analyzing job applicants before hiring. In addition, applicants can apply electronically.

Human Resources Can Log In To ERP Pro and:

- Add new job postings from vacant positions
- Identify job criteria and requirements to fill the position
- Maintain notes on the applicant during the interview process
- Hire the applicant and pull their information directly from ERP Pro
- Initiate new hire Personnel Action Requests (PARs) when hiring an employee
- Communicate via email to the candidates who did not get selected for the position

Every organization manages employees and has an applicant process in place to help with hiring. Creating an applicant system that can integrate with all the functionality of ERP Pro helps create a seamless flow to and from the Applicant Tracking module, easing the complexity of the process for your organization. By leveraging the position information already held in ERP Pro, this module creates job postings from existing vacant positions and easily allows applicants to apply for open positions. All that data flows directly to the Human Resources module in ERP Pro, allowing your team to review, analyze, and hire/reject with ease.

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Benefits Enrollment

Automate your open and new hire benefits enrollment process with ERP Pro. Easy to use and secure, Benefits Enrollment delivers a paperless process that is much easier to manage than traditional methods. Through a customized online portal, employees can enroll or update benefit elections for multiple benefit types. These benefit types include health, dental, vision, disability, life insurance, dependent life, accident coverage, and flexible spending accounts.

- **Simplified Self-Service:** Users are guided by an automated wizard that simplifies the enrollment process. The web-based application conveniently connects users to the system on demand.
- **Reduced Enrollment Errors:** With form pre-population and validation, employees can enroll quickly while greatly reducing data entry errors. Accurate data means faster processing and helps avoid costly quality reviews.
- **Enhanced Visibility:** HR/payroll staff can quickly and easily view where an individual employee is in the benefits enrollment process on demand. From an interactive chart, staff can monitor employees who haven't yet enrolled and generate email reminders as needed.
- **Paperless Processing:** ERP Pro Benefits Enrollment supports a fully paperless process or optionally accommodates access to printable online forms.
- **Flexible Eligibility to Fit Your Needs:** With Benefits Enrollment, your organization can control the types of insurance coverage available by employee type.
- **Essential Reports:** This application generates benefits reports to help managers prepare confirmation statements for employees, analyze enrollment by type, understand monthly premiums, and more.

Time & Attendance

Time & Attendance provides small and large organizations with incredible cost savings and increased efficiency. In most local government entities, payroll processing, time tracking, and benefits accrual tracking place an unnecessary strain on staff efficiency and limited budgets. Time & Attendance fixes those issues while providing the highest ROI on the market. How do we do that?

- Easily handle complex time tracking rules and pay codes
- Seamless, automated integration and synchronization with your IT environment and payroll software
- Powerful and user-friendly, web-based interface for supervisors and staff
- Solid integration with numerous time collecting interfaces (web browsers, time clocks, phone, text messaging, IVR, proximity readers, biometrics, and more)
- Dedicated technical and training support

Time & Attendance makes it easy for managers and staff of every department to enter and track time types, manage time-off requests, and apply job costing, all while handling multiple pay periods and FLSA guidelines.

Reduce Costly Errors

Time & Attendance drastically reduces errors by eliminating several of the manual tasks associated with collecting and entering time and data into the payroll system.

Electronic capture of employee time offers a more accurate account of actual time worked and automates the process of collecting, calculating, and entering employee hours each pay period. You generate precise timesheets for both hourly and salaried personnel and have access to historical data through audit trails and reports to ensure secure and effective management.

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Automated Attendance Calculation

- Improves accuracy
- Improves timeliness of information
- Configurable overtime policies
- Configurable clock in/out policies
- Manual time-editing ability
- Accounts for shift differentials and 24/7 operations
- Complete audit log and reporting on changes, additions, and edits to employee time

Key Features

- Electronic clock in/out
- Time tracking and exception reporting
- Work order, project, and job number tracking
- Employee benefit time request and management
- Time-off scheduling calendar
- Electronic timesheet approvals
- Integration with payroll software on any platform

Intuitive Interface

- Web-based interface
- “Who is here” inquiry screen
- Benefit hours inquiry and management
- Integrates with Interactive Voice Response (IVR) technology
- Supports a range of collection devices: electronic time clocks, biometric, web browser, text messaging, and more
- Full integration with your payroll application

Additional Benefits

- Multiple pay period support
- Graphical calendar for time-off scheduling
- User-specific security levels
- Time-zone sensitive time and date stamp records all transactions for auditing purposes
- Eliminates antiquated time clock hardware and handwritten time sheets

The Tyler Difference

- Integration with any payroll/HR app on any platform
- Unlimited supervisors
- Unlimited workstations and PCs
- Unlimited technical support
- Configurable notifications and alerts
- Absolute lowest cost of ownership
- Browser, tablet, and smart phone supported

Time & Attendance Mobile Solutions

We understand that your workforce is not always behind a desk; there are many employees out in the field who need a time management solution that is just as mobile as they are. Time & Attendance,

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powered by ExecuTime, mobile solutions dynamically increases the efficiency with which your workforce operates.

Manage Your Workforce From Anywhere

Time & Attendance mobile solutions allow employees and supervisors to access time, attendance, and scheduling tools from anywhere. Geofencing and geolocation can be set up to restrict an employee's ability to clock in or out within a specified building(s) or location. An employee's location can also be tracked without restriction.

Answers At Your Fingertips

Find out when your shift is, request time off, and find answers to your questions using your mobile device. Time & Attendance mobile solutions increase workforce productivity by putting the answers to your time management questions right at your fingertips — eliminating the need to rely on the home office to swap shifts or track your accrued time off. This tool is not only a great benefit to employees, but managers as well. Managers can resolve exceptions, approve timesheets, and handle employee requests in real-time, while also viewing job costing and employee schedules.

ERP Pro Position Budgeting

With ERP Pro Position Budgeting, project a clear picture of your organization's personnel cost based on your HR and Payroll data that easily rolls up to your financial budgets. Create multiple scenarios on earnings and benefit expenses for filled and vacant positions, mixing and matching the costs that make up your organization's personnel expenditures budget to answer various "what if" situations you need to consider.

Benefits:

- Position Budgeting integrates directly with your ERP Pro Personnel Management and Financial suites allowing you to develop personnel budgets based on your agency's positions and pay structures and combine them with your overall financial budgets, translating into significant time savings for you and your staff
- Reduces the risk of error that can occur in budget projections without the benefit of built-in calculations for various fluctuating personnel expenditures that must be accounted for
- Let the details you track on paid positions work for you - build multiple budget scenarios for earnings and employer benefit expenses down to the position level based on your ERP Pro HR/Payroll data
- Work in a segregated area of the ERP Pro software so you can try various position budgeting scenarios in a sandbox environment
- Build as many position budget scenarios as you desire and track them separately using unique budget codes
- Use mass update tools to quickly see the impact of personnel cost assumptions to your budget, such as moving budgeted positions from one pay schedule step/grade to another to determine the effect of future pay changes
- Report on information you need to develop personnel budgets - Position Budgeting Employee Listing, Budget Code Listing and Budget Reports

Employee Access

Tyler offers ERP Pro Employee Access, an integrated web application that includes a robust Time Entry solution. Time Entry features support automatic FLSA based overtime calculations per user-specified overtime periods between 1 and 28 days. Employees can enter time entry directly through the ESS web

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application with full integration with ERP Pro Personnel Management. Time can be completed by individual employees or by an assigned delegate for a group of employees. Delegates may assign another individual to complete his/her duties while out on leave if the need arises. A group approval screen allows approvers to easily identify the status of time for each employee, review in summary the time submitted, and approve the group.

- View or Update Personal Information
 - Name
 - Address
 - Phone Numbers
 - Dependents
 - Contacts
 - W-4 Information
- View Leave History
 - Search by Date Range and Leave Type
- View Paycheck History
 - Search by Date Range
- View Position History
- View Homepage
 - Check Announcements, which may include links to documents and websites
- Online Administration - Accessible only by Administrator(s)
 - Add/Edit/Delete Announcements
 - Add/Edit/Delete Users
 - Configure Online Display Options

AP Automation

AP Automation transforms how local governments and schools pay their vendors. It's incredibly easy to get started because Tyler Technologies will handle all the heavy lifting.

Designed to mirror the check workflow process in a fraction of the time, AP Automation can produce substantial savings for your organization. Paying suppliers becomes easy, efficient, secure, and painless, while reconciliation is simplified and manual errors are virtually eliminated.

AP Automation solution offers numerous benefits for your organizations and your vendors.

- Reduces your organizations' number of paper checks, which can cost between \$4 and \$20 each!
- Empowers you to streamline your organizations' accounts payable at no cost.
- Enables you to process payments in real time, allowing vendors to quickly receive payment.
- Reduces fraud and misuse by eliminating the need to store vendors' bank data.
- Allows your organization to instantaneously view status and reconcile payments.
- Eliminates the need for you to collect and manage vendor bank accounts for EFT payments. Instead, organizations can rely on Tyler to track what is needed for vendors to get paid.
- Gives your organization credit toward their next Tyler product or service with each card transaction processed.
- Integrates with Tyler's ERP solutions. AP Automation is built into the existing vendor payment processes.

Seamless Experience

AP Automation saves you time, money, and headaches by consolidating your multi-step payment process into a smooth, digital workflow. It helps you optimize payments for cost savings and generates credit toward Tyler products and services with the use of virtual cards.

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Tyler's AP Automation team will contact your vendors to ensure they're set up to receive electronic payments. You will no longer need to track which payment types your vendors accept or update their banking data in your ERP system.

Simply follow these setup steps:

1. Provide your bank account information and company logo to Tyler's AP Automation team.
2. Complete the two-page client setup form.
3. Notify your bank that Tyler's payment partner, Corpay, will be pulling funds from your account to pay your vendors.
4. Complete a one-hour training session with our AP Automation team and do your first live pay run.

Ready to see how AP Automation can transform your payments?

We will run a free analysis to show you the potential cost savings and Tyler credits you can expect from Tyler's AP Automation service.

Centralized Cash Collections

Tyler's ERP Pro Central Cash Collections offers full cashiering functionality with connected cashier workstations equipped with a dedicated receipt/validation printer, automated cash drawer, and an optional bar code scanner. Central Cash Collections interfaces with all of the other ERP Pro Customer Relationship Management applications, Utility CIS, Court Case Management, and the General Ledger. This application provides a seamless and uniform interface regardless of the type of payment that is received. In addition, it provides for easy lookup and validation of customer account name and number.

Miscellaneous payments not associated with accounts in integrated systems post directly to the General Ledger.

Cash Collections supports payments made by credit cards with online credit card processing. Tyler provides this functionality through an interface with Electronic Transaction Systems Corporation (ETS). Credit card reading equipment is connected to the Cash Collection workstation so that data captured from card swipes may be transmitted to ETS through an Internet connection.

Users also have the option to enter credit card information into the Cash Collection module before the transaction is submitted to ETS for authorization and processing. The Customer would need to establish a merchant account with ETS and provide them with bank account information for transactions to flow through.

Information & Reports

- Provides automatic real-time inquiry on system, operator, and terminal statuses
- Allows user-defined payment types including, but not limited to, cash, checks, and any type of credit card
- Facilitates bank account balancing using reconciliation groups
- Generates a summary of all receipts processed at any time
- Saves format settings as user-defined reporting profiles
- Produces on-demand management reports such as journal, history transaction, and payment type reports

Transaction Efficiency

- Provides online account number validation for integrated sub-systems
- Allows for Product and/or Transaction-based receipting
- Supports payment processing for multiple accounts across all integrated applications on a single receipt

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- Allows selection of multiple accounts through a simple point-and-click interface
- Transmits automatic endorsement of checks to receipt printer
- Defaults automatically to current balance owed and allows override
- Allows user to reinstate cut off accounts and remove past due status
- Supports bar code scanners as well as credit card scanning and validation equipment
- Accommodates multiple merchant accounts for online credit card processing
- Allows auto-posting of transactions from all integrated systems with “single click” update

iG Workforce

Information is just a finger-tap away.

iG Inspect App

iG Inspect is a powerful iPad application that allows government field workers to manage inspections quickly and easily such as building inspections, land use inspections, environmental & health, and safety & compliance. iG Inspect provides comprehensive management of the daily inspection process from research and review, inspection checklists, holds and corrective items as well as digital signature and printing capabilities.

iG Enforce App

iG Enforce is the industry's only comprehensive mobile application that allows government agencies to manage enforcement case workflow in the field and on the go. iG Enforce joins several other applications now available within Enterprise Permitting & Licensing's iG Workforce mobile platform for iGovernment, which has been adopted by many leading agencies and was recently named the recipient of Esri's 2012 worldwide "Mobile Technology of the Year" award.

Working as a complement to Enterprise Permitting & Licensing's powerful back office software, iG Enforce streamlines the enforcement process and enables staff to easily and proactively initiate, manage and complete cases directly from the apple iPad. What's more, any agency staff associated with enforcement management can complete tasks in real-time all without being anchored to a desktop.

Tyler Content Manager Core

Content Manager includes a site license for viewing content for ERP Pro users and an expanding library of more than 100 documents types to use with more than 98 screens are built in. Content Manager also includes pre-configured solutions like our invoice processing module, mail merge functionality, barcode recognition, full text searching and much more.

How Content Manager works

Content Manager is pre-configured and fully integrated with several document types. Using TylerForms, Tyler automated the capture of thousands of form images that are normally printed. Clients scan additional documents related to core ERP Pro business processes that originate externally. Users have easy access to all these securely archived documents, retrieving images directly from their inquiry screens or directly from Content Manager. Additionally, system generated reports are archived for later retrieval. Content Manager is ideal for clients who wish to eliminate paper, protect images, and retrieve a variety of related documents.

Benefits

- Manages electronic documents and lessens the need for file cabinets

Appendix C: Company Background

- Eliminates misfiled documents, lost paperwork, and the search through paper files, saving time and money while increasing productivity
- Provides user access to documents associated with ERP Pro transactions
- Automatically captures your forms and reports
- Users retrieve from their familiar interface from all inquiry screens
- Eliminates liability that comes with employees deleting (or not deleting) documents per best practices
- Multiple users can simultaneously retrieve vital business documents
- Conforms to Records Management requirements, including retention schedules and file plans
- Responds to audit information requests, subpoenas, and other mandatory requirements
- Disaster Recovery and Long-term protection is assured with a minimum of administration
- Mark up and annotate documents creating Sticky Notes, Text Stamp and more
- Indexes each word in a document for key word searches

Control Your Paperwork Process

With Content Manager, all documents are linked together through one solution. For instance, users can view a vendor invoice and its related credit memo, quotation, contract document, packing list, or any other incoming correspondence. Human Resources users can view documents related to Personnel Action, New Hire, and Employee files. This feature is leveraged across the organization in multiple business scenarios. Because some ERP Pro content is central to the needs of all users, authorized personnel can display all the associated documents with just a few clicks of the mouse.

Features of Content Manager

Batch Invoice Processing

To make invoice processing easier, Content Manager supports invoice batch scanning. Content Manager saves time by providing a batch scanning utility for vendor invoices, thus streamlining the invoice capture process.

Automatically archive ERP Pro Mail Merge documents to Content Manager

Users create, print and archive documents sent to employees, citizens, or vendors.

Basic OCR

Capture text from attachments to provide users full-text searching over all content stored in Content Manager. The OCR (optical character recognition) data will also provide rope-able indexing for quick indexing with extensive data such as long addresses or names.

Advanced search

- Key Word Search capabilities for content via the full text of attachments through the Content Manager application and optional Content Manager Self Service interface.
- Customize “search” criteria for better search results using Content Manager filters.

Scheduler

Include links to reports submitted to Content Manager during execution of a scheduled job.

View documents from ERP Pro Central Programs

Through the Dash Board from ERP Pro Central Programs (Vendor Central, Employee Central, etc.) users can view images of important document like checks and invoices.

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Self Service viewing

Retrieval of Images from Self Service for Employees, Vendors, and Citizens i.e., Employees can view P/R check and W-2 images (ERP Pro).

Security

- Extensive capabilities ensure accuracy and integrity of stored documents and content.
- Flexibility within security, providing authorization to certain users, security, redaction, records management and more.

Audit Trail/Versioning

With built in versioning and audit trail functions, see who has modified content; also, compare versions or restore content from previous versions.

Optional Modules

Content Manager Self Service

Provide restricted access to specific Content Manager content through Content Manager's public Web interface.

eCommerce

Offers users the ability to purchase documents and/or subscriptions to content through Content Manager Self Service interface.

Auto Indexing and Redaction (optional)

Auto indexing can be configured to recognize forms, and automatically index data from the images. Based on the form configuration portions of the image can be redacted to SSNs, bank account numbers, etc. This feature is beneficial with standard forms and type-written data.

Content Manager Disaster Recovery services (optional)

Will restore your latest data and images and in most cases, will have you up and running within hours of reporting a disaster. (Clients are expected to continue their backups for retention purposes.)

Go Green with Tyler Content Manager Core

Create a green initiative for your school district when you transform paper-based information to electronic documents with Content Manager. Because documents are available from anywhere, moving information to those who need it is cost effective and good for the environment—fewer trees, less gas consumption and carbon emissions. What's more, you'll save on mailing costs and realize a significant return on investment.

Time & Attendance

Time & Attendance provides small and large organizations with incredible cost savings and increased efficiency. In most local government entities, payroll processing, time tracking and benefits accrual tracking places an unnecessary strain on staff efficiency and limited budgets. Time & Attendance fixes those issues and keeps them fixed while providing the highest ROI on the market. How do we do that?

- Effortlessly manage complex time tracking rules and pay codes
- Seamless, automated integration and synchronization with your IT environment and payroll software
- Powerful and user-friendly web-based interface for supervisors and staff
- Solid integration with numerous time collecting interfaces (web browsers, time clocks, phone text messaging, IVR, proximity readers, biometrics, and more)

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- Dedicated technical and training support

Simplify Complex Time, Attendance, and Benefit Tracking

By incorporating complex time tracking procedures that usually exist within public safety, public works, and education, Time & Attendance makes it easy for managers and staff of every department to enter and track time types, manage time-off requests, and apply job costing all while managing multiple pay periods and FLSA guidelines.

Reduce Costly Errors

Time & Attendance drastically reduces errors and oversights by eliminating several of the manual tasks associated with collecting time and entering data into the payroll system.

Electronic capture of employee time offers a more accurate account of actual time worked and automates the process of collecting, calculating, and entering employee hours each pay period. You generate precise timesheets for both hourly and salaried personnel and have access to historical data through audit trails and reports to ensure secure and effective management.

Time Efficiency and Cost Effectiveness

Time & Attendance automates the most labor-intensive tasks associated with timekeeping and gives that time back to your staff. Payroll clerks that spend days sorting through timecards will now complete the same duties in a fraction of the time. Many public-sector organizations have already discovered that Time & Attendance offers the most rapid ROI along with the most critical product features.

Supported Solutions

Time & Attendance offers budget friendly systems that fit seamlessly into your current infrastructure and will grow with you for years to come. Our project management team will guide you through an implementation plan catered toward your personnel environment, conduct training, and support your internal rollout. And you will have added assurance knowing an experienced and responsive technical team is only a phone call or email away.

- Automated Attendance Calculation
- Improves accuracy
- Improves timeliness of information
- Configurable overtime policies
- Configurable clock-in/out policies
- Manual time-editing ability
- Accounts for shift differentials and 24x7 operations
- Complete audit log and reporting on changes, additions, and edits to employee time

Key Features

- Electronic clock in/out
- Time tracking and exception reporting
- Work order, project, and job number tracking
- Employee benefit time request and management
- Time-off scheduling calendar
- Electronic timesheet approvals
- Absolute lowest cost of ownership and free software for upgrades
- Integration with payroll software on any platform

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Flexible Reporting Features

- By day, week, month, or year
- Real-time employee status
- Daily attendance inquiry
- Multiple file export options

Intuitive Interface

- Time & Attendance web-based interface
- “Who Is Here” inquiry screen
- Benefit hours inquiry and management
- Integrates with Interactive Voice Response (IVR) technology
- Supports a range of collection devices: electronic time clocks, biometric, web browser, text messaging and more
- Full integration with your payroll application

And More...

- Multiple pay-period support
- Graphical calendar for time-off scheduling
- User-specific security levels
- Time-zone sensitive time and date stamp records all transactions for auditing purposes
- Eliminates antiquated time clock hardware and hand-written time sheets

The Time & Attendance Difference

- Integration with any payroll/HR app on any platform
- Unlimited supervisors
- Unlimited workstations and PCs
- Unlimited technical support
- Configurable notifications and alerts
- Absolute lowest cost of ownership
- Browser, tablet, and smart phone supported

Advanced Scheduling

Time & Attendance Advanced Scheduling automates, simplifies, and streamlines your staff scheduling process while minimizing labor costs and overtime expenses. The Advanced Scheduling solution makes sure you have the right people working the right job at the right time through a fully integrated, easy-to-use solution that easily scales to suit the needs of small, medium, and large organizations.

Reduce Labor Costs

Labor costs are a big part of your organization’s budget. And those costs escalate through human error, manual processes and requests, and scheduling conflicts. Time & Attendance scheduling allows you to cut labor costs while drastically reducing human error and manual processes. Even better, Time & Attendance can be configured to easily manage the complex scheduling in public safety, public works and parks and recreation. With Time & Attendance, you’ll effectively manage complex costs while incorporating union agreements, overtime, and premium pay into your workforce management strategy.

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Increase Workforce Productivity

You're being told to do more with fewer resources. In these challenging economic times, decreasing budgets and increasing expectations go hand-in-hand. Time & Attendance Advanced Scheduling allows your staff and supervisors to securely access customized and insightful data to eliminate unnecessary confusion and scheduling errors while enhancing employee accountability. Self-service tools allow your staff to request schedule changes and shift swaps, leave requests, bid for days off and vacation requests, and more. It's centralized, 24x7x365, real-time scheduling and management across departments, teams, and locations.

Seamless Integrations

The Time & Attendance Advanced Scheduling solution integrates seamlessly with third-party applications (HR, payroll, CAD and more) and eliminates manually running scripts, passing files back and forth, and the wasteful production of paperwork. Of course, you can also integrate the scheduling solution with the Time & Attendance solution to create a powerful, automated, and fully integrated workforce management solution.

Easy to Use and Implement

If you can use a web browser, then you can learn to use Time & Attendance Advanced Scheduling in a snap. This solution is entirely web-based and requires no software to install or maintain on workstations. The user interface is extremely intuitive and user-friendly to make adoption easy even for users with little or no experience with computers.

Key Features

- Unlimited schedules/shifts
- View and print daily roster reports
- Schedule grid and calendar view
- Post open positions for sign-up or bidding
- Time exchange feature for shift swaps and shift trades
- Automated time-off request and approval process
- Overtime eligibility management
- Track certifications and work limits
- Cloud-based and on-premises options
- Holiday and events calendar
- Reporting and auditing
- Employee self-service

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Time & Attendance and ERP Pro Integration

Labor costs are a big part of your budget, so you need an accurate reporting of your employee hours. Labor costs escalate through human error, manual processes and requests, and scheduling conflicts — but they don't have to. Whether you're ready to eliminate paper timesheets or automate your scheduling practices, Time & Attendance™ is an industry-leading solution that helps streamline your time, attendance, and advanced scheduling processes. Now you can electronically capture, manage, and analyze all of your time cards and schedules, and seamlessly integrate that data in real time with your ERP Pro enterprise resource planning (ERP) solution so there's no duplicate entry and less room for errors. Time & Attendance handles all of your time and attendance and scheduling challenges with ease and precision while keeping an eye on your bottom line.

ERP Pro and Time & Attendance Integration Features

- Clock in and clock out takes place in Time & Attendance and information is sent to ERP Pro by a user-initiated process.
- ERP Pro General Ledger (GL) and project account security restrictions are enforced.
- ERP Pro leave accruals and balances can be viewed.
- All payroll setup codes are established and maintained in ERP Pro; Time & Attendance displays these codes to guarantee all information accessed in Time & Attendance is current.
- Time & Attendance displays specific employee criteria including employee pay codes, employee positions, and employee locations.
- Time & Attendance calculates overtime and comp hours employees are eligible for based on FLSA rules. When time sheet information is sent to ERP Pro, ERP Pro Payroll applies the various pay and overtime rates based on the hours and hour codes passed from Time & Attendance.
- Employee details including employee personnel information (e.g., hired and terminated employees), ERP Pro project ledger and general ledger accounts will be updated automatically in Time & Attendance.
- Advanced Scheduling can be used for complex shift and scheduling needs.

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- Shift and scheduling information is viewable within ERP Pro Employee Access and allows employees and supervisors to view additional information related to specific shifts and schedules.
- Workflow items can be approved in Time & Attendance via email.

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Exceptions to RFP

Western Riverside Council of Governments, CA (“Client”)
Request for Proposal 24-04 Financial Services Software

Tyler’s Statement of Exceptions to the Procurement Documents

Tyler’s Proposal is based on the delivery of the requested software and services according to Tyler’s standard implementation methodology and Tyler’s standard contract. That methodology, and that contract, have been refined and enhanced over Tyler’s many years of operation in the public sector information technology market. ***Tyler’s submission of its Proposal does not waive Tyler’s right to negotiate any and all terms to the mutual satisfaction of the parties.*** Tyler will be obligated to provide products and services only upon execution, and under the terms and conditions, of the mutually negotiated contract between Tyler and the Client.

Tyler has provided its evidence of insurance certificate. Tyler’s insurance program is established at a corporate level and is not subject to change for individual customers.

Tyler is providing representative exceptions to standard procurement terms and conditions for your review. This list does not negate any of the expectations Tyler has stated above.

- Ownership; Source Code (RFP sec. 7(G) p. 2; Professional Services Agreement sec. 3.4.1 Maintenance and Inspection, sec. 3.5.3 Ownership of Materials and Confidentiality, sec. 3.5.3.1 Documents & Data and Licensing of Intellectual Property, sec. 3.5.3.2 Intellectual Property): We do not agree to work-for-hire provisions. The Tyler Software includes components that are proprietary to Tyler. Tyler retains all intellectual property and confidentiality rights in and to our proprietary and/or confidential information and deliverables. In the event the Client desires to enroll as a beneficiary to a source code escrow agreement Tyler maintains, the Client will pay the annual beneficiary fee and maintain its status as a beneficiary. Release of the Tyler source code will be in accordance with such Escrow Agreement. Source code escrow is available only to clients purchasing perpetual licenses, and not to SaaS-only clients. Tyler does not propose granting a perpetual license in this Agreement; Tyler is only proposing to provide access to the Tyler Software by way of the SaaS services. Tyler does not permit copies to be made of the SaaS services; a copy of Documentation (as defined in the Agreement) may be retained by Client for Client’s internal business purposes.
- Contract (RFP sec. 8 Addenda p. 3; RFP sec. 16 WRCOG Standard Professional Services Agreement; Professional Services Agreement generally and including without limitation sec. 2.1, 3.1, 3.2.2): Tyler expects to use the standard Tyler contract as the basis for beginning contract negotiations, as it contains language specific to the software industry, such as license grant and intellectual property infringement. Tyler’s standard contract is included for your reference. Tyler recognizes that there may be clauses of particular importance to the Client that may not be included in the Tyler contract. Tyler is amenable to accommodating the Client’s contract requests by incorporating mutually agreed clauses into the Tyler contract. If you ask to incorporate your procurement documents and our Proposal documents into the contract package, we will agree to do so as long as the order of priority is: (a) the final, negotiated contract; (b) our Proposal documentation; and (c) your procurement documentation.
- Compliance with RFP (RFP sec. 11(E) p. 4): Tyler’s Proposal complies with and is subject to the RFP’s terms, **except as modified by, taken exception to, and as otherwise provided in Tyler’s Proposal.**

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- Personnel (RFP sec. 12(H) p. 4; Appendix B Project Team Staffing; Firm Capabilities p. 5; Professional Services Agreement sec. 3.2.4 Substitution of Key Personnel): Tyler will provide information on representative Tyler personnel. We are unable to assign personnel to a project until Tyler is selected and a contract is signed, in an effort to use resources most effectively. Tyler does not allow client the right to approve project personnel, as Tyler assigns personnel based on experience and availability. Tyler will use commercially reasonable efforts to not remove Tyler personnel providing ongoing services from the Client's implementation. In the event Tyler personnel provide services that do not conform to Tyler's services warranty, Tyler will be given an opportunity to correct the deficiency. In the event the deficiency persists, the Client may require the removal of personnel in question.
- Project Plan, Schedule, Client Assistance (RFP sec. 13 Detailed Scope of Work pp. 10–14; Professional Services Agreement sec. 3.1.2 Term, sec. 3.2.2 Schedule of Services, sec. 3.5.9 Time of Essence): Tyler's Proposal includes a sample project plan. Tyler will deliver the actual project plan upon obtaining further information from the Client. Tyler's Proposal is based on the delivery of the requested software and services according to Tyler's standard implementation methodology. Software implementations are a collaborative process and require the resources and performance of both parties. Accordingly, Tyler does not guarantee compliance with the indicated project schedule but will work with the client during contract negotiations to establish an estimated timeline for project activities. The provision of services for the Tyler Software is a cooperative process that involves the time and resources of the Client's personnel. Client agrees to use all reasonable efforts to cooperate with and assist Tyler as may be reasonably required. This cooperation includes at a minimum working with us to schedule the services outlined in the contract. We will not be liable for failure to meet any deadlines and milestones when that failure is due to Force Majeure or to the failure by Client's personnel to provide such cooperation and assistance (either through action or omission). Knowledge transfer is not wholly dependent on Tyler's actions and requires the involvement and engagement of Client's personnel. Tyler does not agree to time being made "of the essence." Tyler will begin and perform services in accordance with the mutually agreed upon implementation plan schedule.
- Testing, Acceptance (RFP sec. 13.4 p. 13; RFP sec. 15(D) Compensation p. 14; Professional Services Agreement sec. 3.2.3 Conformance to Applicable Requirements): Tyler is willing to negotiate a mutually agreeable system testing and acceptance process based on warranted functionality.
- Pricing (RFP sec. 13.5 Pricing pp. 13–14; Professional Services Agreement sec. 3.3.1 Compensation, sec. 3.3.3 Reimbursement for Expenses): Unless expressly indicated otherwise, our Proposal contains estimates of the amount of services and associated expenses needed, based on our understanding of the size and scope of your project. The actual amount of services and expenses depends on such factors as your level of involvement in the project and the speed of knowledge transfer. If required, we will provide a not-to-exceed quote once the scope of services has been finalized. Unless noted otherwise, our services rates do not include travel expenses, which are separately estimated and are payable in accordance with our then-current Business Travel Policy. Unless expressly indicated otherwise, the fees we have quoted do not include any taxes.
- Termination (RFP sec. 15(B) Termination p. 14; Professional Services Agreement sec. 3.5.1.1 Grounds for Termination, sec. 3.5.1.2 Effect of Termination): If required by federal law, Tyler is willing to agree to a termination for convenience provision, subject to early-termination fees for multiyear contracts, and on at least thirty (30) days' written notice. Tyler's standard practice is not to include a termination for convenience provision in its contracts, given the significant investments made by both parties to the procurement and implementation. Tyler relies instead on its termination

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provisions for cause, non-appropriation, and/or force majeure. Tyler does expect to include a termination for cause in the contract. The Client may terminate the contract for cause in the event Tyler fails to cure a material breach according to the terms of the dispute resolution process set forth in Tyler's standard contract. The Client will make payment to Tyler for all undisputed products, services, and expenses delivered or incurred through the effective date of termination. Payment for disputed products, services and expenses, and the Client's remedies, will be determined through the mutually agreed upon dispute resolution process. In connection with the termination of the contract for any reason, and only upon the execution of a mutually agreed change order or addendum, Tyler will use commercially reasonable efforts to accomplish an adequate and timely transition from Tyler to the Client, or to any replacement providers designated by the Client (a "Disentanglement"). The parties shall reasonably cooperate during Disentanglement, which, depending on the circumstances, may take more than 15 days. Client shall reimburse Tyler for Disentanglement services provided by Tyler at Tyler's then-current rates, plus reasonable costs and expenses, as set forth in the parties' executed change order or addendum.

- Payments (RFP sec. 15(D) Compensation p. 14; Professional Services Agreement sec. 3.3.2 Payment of Compensation): Tyler is willing to negotiate a mutually agreeable system testing and acceptance process based on warranted functionality. Tyler may be willing to agree to a retention schedule for at least a portion of the fees payable for implementation services, with such retention to be invoiced and paid on the live production date of the software, by phase. Tyler's standard payment terms are set forth in the Invoicing and Payment Policy (Exhibit B) to the standard Tyler contract. Payment is due within forty-five (45) days of invoicing.
- Disadvantaged Business Enterprise, Nondiscrimination (RFP sec. 17 Disadvantaged Business Enterprise p. 14; Professional Services Agreement sec. 3.5.19 Equal Opportunity Employment): One of Tyler's many strengths is that Tyler provides all implementation services with Tyler personnel, including installation, consulting, training, conversion, support, and programming. In the event the Client requires Tyler to procure products or services from a Disadvantaged Business Enterprise or a similar entity, Tyler will work with the Client to identify potential services to subcontract to a qualified third party, if any. Tyler agrees to comply with applicable laws as it pertains to nondiscrimination.
- Right to Audit, Records Retention (Professional Services Agreement sec. 3.4.1 Maintenance and Inspection): The Client may audit Tyler's books and records relating directly to the contract once per year on one-week advance written notice, and at Client's expense. Unless otherwise agreed, the location of the records will be the Tyler office servicing the contract. The audit will not include access to Tyler's personnel records, or conditions of employment. Tyler will maintain complete and accurate records of time and expense relating directly to the contract for the greater of five (5) years from their creation or the period required by applicable law.
- Attorney's Fees (Professional Services Agreement sec. 3.5.5 Attorney's Fees): Tyler prefers that a court of competent jurisdiction determine liability for attorney's fees.
- Indemnification (Professional Services Agreement sec. 3.3.5 Prevailing Wages, sec. 3.5.3.4 Infringement Indemnification, sec. 3.5.6 Indemnification): Tyler shall defend, indemnify, and hold harmless the Client from and against any and all direct claims, losses, liabilities, damages, costs, and expenses (including reasonable attorney's fees and costs) from third parties for personal injury or property damage arising from Tyler's negligence or willful misconduct; or Tyler's violation of a law applicable to Tyler's performance under the contract. The Client must notify Tyler promptly in writing of the claim and give Tyler sole control over its defense or settlement. The Client agrees to

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provide Tyler with reasonable assistance, cooperation, and information in defending the claim at Tyler's expense. Tyler will defend, indemnify, and hold harmless the Client from third-party claims that the Tyler software and/or documentation infringes an intellectual property right in accordance with Tyler's standard contract.

- Limitation of Liability/Damages Exclusion (Professional Services Agreement sec. 3.5.6 Indemnification): EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THE CONTRACT, TYLER'S LIABILITY FOR DAMAGES ARISING OUT OF THE CONTRACT, WHETHER BASED ON A THEORY OF CONTRACT OR TORT, INCLUDING NEGLIGENCE AND STRICT LIABILITY, SHALL BE LIMITED TO CLIENT'S ACTUAL DIRECT DAMAGES, NOT TO EXCEED (A) PRIOR TO FORMAL TRANSITION TO MAINTENANCE AND SUPPORT, THE TOTAL ONE-TIME FEES SET FORTH IN THE INVESTMENT SUMMARY; OR (B) AFTER FORMAL TRANSITION TO MAINTENANCE AND SUPPORT, THE THEN-CURRENT ANNUAL MAINTENANCE AND SUPPORT FEE. THE PRICES SET FORTH IN THE CONTRACT ARE SET IN RELIANCE UPON THIS LIMITATION OF LIABILITY. THE FOREGOING LIMITATION OF LIABILITY SHALL NOT APPLY TO CLAIMS THAT ARE SUBJECT TO TYLER'S INDEMNIFICATION OBLIGATIONS. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL TYLER BE LIABLE FOR ANY SPECIAL, INCIDENTAL, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES WHATSOEVER, EVEN IF TYLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
- Warranties (Professional Services Agreement sec. 3.2.2 Schedule of Services, sec. 3.5.18 Prohibited Interests): Tyler warrants that it will perform services in a professional, workmanlike manner, consistent with industry standards. In the event Tyler provides services that do not conform to this warranty, Tyler will re-perform the services at no additional cost to the Client. For as long as the Client has an in-force maintenance or SaaS agreement, as applicable, Tyler warrants that the Tyler software will substantially conform to the functional descriptions of the Tyler software contained in Tyler's Proposal, or their functional equivalent. Future functionality may be updated, modified, or otherwise enhanced through our maintenance and support services, and the governing functional descriptions for such future functionality will be set forth in our then-current documentation. Tyler disclaims all implied warranties. Tyler does not provide implied warranties, including the implied warranties of merchantability and fitness for a particular purpose, as they are subjective. Tyler provides a comprehensive, objective warranty tied to functional descriptions of the Tyler software. Aside from Tyler's software and services warranty, for provisions of the contract that would require Tyler to "warrant" to something, Tyler reserves the right to "certify" to the fact to the extent applicable.
- Insurance (Professional Services Agreement sec. 3.2.10 and subsections): While performing services under an agreement with the Client, we will agree to maintain the following levels of insurance: (a) Commercial General Liability (CGL) of \$1,000,000 per occurrence and in the aggregate; (b) Automobile Liability of \$1,000,000; (c) Professional Liability of \$1,000,000; (d) Workers' Compensation complying with applicable statutory requirements; and (e) Excess/Umbrella Liability of \$5,000,000 per occurrence and in the aggregate. We agree to secure our insurance from a carrier with a minimum AM Best rating of A-VII. Tyler's insurance coverage is evidenced using a standard Acord form. The coverage limits set forth on our certificate of insurance do not apply separately. Certificates of insurance listing the customer as certificate holder are available upon request after a contract is signed. Copies of Tyler's insurance policies are made available only in the event a claim is disputed or denied. Tyler will disclose its deductibles upon written request, but those deductibles are not subject to customer approval. Tyler is well-positioned financially to satisfy its deductibles. At your request during contract negotiations, we will add language to the insurance provision that adds you as an additional insured to our CGL and auto liability policy for claims caused, in whole or in

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part, by Tyler as respects the contract, which automatically affords you the same status under our excess/umbrella liability policy. A certificate of insurance reflecting that status may be provided at your request after the contract is executed. Our carrier has issued blanket endorsements regarding additional insured status; we do not issue separate endorsements specific to each customer. We agree that our insurance is primary for claims under our CGL or auto policies that are caused, in whole or in part, by Tyler as respects the contract. If required, Tyler will agree to waive subrogation, but only on claims under our CGL or auto policies that arise out of or relate to the contract and are between us and you, except to the extent you cause the damage or injury. If you require it in the contract, we will agree to provide you with notice of cancellation or non-renewal, or reduction in our insurance coverages below the minimum requirements set forth in the contract within thirty (30) days thereof unless replaced. Renewal certificates of insurance will be provided as close as practicable to the date the applicable policy or policies is/are renewed. Tyler prefers not to include requirements on policy retroactive dates as from time to time on renewal Tyler may change its insurance provider.

- Laws and Regulations (Professional Services Agreement sec. 3.2.11 Safety, sec. 3.3.5 Prevailing Wages, sec. 3.5.19 Equal Opportunity Employment): Tyler, in the performance of services, will comply with all applicable state and federal laws, ordinances, orders, decrees, and regulations. The quoted fees are based, in part, on the cost of compliance with applicable laws existing as of execution of the contract. Should laws applicable to Tyler's performance under the contract change post-signature, Tyler reserves the right to seek a change order for the additional work, time, and/or cost that may be required to comply with the new law, ordinance, or regulation.
- Assignment (Professional Services Agreement sec. 3.5.12 Assignment or Transfer): Neither party may assign the contract without the prior written consent of the other party, except that Tyler may, without the prior written consent of the Client, assign the contract in its entirety to the surviving entity of any merger or consolidation or to any purchaser of substantially all of Tyler's assets.
- Signature Requirements (Professional Services Agreement signature page): Tyler's board has adopted resolutions authorizing to certain individuals to bind the company contractually, many of whom are not corporate officers or directors. To sign on behalf of Tyler requires only one such signature. Tyler will provide a copy of the applicable board resolution(s) on request.

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Terms & Conditions

Please see the Tyler Technologies standard Terms and Conditions contract in this section of this RFP Response. Tyler Technologies is willing to negotiate contract terms to suit both parties upon award of contract.

<https://www.tylertech.com/portals/0/terms/public-administration/New-Public-Administration-Group-Clients-SaaS-Agreement.pdf>

Louis Fernandez

From: Vo, Derek <Derek.Vo@tylertech.com>
Sent: Friday, July 19, 2024 1:37 PM
To: Andrew Ruiz
Cc: Louis Fernandez
Subject: RE: Tyler Technologies RFP Fees
Attachments: Time & Attendance vs ERP Pro Timekeeping (1) (1).PDF; Western Riverside COG _added items 7_19.pdf; Western Riverside COG Investment Summary.xlsx

Hi Andrew,

Please find attached the revised proposal reflecting the addition of new items and adjustments:

1. **Contract Management Module**
 - **Software Cost:** No additional cost
 - **Services Cost:** \$2,900
2. **Benefits Enrollment**
 - **Software Cost:** \$1,452
 - **Services Cost:** \$1,750

Additionally, these items below **were not added** as their inclusion would exceed the district's allocated budget. Incorporating these four new items would incrementally increase the services fee, and unfortunately, we are unable to offer discounts on services.

Regarding the Time & Attendance modules, Mark Workman, our Solution Consultant, has advised that our ERP Pro Access for time and attendance should suffice unless mobile access is specifically required. Attached are the pros and cons for your review.

- **Time & Attendance Module**
 - **Software Cost:** \$2,734
 - **Services Cost:** \$8,650 (for both TA and TA Mobile Access)
- **Time & Attendance Mobile Access**
 - **Software Cost:** \$1,323

I believe a call would be beneficial to discuss these updates and any further details. Please let me know a convenient time for you, or feel free to reach out.

Best,
Derek

Derek Vo
Account Executive
Tyler Technologies, Inc.
M: 512.773.6387
www.tylertech.com



Empowering people who serve the public[®]

From: Andrew Ruiz <aruiz@wrcog.us>
Sent: Wednesday, July 17, 2024 5:18 PM
To: Vo, Derek <Derek.Vo@tylertech.com>
Cc: Louis Fernandez <lfernandez@wrcog.us>
Subject: Tyler Technologies RFP Fees

Hi Derek,

Nice talking to you. As discussed, we'd like to add the following:

1. Benefits Enrollment (\$2,500 – est. one time fees, \$1,650 – recurring fees)
2. Time & Attendance (\$1,400 + \$7,250 – one time fees, \$3,107 – recurring fees)
3. Time & Attendance Mobile Access License (\$1,503 – recurring fees)

This would bring the one-time fees to \$87,070 and the recurring fees to \$45,883, for a contract total of \$132,953.

The original quote had recurring fees of \$39,623 and one-time fees of \$75,920, for a contract total of \$115,543.

Our adopted budget for the year one contract total is \$118,402, so if we could stay at the original RFP quote of \$115,543, or under our adopted budget total, that would be ideal and would help push things along.

Please let me know if you have any additional questions – thanks!

Thank you,

Andrew Ruiz
Chief Financial Officer
Western Riverside Council of Governments
Riverside County Habitat Conservation Agency
3390 University Ave., Suite 200
Riverside, CA 92501
Phone: (951) 405-6740
Cell: (951) 202-6635
www.wrcog.us

"Respect Local Control...Provide Regional Perspective...Make a Difference"



Western Riverside COG- Sourcewell Pre-Bid Pricing

7/19/2024

	2024/25	2025/26	2026/27	2027/28	2028/29
Annual SaaS Payment * Payment Fixed for 5 years	\$ 36,460.00	\$ 36,460.00	\$ 36,460.00	\$ 36,460.00	\$ 36,460.00
Est. Implementation/Project Management/Conversion	\$ 80,560.00				
Total by Year	\$ 117,020.00	\$ 36,460.00	\$ 36,460.00	\$ 36,460.00	\$ 36,460.00

Annual SaaS Payment includes Hosting Center Server Resources/System Software, Included ERP Pro software, Annual Support Live 5am-5pm M-F(PST) and Enhancement



Sales Quotation For:
 Western Riverside Council of
 Governments
 4080 Lemon St Fl 3
 Riverside CA 92501-3609
 Andrew Ruiz

adruiz@wrcog.us

Quoted BY Derek Vo
 Quote Expiration 9/30/24
 Quote Name WRCOG -SaaS

Tyler Annual Software – SaaS			
Description	List Price	Discount	Annual
ERP Pro			
ERP Pro 10 Financial Management Suite			
Invoice Approvals	\$ 0	\$ 0	\$ 0
Core Financials	\$ 14,786	\$ 1,774	\$ 13,012
Benefits Enrollment	\$ 1,650	\$ 198	\$ 1,452
Contracts Management	\$ 0	\$ 0	\$ 0
Human Resources Management (Includes Position Budgeting)	\$ 7,070	\$ 848	\$ 6,222
Employee Access Pro	\$ 0	\$ 0	\$ 0
Project Accounting	\$ 3,469	\$ 416	\$ 3,053
Employee Access Pro Time & Attendance	\$ 1,243	\$ 149	\$ 1,094
Accounts Receivable Access	\$ 600	\$ 72	\$ 528
Accounts Receivable	\$ 3,891	\$ 467	\$ 3,424
ERP Pro 10 Customer Relationship Management Suite			

Tyler Annual Software – SaaS			
Description	List Price	Discount	Annual
Cashiering	\$ 1,415	\$ 170	\$ 1,245
Tyler One			
Identity			
Identity Workforce Advanced [5]	\$ 30	\$ 4	\$ 26
Content Manager Suite			
Content Manager Core	\$ 5,466	\$ 656	\$ 4,810
TOTAL:	\$ 39,620	\$ 4,754	\$ 34,866
Term # of Years:	3		

Tyler Annual Services			
Description	List Price	Discount	Annual
ERP Pro			
Other Services			
Tyler University	\$ 1,468	\$ 147	\$ 1,321
TOTAL:	\$ 1,468	\$ 147	\$ 1,321

Tyler Fees per Transaction	
Description	Net Unit Price
ERP Pro	
ERP Pro 10 Financial Management Suite	
AP Automation	\$ 0.00

Third Party Software & Hardware				
Description	Quantity	Unit Price	Extended Price	Annual
Tyler Third Party				
Hardware				
Epson TMH6000V Thermal Receipt Printer Black USB NEW	1	\$ 1,200	\$ 1,200	\$ 203
Symbol LS2208 Bar Code Scanner w/ intellistand NEW	1	\$ 350	\$ 350	\$ 70
TOTAL:			\$ 1,550	\$ 273

Services		
Description	Hours/Units	Extended Price
ERP Pro 10 Financial Management Suite		
Professional Services	368	\$ 53,360
Data Conversion Services		\$ 13,750
Project Management	1	\$ 1,950
ERP Pro 10 Customer Relationship Management Suite		
Professional Services	20	\$ 2,900
Project Management	1	\$ 1,250
Content Manager Suite		
Professional Services	40	\$ 5,800
TOTAL:		\$ 79,010

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 34,866
Total Third Party Hardware, Software, Services	\$ 1,550	\$ 273
Total Tyler Services	\$ 79,010	\$ 1,321
Summary Total	\$ 80,560	\$ 36,460
Contract Total	\$ 117,020	

Optional Tyler Annual Software – SaaS		Annual
Description		
Tyler One		
Time & Attendance		
Time & Attendance		\$ 3,107
Time & Attendance Mobile Access License		\$ 1,503
	TOTAL:	\$ 4,610

Optional Services		
Description	Hours/Units	Extended Price
Time & Attendance		
Project Management	1	\$ 1,400
Professional Services	50	\$ 7,250
	TOTAL:	\$ 8,650

Comments

Work will be delivered remotely unless otherwise noted in this agreement.

SaaS is considered a term of one year unless otherwise indicated.

Accounts Receivable Access

Accounts Receivable Access: Note that the customer pays \$1.25 fee per transaction for payment on-line. Accounts Receivable Access Component displays account status, accounts for payment, has Security-(Secure Socket Layer), and payment processing via credit cards. Payment packet is created to be imported to accounts receivable system.

Cashiering

Cashiering supports credit/debit cards, is PCI Compliant, and includes a cash collection interface and a cashiering receipt import.

Core Financials

Core Financials includes general ledger, budget prep, bank recon, AP, CellSense, a standard forms pkg, output director, positive pay, secure signatures.

Invoice Approvals

Invoice Approvals, included with AP Automation, automates invoice workflows by routing them to the appropriate departments for completion and approval.

Identity Workforce Advanced [5]

Tyler's Identity Workforce currently supports the following identity providers (IdP's) for use with Tyler back-office solutions: Microsoft Active Directory through Azure AD, ADFS or Okta AD agent, Google Cloud Identity, Identity Automation RapidIdentity, and Okta. Any requirement by you to use an IdP not supported by Tyler may require additional costs, available upon request. Identity Workforce SaaS Fees are based on user counts. Year one SaaS Fee is based on estimated user count as indicated in this order. Unless otherwise agreed by the parties, the SaaS Fee for each subsequent annual term is based on the preceding annual term's annual user count.

Human Resources Management /Payroll History Data Conversion

Human Resources Management History conversion includes unlimited historical records.

Human Resources Management Employee Records Conversion	Human Resources Management/Payroll conversion includes employee master and current direct deposit - additional fee for historical views.
General Ledger History Data Conversion	General Ledger History conversion includes unlimited historical records
General Ledger Data Conversion	General Ledger conversions include Chart of Accounts - additional fee for historical views.
Accounts Receivable Data Conversion	Accounts Receivable conversions include master files (contacts properties)
Accounts Payable History Data Conversion	Accounts Payable History conversion includes unlimited historical records
Accounts Payable Data Conversion	Accounts Payable conversions include Vendor Master Only - additional fee for historical views.
AP Automation	AP Automation pricing quoted reflects processing via check or Virtual Card. Processing checks will incur a fee and an invoice will be provided annually based on actual usage. Please refer to the Terms of Use for Fee Structure and to agree to terms: https://www.tylertech.com/client-terms/ap-automation-payment-terms-of-use

Time & Attendance vs ERP Pro Timekeeping

	Time & Attendance	ERP Pro Timekeeping
Ease of Use 1-5, Five being the most user-friendly	5	3
Basic Timekeeping	X	X
Self-service	X	X
Print Timesheets	X	X
Overtime:		
Automated Overtime	X	X
Multiple Overtime Policies (FLSA & Other)	X	
Overtime by Position	X	
Auto OT displayed on employee timesheet	X	
Transfer OT to Comp Time (vice versa)	X	
Timesheet Approval	X	X
View/Correct timesheet after approval	X	X
View historical timesheets	X	X
Approvals by pay, position and/or department	X	
Complete history in Approval and Transaction Audit Logs	X	X
Time-Off Request	X	X
Time Off-Request Multi-Level Approval Workflow	X	X



Cascading Leave Rules	X	
Leave Calendar	X	Approvers Only
Hours Request	X	
Adjustments to Approved Leave Time	X	X
Allocate hours to proper cost center on timesheet <i>*Project(s) on ERP Pro (optional)</i>	X	X
Display FLSA work cycle dates and summary of hours	X	
Time Clock Integration Two-Factor Authentication for TouchTime's	X	
Biometrics	X	
Mobile Timesheet	X	X
Mobile Clock In/Out	X	
Geolocation	X	
Geofencing	X	
Auto Shift Differentials	X	
Who's Here	X	
Advanced Scheduling	X	
Minimum Staffing Rules	X	
Time Off Bidding	X	
Trades, Pickups, Drops, Volunteers	X	
Offer Shifts using the Wheel	X	
Check In functionality for Salaried Employees	X	



Attachment

RFP 24-04 Financial
Services Software Proposal
AccuFund, Inc.



Western Riverside Council of Governments ERP & Financial Management System RFP

Prepared Specifically for:

Western Riverside Council of Governments

RFP #24-04

Financial Services Software

Jeffrey R Durante

Jeffrey R Durante
President
ComputerWorks NFP Solutions
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Kimberly Rodriguez

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May 15, 2024

Western Riverside Council of Governments

To Whom it May Concern,

ComputerWorks NFP Solutions and AccuFund, Inc. are pleased to provide this proposal to Western Riverside Council of Governments.

ComputerWorks NFP Solutions is a full-service consulting firm that has specialized exclusively in financial software solutions for the unique needs of not-for-profit organizations and governmental agencies for over 35 years.

Since 2001, AccuFund prides itself on developing strong client relationships while continually delivering top-quality financial management solutions its customers rely on to help fulfil their missions.

AccuFund addresses and solves your current key challenges, while also helping to position your organization for future success:

1. Comprehensive Financial Management Software Solution
2. Robust Reporting
3. Reduce Manual Processes and Increase Productivity
4. Streamline Decision-Making with Key Dashboard Metrics

AccuFund provides a complete accounting solution that is affordable and flexible – enabling you to meet your current needs as well as adapting as your needs evolve. We look forward to further discussing AccuFund, and to working with you in the future.

The Western Riverside Council of Governments is looking to replace its current Financial Edge software with a new, fully integrated, user-friendly, financial management system that meets the objectives outlined in the RFP.

ComputerWorks NFP Solutions and AccuFund, Inc. are pleased to submit this proposal in that regard. The objective of this proposal is to highlight our understanding of your requirements and to offer you a solution that is efficient and cost effective. We understand the importance placed by the Council on the selection of a solution that provides better access to information and data, improved and flexible reporting, is user-friendly and intuitive, eliminates current manual work-around processes, eliminated the burdens of software maintenance, and that will enhance/improve/streamline existing workflows. We believe our offering and credentials fit well with the district's needs.

We have provided quotes for our AccuFund On-Premise (purchase) and AccuFund Anywhere Cloud (Saas) solutions. Based upon the objectives of the RFP, we believe the AccuFund On-Premise (purchase) Suite will provide the best financial management solution, in terms of overall features and functionality, for the Council at this time.

AccuFund is a total success solution that integrates technology, consulting services and industry best practices. Our programs and services will provide the Council with the ability to increase operational efficiencies and lower costs while generating detailed strategic reports and streamlining operating processes.

We provide a scalable solution with functionality geared for the Council that is easy and intuitive to learn. ComputerWorks NFP Solutions will work with you and your leadership team one on one to help you maximize your operational and financial success.

We look forward to working with the Council on this exciting project. In responding to your RFP, we feel that there are three key factors that differentiate ComputerWorks NFP Solutions and AccuFund:

- Our People and Approach
- Our Financial Management Experience
- Our Commitment to Enhancing the AccuFund Financial Success System

AccuFund offers a fully integrated solution capable of meeting the district's objectives with many features typically found only in higher tier systems at a fraction of the cost, while maintaining a user-friendly and intuitive interface.

ComputerWorks NFP Solution's experience and expertise, coupled with the powerful functionality of the AccuFund Accounting Suite offers a solution that will enable the Council to, more effectively, manage their business operations for many, many years to come.

Sincerely,

Jeffrey R Durante

Jeffrey R Durante
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Kimberly Rodriguez

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Kimberlyr@accufund.com

D. Firm Capabilities

Please refer to Appendix B and Appendix C for detailed firm capabilities.

E. Approach and Understanding of the Scope of Work Plan

The AccuFund Solution

An AccuFund Solution is comprised of a Core System and a number of optional modules that allow you to customize the solution to your specific accounting requirements. Each module fully integrates with the system and has the same look and feel, allowing your staff to easily switch between modules and work efficiently within the system.

The AccuFund Core System

An AccuFund Solution consists of a Core System representing the following components:

- Accounts Payable
- Bank Reconciliation
- Budgeting
- Cash Receipts
- Dashboards
- Distribution Tables
- EFT / Positive Pay
- General Ledger
- General Ledger Allocation
- Image / Document Storage
- Import / Export Capabilities
- Security
- Financial Reporting (includes Financial Report Writer and Reports/Forms Designer)

AccuFund Modules

Fully integrated with the AccuFund Core System. Purchase as needed.

- Accounts Receivable
- Automation Workbench
- Budget Development
- Fixed Assets
- Grants Management
- Loan Tracking
- Payment Portal
- Program Management
- Purchasing with Inventory
- Requisitions / Workflows

- Web Portal
- Work Orders

AccuFund Government Modules

Fully integrated with the AccuFund Core System. Purchase as needed.

- Court Fines
- Fees, Taxes & Licenses
- Permits & Inspections
- Property Tax
- Utility Billing

Human Resources Management System (HRMS)

Fully integrated with the AccuFund Core System. Purchase as needed.

- Human Resources Management System
- Employee Self Service
- Human Resources
- Leave / Resource Requests
- Payroll
- Position Control
- Tax Management
- Timekeeping - Employee Timesheet Entry
- Timekeeping - Soft Clock (App)
- Timekeeping - Web Clock (Browser)
- Web (Employee) Portal

AccuFund Platforms

AccuFund's flagship product is its Windows based, on-premise system offering the greatest breadth of modules and functionality with a user friendly, modern, and intuitive interface. This solution is compatible with the latest versions of Microsoft server and workstation operating systems and utilizes Microsoft SQL Server as its back-end database.

Depending on client size, they can choose to use Microsoft SQL Express at no cost or may need to purchase Microsoft SQL Standard for larger implementations. This product is compatible with VM environments and 3rd party cloud hosting options are available if the client would prefer to not install and manage the software in-house. Web deployment tools are also available for clients who want to provide remote web access to their on-premise system. This version gives the client the most control over their software and environment.

AccuFund Anywhere is AccuFund's browser native, cloud, Software-as-a-Service (SaaS) solution based upon its flagship Windows product. It is compatible with all major browsers and does not require any local software to be installed on the client's machine. As expected of a SaaS environment, all software maintenance, updates, backups, etc. are handled by AccuFund.

Both platforms are actively enhanced and maintained. Based upon preference, specific differences in features and functionality between the two offerings will be discussed during the vendor interview and/or demo process.

AccuFund Core Components

Accounts Payable

The only payables management system you'll ever need. AccuFund's Accounts Payable module delivers powerful, easy-to-use tools that make your payment process as efficient and cost-effective as possible, using a convenient, single-screen interface.

The module supports multiple checking accounts, payment by EFT, Positive Pay, 1099 information, and user-definable, laser check stock, including full check production. Bills are tracked for each checking account, making it easy to forecast cash requirements.

Easily handle repeating bills and conveniently copy prior bills when needed.

Enter invoices when you receive them and let the system track due dates for cash management and check processing. With proper security, a user can add vendors and GL account numbers on the fly. Each invoice can be distributed to multiple accounts.

It is a feature-rich system including functionality frequently asked for and not available in many more expensive systems.

Bank Reconciliation

Track all your transactions in every checking account. AccuFund's Bank Reconciliation module provides full reconciliation from bank to register to General Ledger for each checking account.

Bank Reconciliation combines accounts payable checks, payroll checks, and cash deposits in a single, simple-to-use system. It includes adjustments and account transfers to maintain a complete reconciliation history.

Budgeting

The AccuFund system has the ability to store data for multiple budget types: Financial, Grant and Project. The system lets you store Budget and Budget Revision posting transactions for each of these, budget types.

The 'Budget' will track the initial or approved budget for the agency, grant or project. Changes to the budget are entered to the second status – 'Budget Revision'. This gives you the ability to

maintain the integrity of the approved budget and track budget changes during the year in the Budget Revision status.

As you would expect, the AccuFund system permits users to report all budget data on the agency's financial reports. You can keep as many years of budget data as you desire and with our cross-year and inception-to-date reporting capabilities you can easily prepare financial reports for senior management, funding sources and, of course, FASB and GASB presentations.

Cash Receipts

Easily streamline the recording of receipts. Cash Receipts makes it easy for nonprofits and governments to manage inflows from all sources. As a part of our Core system, the Cash Receipts component is the center point for receipts from all modules within the AccuFund Accounting Suite.

For nonprofits, this includes Accounts Receivable and Client Invoicing. For governments, it integrates with Utility Billing, Property Tax, Court Fines, Permits and Inspections, Fees, Taxes, and Licenses.

Cash Receipts include convenient customer receipt forms, deposit slips, dep tickets, and deposit logs, as well as distribution, customer credit, credit aging, and credit distribution.

From Cash Receipts you can:

- Handle all your cash, check, and credit card receipts, including convenience fees.
- View any customer's outstanding items.
- Apply receipts unrelated to specific billing or receivable to a General Ledger account.

Dashboards

AccuFund Dashboards provide users with key information in real-time through an easy-to-use interface. See alerts, manage to-do lists, view key performance indicators, scan important real time, and more. AccuFund Dashboards are role-based, ensuring that the most valuable data is right there when a user logs in.

Users can view data in graph or grid mode and display multiple graphs simultaneously, and they can customize views to focus on areas most important to their roles. For details about financial transactions, you can drill down to the original data source.

Distribution Tables

You may define any number of Distribution Tables that are based on static percentages or units used in the system. These tables may be used in data entry, for example entering an AP Bill. Rather than manually enter the distribution lines for a bill the user may invoke a pre-defined Distribution Table to spread to as many lines as are defined. This is an ideal solution for expenses that are routinely spread to the same department, grants, programs, and the like. When you define the Distribution Table you tell the system which module may access the Table,

or it can be set up to be available system wide. Distribution Tables are part of the Core System.

EFT / Positive Pay

The AccuFund Accounts Payable system-wide gives you the choice of paying vendors by Check or by Electronic Funds Transfer (EFT). Vendors that wish to participate provide their bank routing information enabling your AP staff to pay them by EFT.

AccuFund's Core System can produce a Positive Pay file that may be transmitted to your bank, advising them of the checks that have been written, therefore those are the only checks that should be honored by the bank.

General Ledger

A great foundation for your organization. AccuFund's General Ledger is the core of the AccuFund Accounting Suite. It's packed with features and functionality that improve accuracy and helps you track your financial transactions in real time.

All your transactions are immediately posted to the General Ledger and are available for reporting or inquiry. Real-time General Ledger boasts a detailed transaction history, reporting capabilities, and document management throughout.

AccuFund's General Ledger provides a 255-character, alpha-numeric account structure. Each segment or element can be any length you choose, and the system supports up to 99 segments. The database includes a history of all your fiscal years, for continuous reporting as required.

When you enter data in any AccuFund module, your transactions are directly posted to the General Ledger in real-time. Journal entries made directly in the General Ledger can be entered as needed, then posted after real-time review.

AccuFund's General Ledger provides superior internal controls, so you'll always know when entries are made or changed, and by whom. Entries can be locked, by period or individually, depending on the source.

General Ledger Allocation

A powerful way to allocate expenses and revenues. AccuFund's General Ledger Allocations module delivers a set of templates that meet many requirements for allocating expenses and revenues from holding pools to receiving departments and programs.

Through an intuitive interface, users simply fill in a few fields to initiate the required distribution of expenses. The system then looks for expenses to be allocated, typically called an expense pool.

The module utilizes accounts that serve as the basis for the distribution of expenses and determines what amount should be allocated to each receiving department/program.

Once the expenses are allocated, an offset is posted to the pool department. This may be done as a single account entry, or the allocation can clear out each account in the pool department.

Image / Document Storage

The AccuFund System stores documents and images in each of the modules throughout the system. You may scan invoices at the AP transaction level; work papers that support a Journal Entry; applications, warning letters and the like within the Human Resource component.

All images and documents that are stored in the system may also be included in reports with our Reports and Forms Designer. This gives you the ability to produce reports for funding sources that contain the images of invoices without having to retrieve and photocopy each individual invoice from your hardcopy filing cabinets.

Import / Export Capabilities

AccuFund integrates well with other software systems that your organization uses. There are two ways outside data can be brought into AccuFund. One method is through Automated API. AccuFund offers this for specific software packages, such as Salesforce.

In most cases, however, AccuFund's easy-to-use data import wizards will enable you to pull in information from web pages, bank files, credit card transactions, donor management systems, and others. Our best-in-class data import can be automated and can have advanced calculations that add to or reformat the data being imported.

Any report can be used as a basis for exporting data to Excel, CSV, or text files.

Security System

The System Security component gives you control over who has access to the various functions within the AccuFund system.

Each user is assigned a unique identifier and password. For example, you can designate individual access to Accounts Payable, Accounts Receivable, or even a specific function within those components. For data entry screens, the system administrator may define read, write, and delete capabilities to each user.

Financial Reporting

Get the right information to the right people. Every government entity and nonprofit organization must provide reports to different stakeholders and AccuFund's built in Financial Report Writer allows you to get the right information in the right hands at the right time.

All required internal management and external financial reports can be developed in the AccuFund Financial Report Writer, making it easy to tailor the level of detail, reporting periods, and types of data for various audiences.

The AccuFund Financial Report Writer unleashes your General Ledger financial data by giving you complete control over the content and layout of reports. You can customize any report to meet the specific reporting and formatting requirements of your organization. The module comes with sample reports you can use as a basis for new reports, or you can design reports from scratch.

Additional Recommended Modules

Accounts Receivable

Your complete receivables management system. AccuFund's Accounts Receivable module is ideal for governmental and nonprofit organizations that depend on billing other organizations, agencies, and individuals for all or part of their revenue.

The module includes a suite of valuable features to streamline workflows, such as report formats that give managers immediate visibility into expected revenue, document management capabilities, and a convenient repeat billing feature for receivables such as tenant rent.

Everything you need from invoice to payment. Invoices created in Accounts Receivable can be for services, grants, inventory items and more. Powerful views enable you to have live reports of active records, showing the data you need to see at a glance.

Automation Workbench

AccuFund's Automation Workbench is a timesaving, data-driven engine that lets you automatically check internal controls, allocate expenses, send alerts, create Accounts Receivable invoices, perform account reconciliations, distribute budgets, and more.

Automation Workbench can retrieve data from any other AccuFund module and use it to make calculations, send alerts, make updates, and more. The module can also combine data from multiple modules to perform tasks. For example, it can access a work order, retrieve an address from Utility Billing, and send the contact information via email to the work crew leader.

The module can even integrate via API with other software systems—CRM, Case Management, Travel Management, Recruitment, etc.—and manage data mapping, retrieval, posting

automatically.

Budget Development

The AccuFund Budget Development module enables team involvement in budget creation. Budget managers can give departments control over building their own budgets, yet still monitor progress and revisions through the approval process.

Budget Development allows you to have all your budget and actual history right at your fingertips. Quickly review year-over-year changes and predict revisions using a prior time period's budget or actuals. You can even increase or decrease the amounts by the specific percentages in the process.

With Budget Development you can make direct entries and easily change amounts, knowing that the worksheet will make the recalculations automatically. Line-item details can be viewed with a single click, and notes can be inserted to provide explanation for particular entries or changes, such as why an increase was made.

Budgets and worksheets can be built and tailored to your specific needs and preferences. You can build budgets by multiple organization levels or single levels, such as department, cost center, or grant program. You can also create individual revenue and expense worksheets for each department.

Fixed Assets

AccuFund's Fixed Assets module tracks the acquisition, depreciation, and disposal of assets that need to be expensed for accounting purposes and tracked for control and reporting purposes. You can add assets to the system in this module, through Accounts Payable, or through the assets import wizard, which provides a quick way to convert from another asset management system. Once your assets are in the system, depreciation can be run monthly, quarterly, or annually. For budgeting purposes, depreciation estimates can be run for future periods.

AccuFund Fixed Assets is a component-based system, which means you can add other parts/pieces to an asset over time, such as those required by infrastructure improvements, leasehold improvements, and technology systems.

Grants Management

AccuFund's Grants Management module empowers your agency to fully manage the grant process, from application, approval, task assignments, and spending to reporting and grant retirement.

The module goes beyond financial data to deliver a centralized location for all your grant information, drillable report queries, and data fields including dates, tasks, sources, scanned

documents, and more. Everything you need is readily available, so you don't have to go looking in multiple locations to get the full picture of a grant's status.

Purchasing with Inventory

Now it's easy to create and issue purchase orders with integrated encumbrance accounting. With AccuFund's Purchasing module, you can create purchase orders for services and/or contacts, stock items, and non-stock/inventory items. AccuFund's Purchasing module tracks inventory and non-inventory purchasing, inventory levels, and the issue of stock to different departments.

The module updates all values in real-time, providing current stock level information and General Ledger encumbrance balances. In addition, you can:

- Attach backup documentation or contracts
- Create custom purchase order forms, activity reports, and receipt reports
- Quickly review the status of any stock item, with real-time views of purchasing and issue histories

Automatically integrate inventory receiving into your accounts payable system

Requisitions/Workflows

Streamline your purchase order and payment request processes. AccuFund makes it easy to track requisitions through multiple approval stages until they get to the purchasing agent or Accounts Payable for payment. All activity is date- and user-stamped for convenient status updates and reporting.

Using this electronic routing system, you can scan, attach, and forward documents to the right people, so reviewers can quickly comment on, approve, or return requests.

Human Resources Management System

Everything you need to manage your most important assets. AccuFund's Human Resources Management System (HRMS) gives you the essentials you need to manage human resources, administer payroll, and improve employee engagement. AccuFund HRMS is a comprehensive and flexible solution that makes managing your organization's human capital more efficient and cost effective.

Fully integrates with the AccuFund Core System and modules. Purchase as needed.

Employee Self Service

Improve employee access to their personal information. With the AccuFund Employee Self

Service module, employees can access your agency's human resource database to update personal data or tax preferences and view or print important documents.

Your human resources department controls which items employees can see. You also control the timeframe for accessing time-sensitive documents, such as open enrollment forms for insurance. For each item, human resources also set the level of permission an employee has, such as view only, change, and change with approval. Typically, employees can view and change their addresses, phone numbers, and contacts, while they can view and view and print their pay stubs and W-2s.

Human Resources

Unify all your HR data. The Human Resources module drives important employee management functions, such as benefits management, performance tracking, training documentation, and more. It provides a standard set of employee management tools, along with the flexibility to add on more data tracking items to meet specific organizational requirements. The unique user-definable structure of the module allows it to perfectly wrap around any organization's employee tracking and reporting needs and also enforce the organization's personnel policies throughout the payroll process.

The Human Resources module integrates with all components of AccuFund's HRMS system, and can be used in conjunction with them, such as in Employee Self Service.

Leave/Resource Requests

Easily manage requests for employee leave, conference rooms, and equipment. Through AccuFund's Web Portal, the Leave and Resource Requests module lets you process multiple time-off requests, enforce approval processes, and ensure sufficient employee coverage. The system also handles conference room scheduling, fleet use, and requests for specific assets, such as audio-visual equipment.

Once submitted, requests are automatically routed to the appropriate approvers. Approvals can be viewed in a calendar view or report, providing at-a-glance management of important resources.

Payroll

The AccuFund Payroll module is the backbone of AccuFund's Human Resources Management System (HRMS). The payroll module empowers your agency to process payroll efficiently and accurately. The payroll module ensures the proper handling and posting of payroll data. It also optimizes the use of payroll data in the overall management of your government or nonprofit agency. The system is designed to allow benefit and employer costs to be automatically spread

based upon an employee's direct time and effort tracking of their worked hours across Funds, Department, Programs, Projects, etc.

The user's ability to customize the underlying calculation of any payroll item and utilize any data from the employee's record as part of the process allows AccuFund the nearly limitless ability to handle the uniqueness and complexity of any earning, deduction, accrual, benefit or employer share structure that an organization has while automatically enforcing personnel policies. The built in report wizard allows for the creation of customized export formats for uploading to state and benefit administration agencies.

Timekeeping – Employee Timesheet Entry

Choose the timekeeping options that work best for your organization. AccuFund offers a wide range of timekeeping options to meet the needs of government agencies and nonprofits, including the ability to access distributions, earning items, clients, and memos. In all cases, employees can clock into and out of programs, jobs, or projects.

Web (Employee) Portal

Empower your team with access to dashboards, reports, workflows and more. The AccuFund Web Portal gives employees, board members, and other stakeholders direct access to AccuFund modules and other information for greater productivity and efficiency. The Web Portal is a browser-based tool that enables access to agency data from the Internet or intranet. Within the portal, stakeholders can access news, their personal HR data, leave and resource requests, financial data, department reports, and more.

List of Financial Reports included with AccuFund.

<u>Report</u>	<u>Description</u>
z1-Trial Balance Consolidated	Trial Balance Consolidated
z10a ASU 2016-14 Statement of Financial Position	Statement of Financial Position
z10b ASU 2016-14 Statement of Activity A	ASU 2016-14 Statement of Activity, Format A (multi-year)
z10c ASU 2016-14 Statement of Activity B	Statement of Activity format B (columnar)
z10d ASU 2016-14 Statement of Functional Expenditures	zzASU 2016-14 Statement of Functional Expenditures
z2-Trial Balance - Detail	Trial Balance - Detail
z2-Trial Balance - Detail by Fund	Trial Balance - Detail by Fund
z2a-Working Trial Balance	Working Trial Balance
z3-Consolidated Statement of Financial Position	Consolidated Statement of Financial Position
z3-Consolidated Statement of Position	Consolidated Statement of Position
z3a-Statement of Financial Position by Fund	Statement of Financial Position by Fund
z3a-Statement of Position by Fund	Statement of Position by Fund
z3b-Combining Statement of Financial Position	Combining Statement of Financial Position
z3b-Combining Statement of Position	Combining Statement of Position
z4-Consolidated Statement of Activity - Simple	Consolidated Statement of Activity - Simple
z4a-Combining Statement of Activity - Departments	Combining Statement of Activity - Departments
z4b-Combining Statement of Activity - Funds	Combining Statement of Activity - Funds
z4c-Monthly Statement of Activity	Monthly Statement of Activity
z5-Consolidated Statement of Activity - MTD and YTD	Consolidated Statement of Activity - MTD and YTD
z5a-Statement of Activity - MTD and ITD by Fund	Statement of Activity - MTD and ITD by Fund
z5a-Statement of Activity - MTD and ITD by Grant	Statement of Activity - MTD and ITD by Grant
z5a-Statement of Activity - MTD and YTD by Department	Statement of Activity - MTD and YTD by Department
z5a-Statement of Activity - MTD and YTD by Department % Budget	Statement of Activity - MTD and YTD by Department % Budget
z5a-Statement of Activity - MTD and YTD by Department Dist	Statement of Activity - MTD and YTD by Department Distribution
z5a-Statement of Activity - MTD and YTD by Department email	Statement of Activity - MTD and YTD by Department email
z5a-Statement of Activity - MTD and YTD by Program	Statement of Activity - MTD and YTD by Program
z5a-Statement of Activity -Encumbered	Statement of Activity - Encumbered
z5b-Statement of Activity - MTD and YTD by Fund	Statement of Activity - MTD and YTD by Fund
z5b-Statement of Activity - MTD and YTD by Dept	Statement of Activity - MTD and YTD by dept
z5c- Statement of Functional Expenses - MTD and YTD	Statement of Functional Expenses - MTD and YTD
z6-Consolidated Statement of Activity - MTD and YTD with Encumbrance	Consolidated Statement of Activity - MTD and YTD with Encumbrance
z7-Cross-Year Statement of Activity	Cross-Year Statement of Activity
z8-Consolidated Statement of Activity - Year to Year	Consolidated Statement of Activity - Year to Year
z9-Statement of Cash Flows	Statement of Cash Flows

Implementation

ComputerWorks NFP Solutions will lead your organization through the implementation process. Utilizing our experience in working with clients like the Western Riverside Council of Governments, we collaboratively develop an implementation plan that ensures rapid deployment with the highest level of success.

The Western Riverside Council of Governments will be responsible for designating an internal project manager who will be the primary point of contact for our project manager in order to streamline communications. The internal project manager will need the Council to ensure that all necessary staff are present for scheduled meetings and that all client deliverables are completed according to a mutually agreed-upon schedule that will be developed during the project planning process.

We break the implementation/migration down into 6 phases.

- 1) Planning – During this phase, we meet with the project team and staff to identify all the critical elements, requirements, and potential problem areas pertinent to the project. During this phase, we examine internal processes to identify areas where efficiencies may be gained by “unfreezing” the client from “because that is the way we have always done it” scenarios. During this phase, planning and design documents are created as well as the formalization of the project timeline and milestones. At the conclusion of planning, the project team will be very clear on the intended course of action as well as the associated timeline and responsibilities.
- 2) Setup – The Setup phase encompasses all the components necessary to make the software operational and configure it to the specifications identified during the planning phase. This phase includes software installation, configuration and data input, data conversion/migration/import (if deemed necessary during the planning phase), testing, and client signoffs. The client plays an active role in the Setup Phase, which helps create a deeper understanding of how the system works and helps identify potential issues as they arise.
- 3) Training – It is during this phase that the majority of the “end-user” training occurs as staff are prepared to “go-live” on the new system. Some portions of training occur during the setup phase. However, the majority of training is typically done as part of actual data entry so that the staff person is applying what they are learning as they learn it. This helps invoke all of the training styles to ensure the best level of success in learning and retention and avoids the risk of knowledge loss by training too far in advance while the staff is still actively ingrained in the old accounting system on a daily basis.

After go-live training, we continue to provide assistance and support via phone, e-mail, and remote sessions with the client via the internet to help reinforce their new skill sets and assist with any issues that arise during the go-live stabilization period.

Once the system implementation and training has been completed, ComputerWorks NFP Solutions is available to provide on-going services such as training for new employees, assistance with additional system enhancement or modifications, technical support, etc. In addition to on-site training, we also offer training classes in our office classroom and web-based training for year-end functions such as 1099 and W2 processing. These services may be purchased, on an as needed basis, according to our current fee schedule. For clients requiring regular on-going services, pre-paid blocks of time may be purchased at a discounted rate and placed on account.

- 4) Testing/Parallel - We do not recommend running parallel (except for payroll) for off-the-shelf systems that do not have programmatic customizations. However, if it is determined during the planning phase that the client feels it is necessary this is the time that we will create a test database for the purpose of inputting test transactions or begin the parallel process based upon the previously agreed upon timeline.
- 5) Go-Live – This is the point that the client begins processing live transactions into the new accounting system.
- 6) Project Review – After the go-live is completed, we review with the client an assessment of the project overall and ensure that everything is operating as expected. This is the time when we determine if any additional training reinforcement is necessary and make any final adjustments to the system before completion and sign-off of the project.

The Implementation Planning document is a collaborative process document developed with the client during the course of the initial Implementation Planning meeting to ensure that the milestone and deliverable timelines are realistic and feasible based on the client's desired goals and available resources. In our long-term experience in implementing accounting systems in governmental agencies, we have found that this document cannot be created in a vacuum absent of client discussion, interaction, and input.

Based on the scope of modules being implemented, we typically recommend a minimum of 120 - 180 days for implementation broken into 2-3 phases.

Data Conversion

Data Conversion is discussed during the implementation-planning meeting to determine the scope and feasibility of converting the data requested by the client. Many keep their original system online for the period of time they need access to the historical data and start with fresh opening balances in AccuFund and a new clean coding structure and methodology.

Challenges to data conversion typically involve the design of a new chart of account structure based on the current and anticipated future tracking and reporting needs of the Western Riverside Council of Governments. This often creates challenges in the ability to crosswalk the data from the old to the new structure in a way that makes sense and maintains reporting integrity without sabotaging the new account structure from the start, particularly when clients are moving from a system that has been in place for a long time.

Project Management

Effective project management is critical to the successful completion of this project—especially because projects of this magnitude have the potential to introduce significant organizational change. Our research has shown that inadequate or ineffective project management is the root cause of project “runaways”. Our project management approach is designed to keep the project on time and on budget.

A project management relationship is key— because your organization’s Project Manager and AccuFund will work closely to establish program direction and pace and will enable issue resolution. Together these two individuals are responsible for managing the day-to-day tasks required to direct and complete the project according to the work plan and schedule. This working relationship is critical to the success of the project. Key duties include:

- Developing and maintaining a detailed work plan.
- Allocating and managing project resources.
- Managing scope changes and issues.
- Project control and reporting; and
- Managing change.

In-charge and accountable—our project management philosophy is to have clearly defined project responsibility, District, and accountability. AccuFund ’ Project Manager will ultimately be the contact for all consulting and business-related issues while working very closely with you, organization’s Management and Project Manager to deliver the project to an agreed-upon plan.

Formal and informal project reporting—Formal project control and reporting will be mandatory and occur on a regular basis with your Project Manager. We also believe that informal reporting

is very valuable. In order for us to effectively manage the project, frequent and informal communication will keep the Project Manager informed and on track. This contact does not have to be time-consuming. Short contacts or stand-up meetings (less than 30 minutes) allow us to keep abreast of project progress, issues, and risks, enabling us to be proactive and effectively manage all project issues. Project control and reporting measures the current position and future direction of the project against the agreed-upon plan. An effective project control and reporting process enables the Projects Manager to collect measurable and meaningful data, compare the data against the plan, and report and analyze the information to identify potential problems and respond proactively.

Risk Management—Risk cannot be totally eliminated, but it can be managed and reduced. Risk management involves more than just identifying potential risks; effective risk management encompasses the analysis, reduction and/or elimination of risk situations. One of the major responsibilities throughout the project will be to ensure that the project stays within the initial scope. Re-examination of the scope of the project may be warranted should there appear to be potential opportunities to expand the areas of investigation or to look into unresolved issues that may affect the operational framework. Should opportunities for a potential change of scope arise, the Project Managers will first review them. All requests will be reviewed in the context of any risk to the project schedule and costs. If these managers agree that a change is required, it will be handled under the procedures established for change and issue management.

Issue Management—an implementation project of this size, scope, and complexity requires a formal, structured method of identifying, controlling, and resolving issues as they arise. Rapid resolution of these issues during the project is critical to successful project completion. In order to understand and manage the complexities of project issues, a formal issue-monitoring system will be instituted. To coordinate and communicate important issues effectively AccuFund has created an issue management reporting methodology. The objectives of the issues reporting methodology include:

- Facilitate communications between teams and team members.
- Bring to light issues which could hinder the implementation; and
- Provide a means for the project management team to understand the impact of documented issues on the implementation.

This system will provide a centralized means for collecting and tracking issues encountered during the project and provides the project management team with an effective means for reviewing and controlling project issues. In addition, this system assists in the allocation of staff resources to resolve issues in a timely and efficient manner.

Managing Change - must address the human element of the project. By this, we mean:

- Assessing the level of disruption, the project may cause during and after implementation.
- Understanding individual project roles and how they relate to each other and the members of the organization.
- Identifying the individuals who have formal and informal decision-making and influencing power for the project.
- Developing and maintaining strong sponsorship for the project.
- Building sustained commitment to the project through timely and effective communication.
- Develop strategies to manage resistance; and
- Developing a synergistic environment, where all those involved with the project work together to achieve more collectively than individually.

Subcontractor and Third-Party Relationships

AccuFund does not rely on any third-party modules. All functionality proposed has been developed by AccuFund, allowing for a consistent user interface that is easy to learn.

Support

Telephone and Web Support is available directly from AccuFund, Inc. Support is designed to assist you when there is a problem with your system, or a user is unsure why something happened and needs assistance diagnosing the incident and correcting it if necessary. AccuFund telephone and web support is available to assist you in these instances.

AccuFund Support is available from 7:00 a.m. to 5:00 p.m. (MT), on Monday through Friday except for published holidays. While support personnel will try to assist an organization with use and set-up questions, it is not a substitute for training. The Support Agreement does not provide for unlimited telephone training.

ComputerWorks NFP Solutions is also available to provide first or second level support in addition to your maintenance and support agreement with AccuFund, Inc. if you desire. Our support services are not covered by your software fees paid to AccuFund and are billed according to our current fee schedule.

Our normal office hours are Monday through Friday from 8:30am to 5:00pm, however, ComputerWorks NFP Solutions staff are commonly available after-hours by appointment, and we can provide emergency contact numbers for extreme scenarios requiring immediate attention.

Maintenance & Improvements

AccuFund continues to enhance the functionality available in each module based on feedback from clients, resellers, and our own staff. The Annual Maintenance and Improvements Agreement provides users with access to these enhancements as they are released. While AccuFund strives to provide error-free software, it is software and may occasionally not operate to specification. Clients have access to software corrections through their M&I agreements. With each release, a list of enhancements and maintenance changes is documented.

F: Detailed & Itemized Pricing

As stipulated in the RFP, the following cost proposals shall be valid for ninety (90) days following the proposal due date.

Software Costs & Fees

The AccuFund On-Premise (Purchase) and AccuFund Anywhere Cloud (SaaS) software costs and fees for have been detailed on the following proposal pages.

Software Upgrade Costs (AccuFund On-Premise Only)

As long as a client remains current on their annual maintenance agreement with AccuFund, there is no cost to obtain updates and upgrades to the software.

Annual Maintenance & Support Costs (AccuFund On-Premise Only)

The Annual Maintenance Cost is twenty-five percent (25%) of the SRP of all licensed software.

After the first year, clients who do not use AccuFund's support services frequently or who wish to utilize ComputerWorks NFP Solutions for their first line support, have the option of selecting Maintenance & Enhancements Only, which reduces the annual renewal to fifteen percent (15%) of the SRP of all licensed software.

Services Costs

ComputerWorks NFP Solutions provides all services related to the sale, implementation and training of AccuFund.

Please note that the service cost estimates are based upon the projected maximum number of system design, setup, implementation, and training hours likely required for your project and the other terms outlined in the proposal based upon the information we have thus far. However, Western Riverside Council of Governments understands that billing will be based upon actual time in accordance with the, then current, fee schedule at the time services is rendered and may vary from those quoted with the exception of Data Conversion, which is quoted as a flat fee.

The estimated services costs have been quoted using our Standard Service Rates as outlined in our attached Fee Schedule.

Discounted rates are available to save on the costs of services by availing ourselves of our Premium Service Rates as outlined in the Fee Schedule and illustrated in the services proposal.

ACCUFUND ON-PREMISE ACCOUNTING SYSTEM PROPOSAL (Purchase)

for Western Riverside Council of Governments

Prepared May 15, 2024

This proposal is valid for 90 days

SOFTWARE COSTS: Based Upon Client Purchase

Professional Edition Enterprise Suite Core w/3 Concurrent User Licenses \$9,495.00
(Includes: General Ledger, Accounts Payable, Cash Receipting, Bank Reconciliation, G/L Allocations, Budget Reporting, Dashboards, Account Reconciliation, Financial Report Writer, Reports and Forms Designer, Report/Task Scheduling, Export to Excel/PDF/Other, Import from Excel/Other, PDF and Image Storage, ACH Payments/Receipts, Cash Drawer Security Organization Items, Business Rules, Enhanced Security which provides additional restrictions for: Departments, Bank Access, Account Access, Payroll Items, H/R Items, Forms and Reports, Organizations, Organization Items, Programs, Clients, Grants)

2 - Additional Concurrent Full User Licenses (\$1,195 each)	\$2,390.00
7 - Concurrent Access User Licenses (Requisitions / Reporting / Queries) (\$225 each)	\$1,575.00
Budget Development	\$1,695.00
Accounts Receivable w/Inventory	\$1,695.00
Requisitions w/Electronic Approvals	\$1,695.00
Purchasing w/Inventory	\$1,695.00
Fixed Assets	\$1,695.00
Grants Management	\$1,695.00
Automations Workbench	\$1,995.00
Human Resources	\$1,695.00
Payroll	\$2,495.00
Employee Web Portal (up to 50 active employees)	\$1,595.00
Employee Self-Service (requires Web Portal & HR/PR)	\$1,695.00
Leave Requests (requires Web Portal & Payroll)	\$1,895.00
Employee Time Entry (requires Web Portal & Payroll)	\$1,695.00
Calendar Time Entry (requires Employee Time Entry)	\$749.00
Web Portal Access (requires Web Portal) (Requisitions/Financials/Dashboards)	\$1,695.00

Total Software (SRP)	\$39,139.00
Discount on Additional Modules Purchased with Core	(\$4,824.00)

Software (subject to CA sales tax) \$34,315.00

California Sales Tax	8.75%	\$3,002.56
Shipping		N/C
1st Year Maintenance & Support (provided by AccuFund)	25% of SRP	\$9,784.75

Tax, Shipping & Support \$12,787.31

Total Software Cost Due Upon Order \$47,102.31

ON-GOING ANNUAL SOFTWARE COSTS (based on current SRP)

Software Maintenance/Enhancements and Unlimited Support Option	
Years 2+ Maintenance & Support - AccuFund	\$9,784.75
Software Maintenance/Enhancements w/Pay Per Use Support Option	
Years 2+ Maintenance Only - AccuFund	\$5,870.85

ACCUFUND ANYWHERE CLOUD ACCOUNTING SYSTEM PROPOSAL (SaaS)
for
Western Riverside Council of Governments

Prepared May 15, 2024

This proposal is valid for 90 days

ACCUFUND ANYWHERE SOFTWARE FEES & TERMS: 12 MONTH CONTRACT MINIMUM

The online contract will be provided directly from AccuFund. All online services are billed directly by AccuFund on a quarterly basis. The initial billing will be for 3 to 6 months to prorate to next full calendar quarter.

AccuFund Anywhere Includes the Following Services:

Access to licensed software	Access to webinar training on updates
Nightly backup of databases	Disaster recovery support on backup server
Installation of all updates	Telephone support directly with AccuFund

Professional Edition Core System w/1st Named Full User Licenses \$225.00

(Includes: General Ledger, Accounts Payable, Cash Receipting, Bank Reconciliation, G/L Allocations, Budget Reporting, Dashboards, Account Reconciliation, Financial Report Writer, Reports and Forms Designer, Report/Task Scheduling, Export to Excel/PDF/Other, Import from Excel/Other, PDF and Image Storage, ACH Payments/Receipts, Cash Drawer Security Organization Items, Business Rules, Enhanced Security which provides additional restrictions for: Departments, Bank Access, Account Access, Payroll Items, H/R Items, Forms and Reports, Organizations, Organization Items, Programs, Clients, Grants)

05 - Additional Named Full Users (\$85 each)	\$425.00
14 - Named Access Users (Requisitions / Reporting / Queries)	\$220.00
Budget Development	\$75.00
Accounts Receivable w/Inventory	\$75.00
Requisitions w/Electronic Approvals	\$75.00
Purchasing w/Inventory	\$75.00
Fixed Assets	\$75.00
Grants Management	\$75.00
Automations Workbench	\$90.00
Human Resources (Included w/Payroll)	\$0.00
Payroll	\$150.00
Employee Web Portal (up to 50 active employees)	\$60.00
Employee Self-Service (requires Web Portal & HR/PR)	\$75.00
Leave Requests (requires Web Portal & Payroll)	\$75.00
Employee Time Entry (requires Web Portal & Payroll)	\$75.00
Calendar Time Entry (requires Employee Time Entry)	\$34.00
Portal Access (requires Web Portal) (Requisitions/Financials/Dashboards)	\$75.00

On-Going Monthly Software Fee **\$1,954.00**

Initial Online Billing (Estimated at 6 Months) **\$11,724.00**

ESTIMATED ANNUAL SOFTWARE FEES (based on current pricing) **\$23,448.00**

Other Potential Monthly Fees:

Additional Database (each)	\$20.00
Excess Storage Over 10GB (each additional 10GB's)	\$45.00
Additional Named Full User (each)	\$85.00
Additional Reporting/Query Only Named Users (block of 10)	\$120.00

COMPUTERWORKS NFP SOLUTIONS SERVICES PROPOSAL
for
Western Riverside Council of Governments

Prepared May 15, 2024
 This proposal is valid for 90 days

IMPLEMENTATION, SETUP & TRAINING ESTIMATE:

System Design & Planning	24 @ 175.00 Standard Rate	\$4,200.00
Core System	80 @ 175.00 Standard Rate	\$14,000.00
Budget Development	8 @ 175.00 Standard Rate	\$1,400.00
Accounts Receivable	8 @ 175.00 Standard Rate	\$1,400.00
Requisitions	12 @ 175.00 Standard Rate	\$2,100.00
Purchasing w/Inventory	8 @ 175.00 Standard Rate	\$1,400.00
Fixed Assets	12 @ 175.00 Standard Rate	\$2,100.00
Grants Management	12 @ 175.00 Standard Rate	\$2,100.00
Automations Workbench	16 @ 175.00 Standard Rate	\$2,800.00
Human Resources	20 @ 175.00 Standard Rate	\$3,500.00
Payroll	60 @ 175.00 Standard Rate	\$10,500.00
Employee Web Portal	4 @ 175.00 Standard Rate	\$700.00
Employee Self-Service	4 @ 175.00 Standard Rate	\$700.00
Leave Requests	4 @ 175.00 Standard Rate	\$700.00
Employee Time Entry	4 @ 175.00 Standard Rate	\$700.00
Access for Web Portal	4 @ 175.00 Standard Rate	\$700.00
Report/Form Customization	10 @ 175.00 Standard Rate	\$1,750.00
Remote Access Premium Service Plan	1 @ 500 per year	\$500.00

Total Estimated Implementation and Training at Standard Rate **\$51,250.00**

Available Discount When Availing of Prepaid Time Blocks **-\$7,250.00**

Total Estimated Implementation and Training at Premium Rate **\$44,000.00**

*****The Estimated Implementation and Training includes the buildout of one database. Additional database requests will be quoted separately and typically range between 4 to 24 service hours depending on timing, differences and/or other complexities.**

DATA CONVERSION ESTIMATE:

(The import of Master Records such as Vendors, Customers, Employees is included in the quoted services. The client may be responsible for extracting the master records from the existing system for import. Data conversion quoted here relates to transactional record history. Where appropriate, such as in the G/L, the conversion of summary balances by month is less expensive than Transactional Detail.)

1 Prior Fiscal Years	G/L Detail Transactions	\$1,800.00
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(The data conversion cost estimate is based on the conversion of "Detail" for one database for the module and number of years indicated. The client may be responsible for extracting the transactional data from the existing system in a text or excel format and for providing a mapping table from the historical account structure to the new account structure established during the System Design & Planning phase. The conversion requirements and feasibility will be discussed and evaluated during this phase and this estimate may be adjusted based upon determined necessity, feasibility, or requested changes in regards to the data be converted.)

ESTIMATED REIMBURSABLE TRAVEL COSTS:

Travel costs are not typically quoted due to their unpredictable nature, however billing will be based upon actual costs according to our fee schedule.

Given WRCOG's proximity to our office, there would not be any travel costs for on-site visits.

Estimated Travel for Budgetary Purposes (if on-site services are desired)	\$0.00
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ComputerWorks NFP Solutions Fee Schedule

(Rates are not guaranteed and are subject to change with a 30-day notice)

Service and Travel Rates

Standard Service Rates (pay-as-you-go)

Our standard service rate is \$175 per hour, billed in 15-minute increments, with a six-hour minimum per day for on-site appointments. The standard service rate for services provided outside of normal weekday operating hours, on weekends, or during company holidays is \$200 per hour.

Premium Service Rates (pre-paid)

Qualified clients may be eligible to save money on large projects or on-going service needs by purchasing pre-paid blocks of 20+ hours at the current premium service rate. Our premium service rate is \$150 per hour, billed in 15-minute increments, with a six-hour minimum for on-site appointments. The premium service rate for services provided outside of normal weekday operating hours, on weekends, or during company holidays is \$175 per hour. Billing against pre-paid time will be at the currently effective and applicable premium service rate. Pre-paid blocks are non-refundable.

Travel Time Rates

The travel time rate is 50% of the applicable service rate. For clients located within a 60-mile radius of our offices, travel time is billed at a minute per mile rounded to the nearest quarter hour. For clients located further than 60 miles from one of our offices, travel time is billed as follows:

61 – 100 Miles	\$ 1.50 per mile
101+ Miles	\$ 1.25 per mile (plus Travel Costs for multiple-day appointments)
CONUS Air Travel	4 hours of travel time each way plus Travel Costs
AK & HI Air Travel	8 hours of travel time each way plus Travel Costs
International Air Travel	16 hours of travel time each way plus Travel Costs

Travel Costs

All travel costs (i.e. airfare, lodging, meals, etc.) are billed as reimbursable expenses. Airfare and Car Rentals are billed on actual costs. Lodging, Meals and Incidental costs are billed according to the U.S. General Services Administration published Per Diem rates for U.S. domestic travel and the U.S. Department of State published rates for non-continental U.S. and international travel.

Telephone/Email and Remote Access Services

Standard Telephone/Email Support

As a “value-added” service to our clients, ComputerWorks NFP Solutions is happy to address simple questions and issues via telephone and email. These are issues that are resolved within ten minutes. Issues exceeding 10 minutes are billed in 15-minute increments at the applicable service rate.

Remote Access Services

Remote Access is a secure, Internet based service that allows us to interact with you and your data as if we were on-site. Via remote access, we can provide technical support, training, system updates, or even step you through a procedure like posting and rolling balances at year-end without ever leaving our office, saving you time, money and frustration. Remote Access sessions are billed from the start of the session in 15-minute increments at the applicable service rate.

Remote Access Premium Service Plan

This plan is billed annually at a cost of \$500. It includes our secure AccuFund server client for unattended/after-hours services and up to 15 minutes of service per incident (one incident may include several sessions). Additional time will be billed in 15-minute increments at the applicable service rate. With the service plan, pre-planned/pre-scheduled after-hour sessions are billed at our normal operating hours rate for additional cost savings.

Appendix A: References

We respect our on-going relationship with our clients and appreciate the time they are willing to take out of their day to speak with new prospective AccuFund clients. As such, we kindly request that you e-mail each reference first to schedule a mutually convenient time for a call. We maintain on-going service relationships with all of these clients.

Laquita Cole, Fiscal Manager
Mojave Desert Air Quality Management District
14306 Park Avenue, Victorville, CA 92392
(760)245-1661 x5615
lcole@mdaqmd.ca.gov

Barbara Lods, Operations Manager
Antelope Valley Air Quality Management District
2551 West Avenue H, Lancaster, CA 93536
(661)723-8070 x23
blods@avaqmd.ca.gov

Hilary Chumpitazi, Accounting Manager
Municipal Water District of Orange County
18700 Ward Street, Fountain Valley, CA 92728
(714) 593-5019
HChumpitazi@mwdoc.com

Appendix B: Project Team Staffing

ComputerWorks NFP Solutions Key Project Staff

Jeff Durante, President/Project Manager

Jeff has over 35 years of experience in the computer industry and over 33 years working with the public sector. He came to ComputerWorks NFP Solutions as a consultant in 1996 after having spent over 7.5 years in Not-For-Profit administration in the positions of Information Systems Manager, Director of Fund Development, and Finance Manager. His real-world experience in all aspects of not-for-profit operations and management, grant accounting, allocations, indirect cost recovery, and financial system research, selection and implementation provide him with invaluable insights and knowledge. This in-depth understanding uniquely enables him to effectively understand the needs of the client and to make relevant and highly effective recommendations.

Maryellen Kiefer, Senior Consultant

Maryellen's has been with ComputerWorks NFP Solutions for over 20 years. Her primary focus is providing implementation, training, and support services for our accounting software products. Maryellen has a degree in Computerized Accounting Systems from the University of Southern California.

Becky Buchholtz, Client Relations Manager

Becky has been with ComputerWorks NFP Solutions for over 15 years. Her primary focus is on maintaining consistent and on-going communications with our client base and is the main point of contact for client concerns and issues. She manages the flow of implementation and upgrade process documents to and from clients and follows up with each client after an engagement to ensure their satisfaction.

ComputerWorks NFP Solutions has specialized exclusively in public sector financial management software and agencies since 1986. As such, we research and select to represent the “best of breed”, off-the-shelf accounting solutions designed specifically for this unique market space. We have been an authorized and certified value-added reseller the AccuFund Accounting Suite for over 20 years and have been an AccuFund Partner Leadership Award recipient for the last seven years running.

We continually evaluate products in the market. As a result, we occasionally add and remove products from our offering based upon what is the best fit for small to large Government Agencies and Not-for-Profit Organizations. It is our mission to be mindful of features, flexibility, and competitive pricing.

Through this evaluation process, we have selected and worked with several public sector accounting products over the years. Given its overall functionality, flexibility, scalability and price point, AccuFund has become our primary recommended product of choice over any of the systems we have previously worked with.

Our consultation services include procedural/compliance reviews, financial systems assessment, needs analysis, software recommendation, sales, system planning, implementation, project management, training and support. Our staff is committed to providing the best professional services possible to our clients. We strive to establish long-term relationships with our clients and have built a reputation on being there for them long after the installation is complete.

Today, we have Not-for-Profit, Governmental, and Tribal Government clients throughout California, Arizona, Nevada, Oregon, Washington and Alaska.

Our corporate office is located in Riverside, California. Our normal hours of operation are Monday through Friday from 8:30am to 5:00pm with after-hours and weekend services available by appointment.

We currently maintain a staff of 2 full-time consultants, 2 contract consultants and a client relations/office manager.

Appendix C: Company Overview

AccuFund Company Overview

AccuFund, Inc. was incorporated in 2001 and is a wholly owned subsidiary of i3 Verticals, a publicly traded company on NASDAQ. AccuFund has significant experience in the accounting software industry and specifically with government and nonprofit organizations. We have a team of nonprofit and government experts offering consulting and implementation services across the country. In addition, i3Verticals has a wide range of Public Sector offerings that complement and extend AccuFund's reach and coverage in the market.

Our consultation and professional services include financial systems assessment, needs analysis, implementation services, training, and integration. Our staff is committed to providing the best professional services possible to our clients. We strive to establish long-term relationships with our clients and have built a reputation for being there for them long after the installation is complete.

Today, we have Not-for-Profit, Governmental, and Tribal Government clients throughout the United States.

Our corporate offices are located in Castle Rock, Colorado, and Nashville, Tennessee. Our normal hours of operation are Monday through Friday from 8:30 am to 7 pm EST.

AccuFund Inc. – Key Executive & Staff Experience

Gordon Holfelder - President

Gordon has been developing software for companies since high school. He worked for several companies developing software for internal use until 1990 when he joined American FundWare as part of their development team. Gordon left American FundWare as the Vice President of Software Development in 1998 and started 20 Pines Resources to fulfill module needs not being met by major nonprofit software providers. AccuFund was born out of 20 Pines Resources and Gordon continues to lead AccuFund in new product development and innovative technology solutions.

Ian A. Scotland, MS CPA - Vice President and General Manager

Ian combines a traditional accounting background with nonprofit and technological expertise. Prior to joining AccuFund, Ian founded two companies that worked exclusively with nonprofit organizations and government agencies. Payroll for Nonprofits, LLC offered complete payroll processing tailored to the needs of nonprofit organizations specializing in payroll allocation and general ledger import files. Binnacle Technology Solutions, LLC was a leading reseller of AccuFund accounting software, training, and support. Ian earned a B.S. in Accounting from York College in Pennsylvania and holds a Master's in Community Development from Eastern University. Before going into practice on his own, Ian worked for ten years as a controller and CFO of nonprofit organizations.

Appendix D: AccuFund HRMS Overview

Everything You Need to Manage Your Most Important Assets

AccuFund’s Human Resources Management System (HRMS) gives you the essentials you need to manage human resources, administer payroll, and improve employee engagement.

The modules are a powerful and complete alternative to impersonal payroll services that offer little to no customization capabilities. AccuFund HRMS is a comprehensive and flexible solution that makes managing your organization’s human capital more efficient and cost effective:

Payroll Made Simple

Designed to meet the complex payroll processing needs of nonprofits and government agencies, AccuFund can handle all your accruals, deductions, and general ledger distributions with ease. Thanks to unsurpassed General Ledger integration, no payroll service can match AccuFund’s ability to distribute employee payroll following complex distribution tables and pools and post it all for immediate reporting.

Streamlined HR

Is your organization spending too much time on HR administration? We’ve made it easy for you to track employee information, such as training, benefits, workers comp, compliance, and disciplinary issues. Affordable Care Act management is also included.

An Employee Portal that Really Works

AccuFund’s self-service portal gives employees direct access to paystubs, W-2s, accounting reports, company policies, news, and more. Employees can also update their benefits, tax, and contact information.

Time & Attendance

AccuFund’s fully integrated time and labor management system helps you manage attendance, time off, labor allocations, and even Affordable Care Act requirements. We offer biometric time clocks and browser-based time entry options, as well as apps for Android and iOS that allow employees to enter and manage their time.

Position Control

This module provides budgeting by FTE or position and creates optional encumbrances that enable reporting by position and control.

Leave and Resource Requests

AccuFund’s Leave Management module allows you to process multiple time-off requests, enforce approval processes, and ensure sufficient employee coverage. Plus, you can easily manage requests for conference rooms, automobiles, computers, AV equipment, and more.

Tax Management

AccuFund’s low-cost tax automation takes the hassle out of tax payment and filing, by providing a seamlessly integrated tax service.



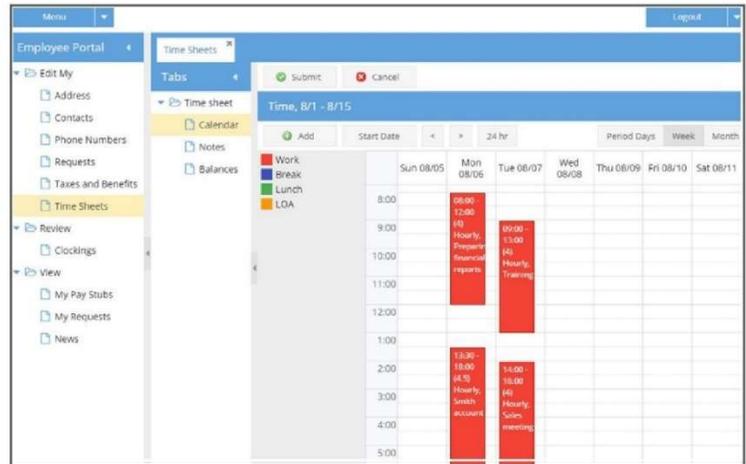
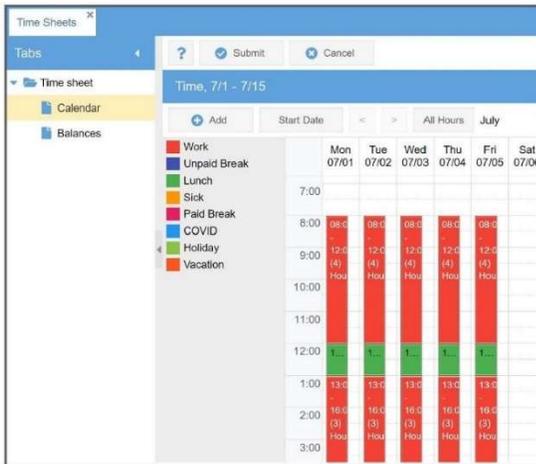
TIGHT INTEGRATION MEANS ACCURATE, IMMEDIATE REPORTING

AccuFund's Timekeeping and Payroll modules are fully integrated with the AccuFund Accounting Suite, for up-to-date reporting on payroll-related transactions.

In similar fashion, the Position Control module gives you greater control over your payroll budget, by enabling the

creation of payroll encumbrances and reporting on budget-to-actual financial statements.

Overall, AccuFund provides unsurpassed reporting and analytics, through standard and customized reports that meet your specific organizational needs.



ACCUFUND HRMS COMPONENTS

- Payroll Module**—The heart of AccuFund Payroll Suite managing all calculations, accruals and general ledger postings.
- Human Resources**—Manage employee data with seamless integration into payroll and unparalleled reporting.
- General Ledger Integration**—No payroll service can match AccuFund's ability to distribute an employee's payroll following complex distribution tables and pools; all posted immediately for reporting needs.
- Tax Management**—Take that tax burden off your shoulders and ensure that all payments and filings are correct and on time.
- Employee Self Service**—Enables your employees to view dashboards, paystubs, W-2s, and other reports. They can update their taxes and other pertinent information.
- Employee Timesheet Entry**—Enables employees to enter their time sheets in a web browser.
- Soft Clock**—Utilize your tablet or phone to enter employee time.
- Time Clocks**—Biometric or fob enabled physical time clocks. They can be used in conjunction with other time entry methods.
- Portal Reporting and Dashboard**—Turn your Employee Portal into a report management tool! Enable non-accounting employees to retrieve accounting reports and view Dashboards from within the AccuFund Employee Portal.
- Position Control**—Take control of your payroll; create and automatically release encumbrances for each employee.
- Leave Management**—Automate your leave time off approvals, and resource management.
- Incredible Reporting**—The depth of AccuFund payroll features are tied into our integrated report writers that enable your staff to create custom reports.

Appendix E: Mojave Desert Air Quality Mgmt District Success Story

Mojave Desert Air Quality Management District Success Story

For This Government Entity, a New Accounting System Was a Breath of Fresh Air

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT (MDAQMD), CALIFORNIA - MDAQMD is one of California's 35 air districts and geographically the second largest, with jurisdiction over the desert portion of San Bernardino County and the northeast portion of Riverside County. Their mission is to attain and maintain a healthful environment for the more than 500,000 residents within its boundaries, while supporting strong and sustainable economic growth.

Formed July 1, 1993, MDAQMD is empowered to maintain a program of air quality management for stationary sources of air contaminants under the provisions of Division 26 of the California Health and Safety Code. As required by the California Clean Air Act and the Federal Clean Air Act and Amendments, the District is responsible for air monitoring, permitting, enforcement, long-range air quality planning, regulatory development, education and public information activities related to air pollution.

MDAQMD is governed by a 13 member Board and has an annual budget of \$8 million, of which \$7 million is the operating budget and approximately \$1 million is budgeted for pass-through grant monies.

An Outdated System Was Creating a Toxic Environment

Since its inception, MDAQMD had been using a basic general accounting package for managing all of its financial matters as well as those of the Antelope Valley Air Quality Management District. One challenge the organization had with the package was that it didn't accommodate fund accounting and the different grants each District had. As a result, MDAQMD had to break out each District into three different companies in order to tie expenses to revenues as they should with fund accounting.

"When I joined the organization in 2012, my first objective was to get us onto a fund accounting system," said LaQuita Cole, Finance Manager at Mojave Desert Air Quality Management District. "I could see that the current accounting system could not enable job costing and allow us to perform true fund accounting."

MDAQMD also had separate software products for various finance functions --- for example, one for managing assets and one for storing documents --- and they were outsourcing their accounts payable, payroll and check printing. Budgeting had to be done in Excel.

MDAQMD also couldn't generate financial reports on a regular basis for its governing board. They could only provide them with a financial statement once a year at the audit and delivered a stack of Excel sheets in the interim.

"That doesn't provide the full picture of our finances that a statement of activities or a balance sheet would present," explained Cole. "It was a no brainer that we find a more robust accounting solution."



The AccuFund Solution Put New Wind in the Finance Team's Sails

Cole and her staff researched fund accounting systems through Software Advice, an online service that assists buyers with selecting the right software for their needs based on user reviews. They looked at a total of 18 accounting systems, ultimately deciding to go with the AccuFund.

"We chose AccuFund because it is what I call a 'one-stop shop,'" said Cole. "It is very, very rare to find accounting software in which literally every function of the accounting, purchasing, and budgeting departments is accommodated, and for a great price. I had a check list of 365 features we were looking for and found that AccuFund had 357 of them. It's truly the Cadillac of accounting software."

Now, all of the functions that were performed in separate software packages or being outsourced are conducted in the AccuFund Accounting Suite. In addition, MDAQMD no longer has six different companies set up for the two organizations and job costing is performed with the click of a button. The finance department is able to print checks directly from their desks and, for the first time since 1993, they are able to regularly present real financial statements to the governing board.

"Overall, the finance staff feels relief that we have AccuFund, as we got away from using paper and having records in five different places," explained Cole. "There was a bit of resistance to the change at first, but that was gone once everyone got into the software and saw how user-friendly it is and how you just need to learn one module to understand how all of them work."

As far as the system and software set up and training, Cole added, "AccuFund provides more than a great accounting system. The customer service has been very hands on, helpful and responsive, which is very unique."

Seeing Clearly With AccuFund

A staff of four manages MDAQMD's accounting, finance, budgeting and human resources activities. Using AccuFund in these areas, they have seen numerous process improvements as well as time and cost savings.

Budgeting

With its previous system, MDAQMD had to start its budget development in January and work diligently until April to complete it. With AccuFund, the budget takes only two weeks "from beginning to end" --- a 75-80% reduction in processing time.

Payroll

Prior to implementing AccuFund, MDAQMD outsourced its payroll at a cost of \$7200 per year. The payroll person still had to do some initial processing and, once the payroll was sent out for payment processing and check printing, the turnaround was nine days. Now, MDAQMD has full control of its payroll processing and can save both the cost and time involved with outsourcing it. They can process payroll one day and distribute it the next without relying on another company to print the checks.

Accounts Payable

Before using AccuFund, MDAQMD was spending \$16,000 per year on outsourcing its payables, which included the cost of everything from having a courier pick up the payable documents to printing the checks. The entire process would take three weeks. Now, the cost is only \$1,100 per year and the process takes only three days.

Auditing

MDAQMD used to rely on and pay the auditors to compile the information they could not retrieve from their old system. Now, AccuFund pulls all the audit information together and provides the auditors with more information than they were able to receive before, lowering MDAQMD's auditing costs and reducing the audit time from two weeks to four days.

"Instead of having the auditors provide me with the financial statements, I now provide them with the financial statements and they audit them. AccuFund has relieved us of the pressure of getting these statements done," explained Cole.

Billing/Receiving

MDAQMD uses a compliance and permitting software for its billing and those invoices had to be manually entered one-by-one with its previous accounting system. There are 400 sources, some of which have 15 invoices, therefore keying all these invoices would take at least a week.

Jeff Durante at ComputerWorks NFP Solutions, the reseller from whom MDAQMD purchased the AccuFund Accounting Suite, enabled them to integrate AccuFund with the compliance and permitting software. He created an interface that can import and export the invoices --- a process that now takes only 10 minutes.

Human Resources

MDAQMD's HR person used to manage all the information for the District's 42 employees in Excel spreadsheets, which was a tedious task. With AccuFund, HR is able to save time --- from hours to minutes --- with updating employee records and has reduced the number of Excel spreadsheets used by almost 70%.

"AccuFund has made us more efficient and productive," said Cole. "We've made extreme cuts in time and expenses with several tasks and processes by bringing all of them in-house and performing them in the AccuFund Accounting Suite. I get really excited talking about AccuFund. More organizations should consider getting it."



With its previous system, MDAQMD had to start its budget development in January and work diligently until April to complete it. With AccuFund, the budget takes only two weeks "from beginning to end" --- a 75-80% reduction in processing time.



Western Riverside Council of Governments Finance Directors Committee

Staff Report

Subject: Overview of the TUMF Nexus Study - Final Draft & TUMF Revenue Update
Contact: Chris Gray, Deputy Executive Director, cgray@wrcog.us, (951) 405-6710
Date: August 22, 2024

Recommended Action(s):

1. Receive and file.

Summary:

Staff will be providing an update on recent activities related to the TUMF Program which will include a discussion of the draft TUMF Nexus Study, which is being presented to various WRCOG Committees prior to potential action by the Executive Committee. WRCOG will also be providing information on collections for Fiscal Year (FY) 2023/2024.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

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

Discussion:

Background

Since the inception of TUMF, WRCOG has served as the program administrator. One of its main responsibilities are periodic updates of programmatic documents, specifically the TUMF Nexus Study.

At its October 4, 2021, meeting, the Executive Committee gave direction for staff to begin work on a Nexus Study update. The Nexus Study draws a connection between the needs of the Program and the TUMF Program Fee Schedule. The Nexus Study identifies projects requiring mitigation from new development, determines what the cost of those projects will be, and which fees need to be assessed to fund these projects. Nexus Study updates have occurred on a regular basis with updates done in 2005, 2009, 2011, and 2017.

The key reasons for a Nexus Study update include the following:

- It is considered a best practice to update on a regular basis

- Underlying growth forecasts have changed since the last update
- Travel behavior has changed, particularly viewed in light of COVID-19
- The project list has changed, with past projects completed and new projects identified
- Opportunity to add new project types, such as Intelligent Transportation System (ITS) infrastructure

Another responsibility of WRCOG is to provide periodic updates of TUMF collections to member agencies and other program participants.

Present Situation

The draft Nexus Study satisfies the needs of the Mitigation Fee Act (AB 1600) which governs imposing development impact fees in California. The draft Nexus Study confirms the following, as per AB 1600 rules:

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.

This draft document describes the various assumptions, data inputs, and analysis leading to the determination of each major variable in the TUMF calculation, and ultimately leads to the determination of the TUMF Schedule of Fees and the maximum "fair share" fee for each of the various use types defined in the TUMF Program. These two primary outputs are included in the draft document and represent the two main components of the Nexus Study. The final Nexus Study is provided as Attachment 1 to this Staff Report.

The first output of the draft Nexus Study is the TUMF Network Cost Estimates (Table 4.4 of Attachment 1). This list includes all the infrastructure projects included in the TUMF Program. These infrastructures include road widening, interchanges, bridges, grade separations, transit projects, and ITS projects. Each project in this list is on the TUMF Regional System of Highways and Arterials (Network), and will have potential TUMF funding. Eligible projects would include those that, due to congestion, have a need to be mitigated. This mitigation could be adding a lane to a road, widening a bridge, or improving an interchange. The Nexus Study also determines how much of the mitigation need is being caused by traffic from new development. From these calculations a total eligible funding figure is presented on each project, also known as a 'maximum TUMF share'. This figure represents the maximum amount of TUMF funding that the local agency can request to be allocated towards one of its projects.

The second key component of the Nexus Study is the TUMF Fee Schedule. The total cost to mitigate the TUMF Network is divided among the different types of developments in proportion to their expected traffic impacts. TUMF groups the various land use categories to simplify the administration of the Program. The main uses are Single-family Residential, Multi-family Residential, Service, Retail, and Industrial. The fee schedule represents the maximum fee permissible under California law for the purposes of the TUMF Program.

Consistent with the requirements of AB 602, WRCOG will be implementing a tiered approach to calculate and collect fees for single-family units based on the size of the unit itself. This tiered approach will use the final adopted Single-Family fee as a basis for these tiers. For example, a smaller home will pay a fee

which is less than the standard Single-family fee while a larger home will be a higher fee. The exact values of these tiers will not be known until the Single-Family fee is finalized. The actual process by which these tiers are implemented by through the TUMF Fee Calculation Handbook, which is one of the main TUMF governance documents. The TUMF Fee Calculation Handbook, along with other TUMF governance documents, will be updated prior to the implementation of any increase in TUMF.

Public Comment: The public comment period for the Draft Nexus Study opened on May 13, 2024, and two informational meetings were held on May 21, 2024 and June 4, 2024. The comment period closed on June 10, 2024, though WRCOG has continued to accept comments after the closing of the comment period.

A total of 13 letters were received with 42 separate comments. Comments were received from:

- City of Corona
- City of Eastvale
- City of Lake Elsinore
- City of Moreno Valley
- City of Perris
- City of Riverside
- City of San Jacinto
- Habitat for Humanity
- Riverside County, Transportation Land Use Management Agency
- Southern California Building Industry Association (BIA)
- Mr. McCarthy (City of Riverside resident)
- Ms. Dooley (City of Jurupa Valley resident)
- Ms. Marshal (City of Jurupa Valley resident)

All parties who commented were provided with a written response which was provided to them during the week of July 29, 2024. Some key comments that were received included:

- Specific questions on the inclusion or exclusion of specific projects - The majority of the questions we received from member agencies were in regards to the amount of funding for projects in the jurisdiction in question. Where appropriate, adjustments were made to the roadway network in response to these comments.
- Comments regarding the negative impacts of warehouses - Several residents commented that warehouses have negative impacts related to noise, air quality, road maintenance, and other related items. WRCOG responded that many of these impacts are outside of the TUMF Program jurisdiction and those comments are best addressed to their local agency.
- Impact of SB 743 - Several commenters questioned whether the TUMF Program could continue to fund roadway projects after the implementation of SB 743, which requires projects to evaluate their impacts to the environment using VMT as a metric. WRCOG noted that SB 743 is applicable to CEQA documents only, and has no impact on the TUMF Program.
- One commenter asked that WRCOG reduce TUMF fees on affordable housing projects. WRCOG's response was that these projects are currently exempt from TUMF and therefore any changes in the TUMF fees would not impact these types of projects.

All of the comments and WRCOG's responses are provided in Attachment 2.

Next Steps

The Executive Committee will be asked to take two separate actions. The first action will be to approve the Nexus Study. The action will be to set the Fee Schedule for each land use type. Traditionally setting the fee schedule also requires determining a date at which the new fees become effective. Attachment 3 provides the recommended fee schedule with the effective date of April 1, 2025.

The Public Works Committee, Administration & Finance Committee, and the Technical Advisory Committee will be asked to make a recommendation to the Executive Committee regarding both the Nexus Study and the Fee Schedule. If the Executive Committee adopts the Nexus Study and Updated Fee Schedule, the following actions will be required to implement the updated fees:

- WRCOG staff and BBK must develop an updated draft TUMF Ordinance and distribute this document to each WRCOG member agency staff and legal counsel for their review. This process generally takes 1 - 2 months.
- Member agency staff are then responsible for scheduling action by their elected body to formally adopt this ordinance. This adoption process must follow the requirements of state law and generally takes 2 - 3 months. Staff anticipates that any formal action by member agencies would occur in mid to late November or December. For consistency purposes, staff ask that each elected governing board (City Council / Board of Supervisors) from TUMF participating agencies adopt the ordinance with an effective date several months later than the action to allow a transition period between the old fee and new fee.
- WRCOG staff will also be working to update administrative and technical documents such as our TUMF Administrative Plan, the TUMF Fee Calculation Handbook, and the TUMF Fee Calculator, as well as the online TUMF Payment Portal. As noted above, the adjustment to the Single-Family fee based on the size of individual units will be implemented through the TUMF Fee Calculation Handbook. These updates will require approval by WRCOG Committees, occurring in Q1 2025.

Assuming all of this work proceeds on schedule, new fees will become effective on consistent dates amongst all member agencies. At this time, WRCOG is recommending that the updated Fee Schedule become effective April 1, 2025. This period of time allows for all of the necessary technical, administrative, and legal steps necessary and also provides an opportunity for extensive outreach with the development community to ensure that this transition to the new fee schedule is as orderly as possible.

TUMF Revenue Collections

TUMF Revenue Collections for FY 2023/2024 were \$87.3M, which was an increase of 25% from FY 2022/2023. Revenue for the previous five years are as follows:

- FY 2019/2020 \$49.6M
- FY 2020/2021 \$60.9M
- FY 2021/2022 \$76.9M
- FY 2022/2023 \$70.9M
- FY 2023/2024 \$87.3M

Much of the increased revenues are from increased residential construction, both in terms of single-

family and multi-family units. Single-family revenues for the past five years are as follows:

- FY 2019/2020 \$28.9M
- FY 2020/2021 \$45.8M
- FY 2021/2022 \$51.7M
- FY 2022/2023 \$44.7M
- FY 2023/2024 \$57.4M

Over the same period of time, multi-family revenues are as follows:

- FY 2019/2020 \$6.6M
- FY 2020/2021 \$5.9M
- FY 2021/2022 \$6.4M
- FY 2022/2023 \$10.6M
- FY 2023/2024 \$14.7M

During those same periods of time, there has been an increase in industrial collections and a decrease in service and retail collections.

WRCOG will provide an additional information regarding near-term collection trends including geographic trends and other relevant data at the upcoming meeting.

Prior Action(s):

August 15, 2024: The Technical Advisory Committee recommended that the Executive Committee approve the TUMF Nexus Study and implement the fee schedule outlined in the Nexus Study, effective April 1, 2025.

August 14, 2024: The Administration & Finance Committee recommended that the Executive Committee approve the TUMF Nexus Study and implement the fee schedule outlined in the Nexus Study, effective April 1, 2025.

August 8, 2024: The Public Works Committee recommended that the Executive Committee approve the TUMF Nexus Study and implement the fee schedule outlined in the Nexus Study, effective April 1, 2025.

August 8, 2024: Planning Directors Committee received and filed.

May 6, 2024: The Executive Committee released the draft Nexus Study for a 30-day review and comment period.

April 18, 2024: The Technical Advisory Committee received and filed.

April 11, 2024: The Public Works Committee recommended that the Executive Committee release the draft Nexus Study for a 30-day review and comment period.

April 11, 2024: The Planning Directors Committee's recommended that the Executive Committee

release the draft Study for a 30-day review and comment period.

April 10, 2024: The Administration & Finance Committee recommended that the Executive Committee release the draft Study for a 30-day review and comment period.

February 15, 2024: The Technical Advisory Committee received and filed.

February 14, 2024: The Administration & Finance Committee received and filed.

February 8, 2024: The Public Works Committee received and filed.

December 14, 2023: The Public Works Committee received and filed.

October 12, 2023: The Public Works Committee received and filed.

August 10, 2023: The Public Works Committee received and filed.

June 8, 2023: The Public Works Committee received and filed.

April 13, 2023: The Public Works Committee approved the updated TUMF Nexus Study Roadway Network.

July 11, 2022: The Executive Committee received and filed.

March 17, 2022: The Technical Advisory Committee received and filed.

March 10, 2022: The Public Works Committee received and filed.

October 4, 2021: The Executive Committee gave direction to 1) begin work on a TUMF Nexus Study update; 2) update the TUMF Administrative Plan to expand the TUMF-eligible project list to include Intelligent Transportation Systems projects; 3) work with the Riverside County Transportation Commission and Riverside Transit Agency to evaluate options to mitigate VMT impacts from new development outside of the TUMF Nexus Study update; and 4) begin work on an update of the Analysis of Development Impact Fees in Western Riverside County.

Financial Summary:

Funding for TUMF activities is included in the Fiscal Year 2024/2025 budget under the TUMF Program (1148) in the General Fund (110). 4% of all TUMF collections are allocated for administrative purposes.

Attachment(s):

[Attachment - TUMF Nexus Study Final Draft](#)

[Attachment - WRCOG Responses to Public Comments](#)

[Attachment - Recommended Fee Schedule](#)

Attachment

TUMF Nexus Study - Final
Draft



TRANSPORTATION UNIFORM MITIGATION FEE NEXUS STUDY 2024 UPDATE

FINAL REPORT

Prepared for the Western Riverside Council of Governments

In Cooperation with

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The City of Calimesa
The City of Canyon Lake
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Riverside County Superintendent of Schools
Riverside Transit Agency
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Prepared by GHD

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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

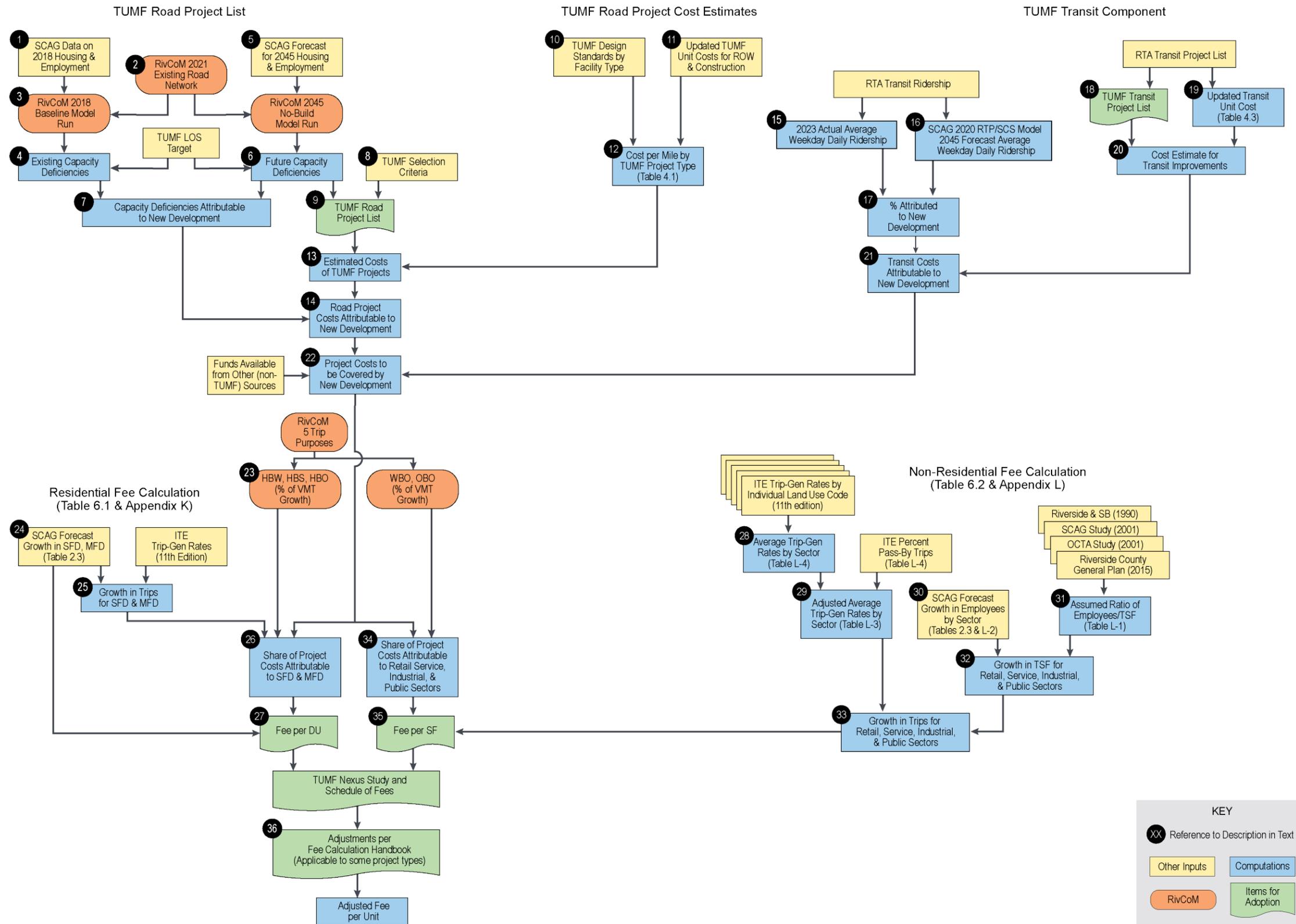
known as California Assembly Bill 1600 (AB 1600) or the Mitigation Fee Act) which governs imposing development impact fees in California. The initial WRCOG TUMF Nexus Study was completed in October 2002 and adopted by the WRCOG Executive Committee in November 2002. The results of the first review of 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 **TBD**.

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



ES.2 Future Growth

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

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

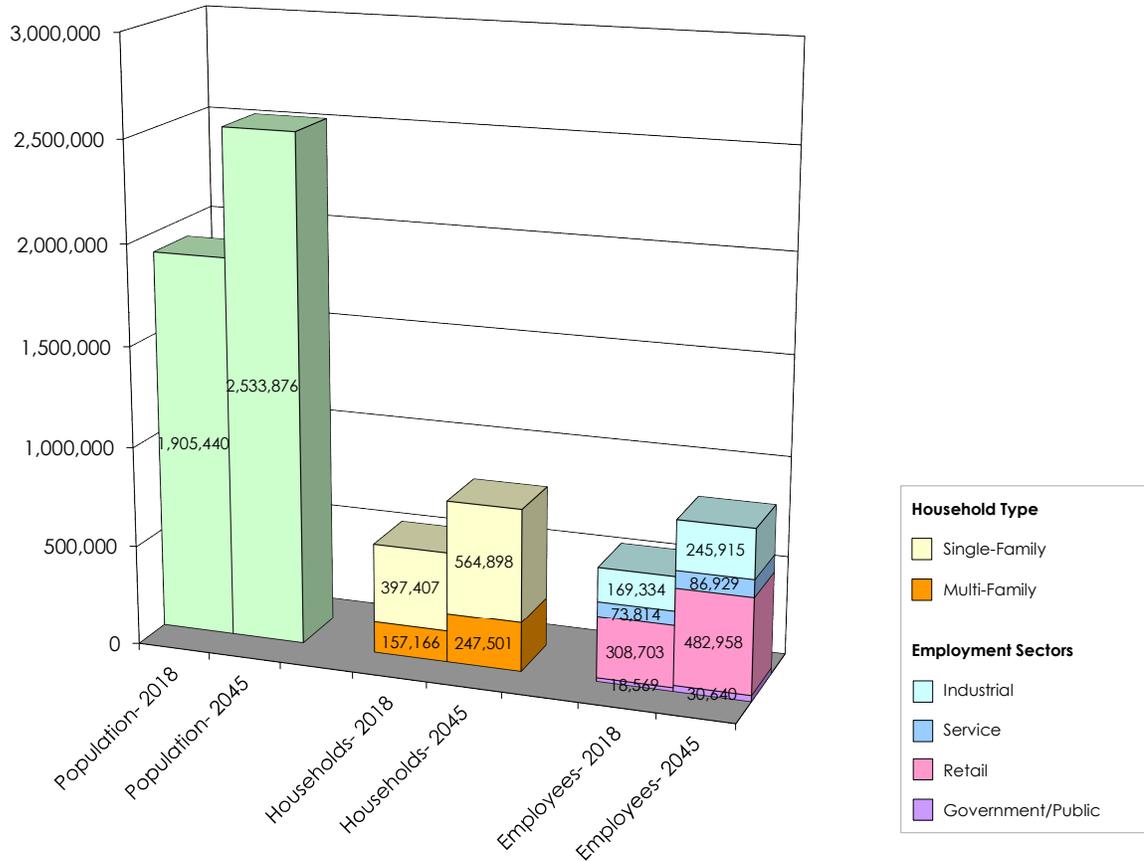
The population of Western Riverside County is projected to increase by 33% in the period between 2018 and 2045. During the same period, employment in Western Riverside County is anticipated to grow by 48%. **Figure ES.2** illustrates the forecast growth in population, household and employment for Western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

ES.3 Need for the TUMF

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

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

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



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

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

ES.4 The TUMF Network

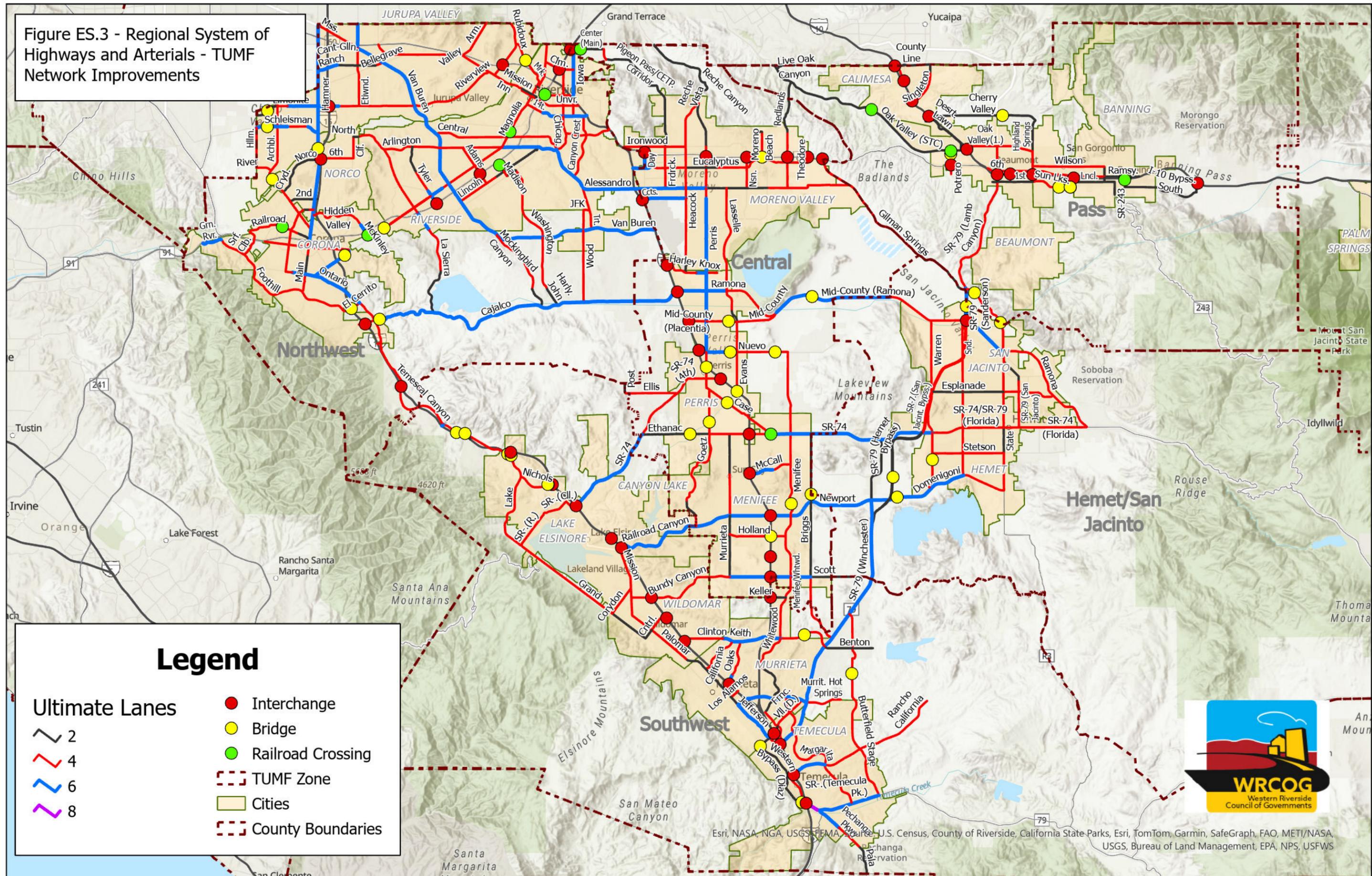
The Regional System of Highways and Arterials (also referred to as the TUMF Network) is the system of roadways that serve inter-community trips within Western Riverside County and therefore are eligible for improvement funding with TUMF funds. Transportation facilities in Western Riverside County that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

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

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

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

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



Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> 2 Ultimate Lanes 4 Ultimate Lanes 6 Ultimate Lanes 8 Ultimate Lanes | <ul style="list-style-type: none"> ● Interchange ● Bridge ● Railroad Crossing - - - TUMF Zone ■ Cities - - - County Boundaries |
|--|--|



Esri, NASA, NGA, USGS, FEMA, Google, U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

ES.5 TUMF Nexus Analysis

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

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

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

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

ES.6 Fair-Share Fee Calculation

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

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

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

ES.7 Conclusions

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

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

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

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

1.0 INTRODUCTION AND PURPOSE OF THE NEXUS STUDY

1.1 Background

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

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

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

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

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

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

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

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

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

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

1.2 TUMF Nexus Study History

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

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

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

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

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

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

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

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

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

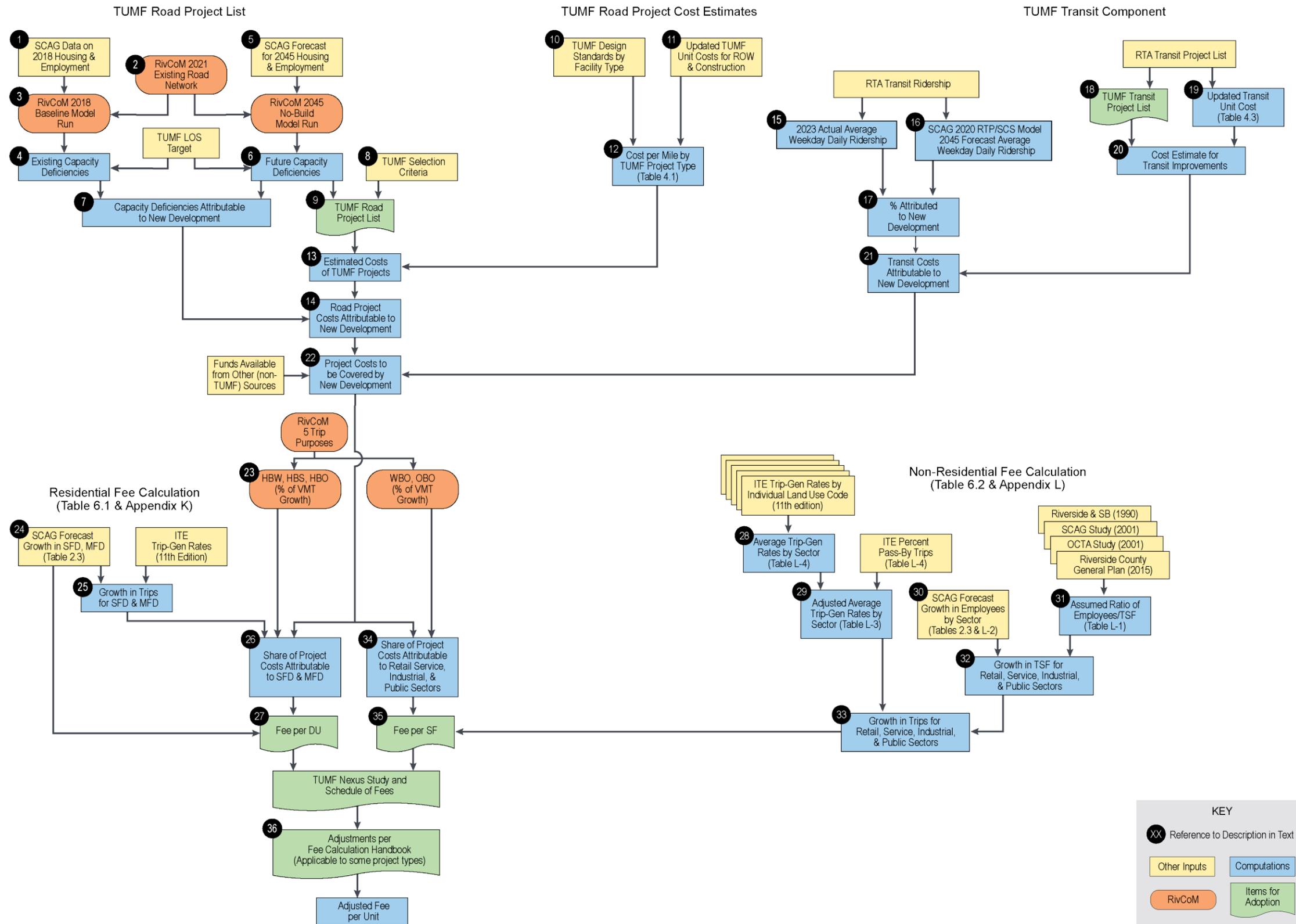
on the percentage increase or decrease in the Engineering News Record (ENR) Construction Cost Index (CCI) for the twelve (12) month period from January of the prior year to January of the current year, and the percentage increase or decrease in the National Association of Realtors (NAR) Median Sales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

1.3 TUMF Nexus Study Process

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

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

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



2.3.1. Establish the TUMF Network Project List

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

- 1) The SCAG 2020 RTP/SCS was developed using housing and employment data for 2018 as its base year. This adopted dataset was integrated into RivCoM providing a critical analytic tool to support the Nexus Study Update.
- 2) The RivCoM model¹ 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 post 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 equally².
- 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

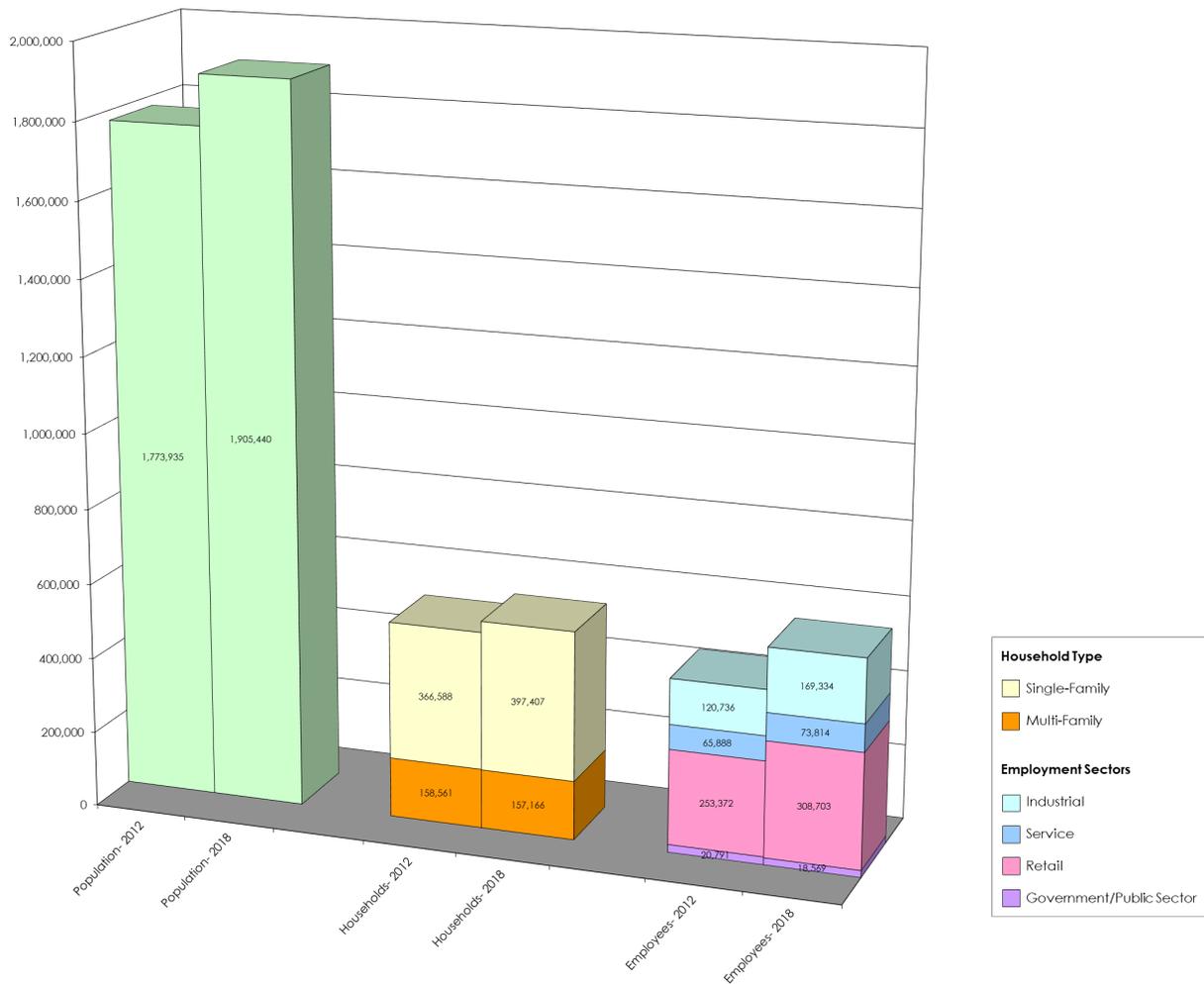


Table 2.2 and **Figure 2.2** compare the socioeconomic forecasts for the program horizon year of 2045 used in the TUMF Nexus Study 2016 Update and 2045 for this study. The most recent forecasts reflect an increase in the horizon year population and households, and a decrease in overall employment in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

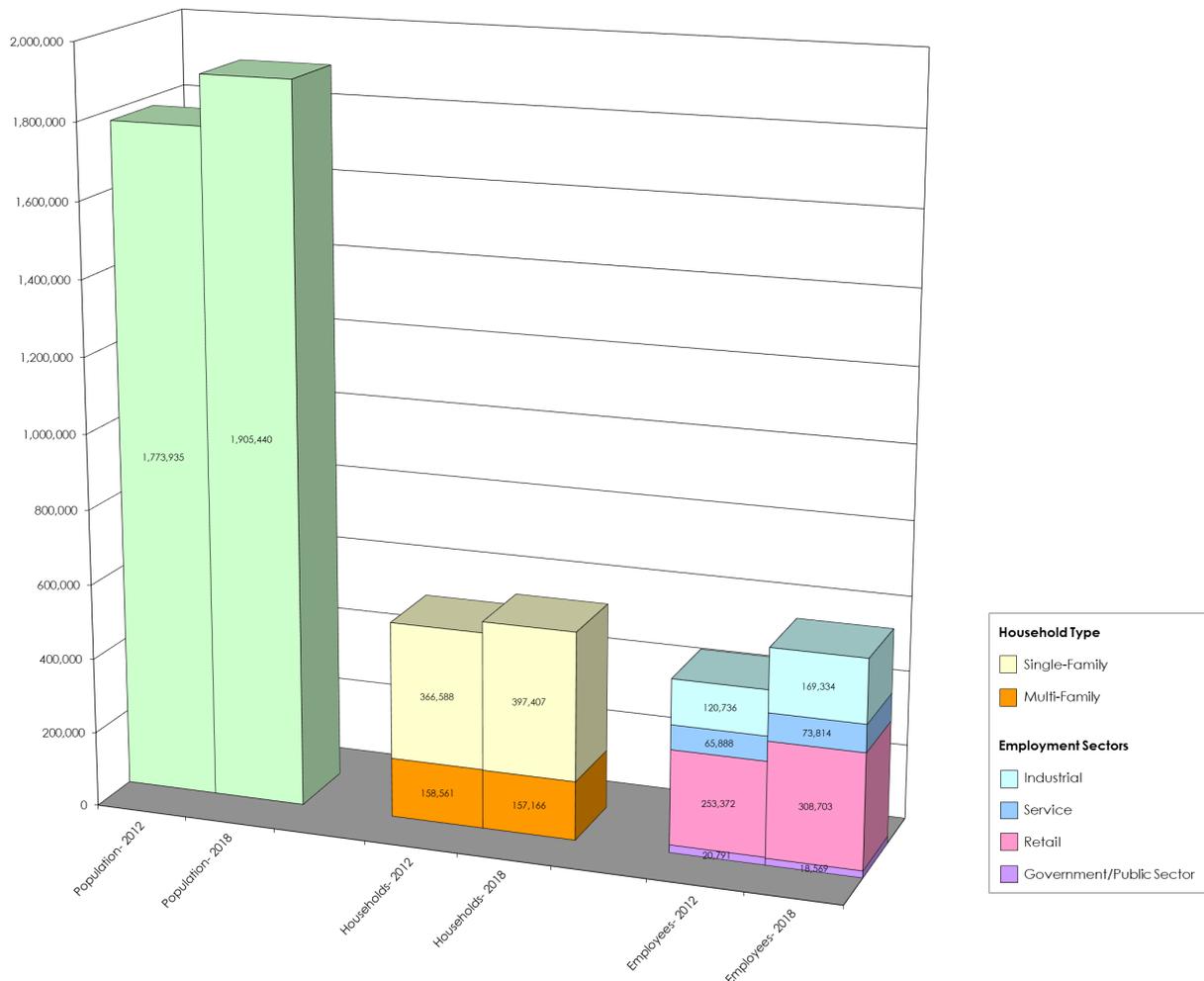


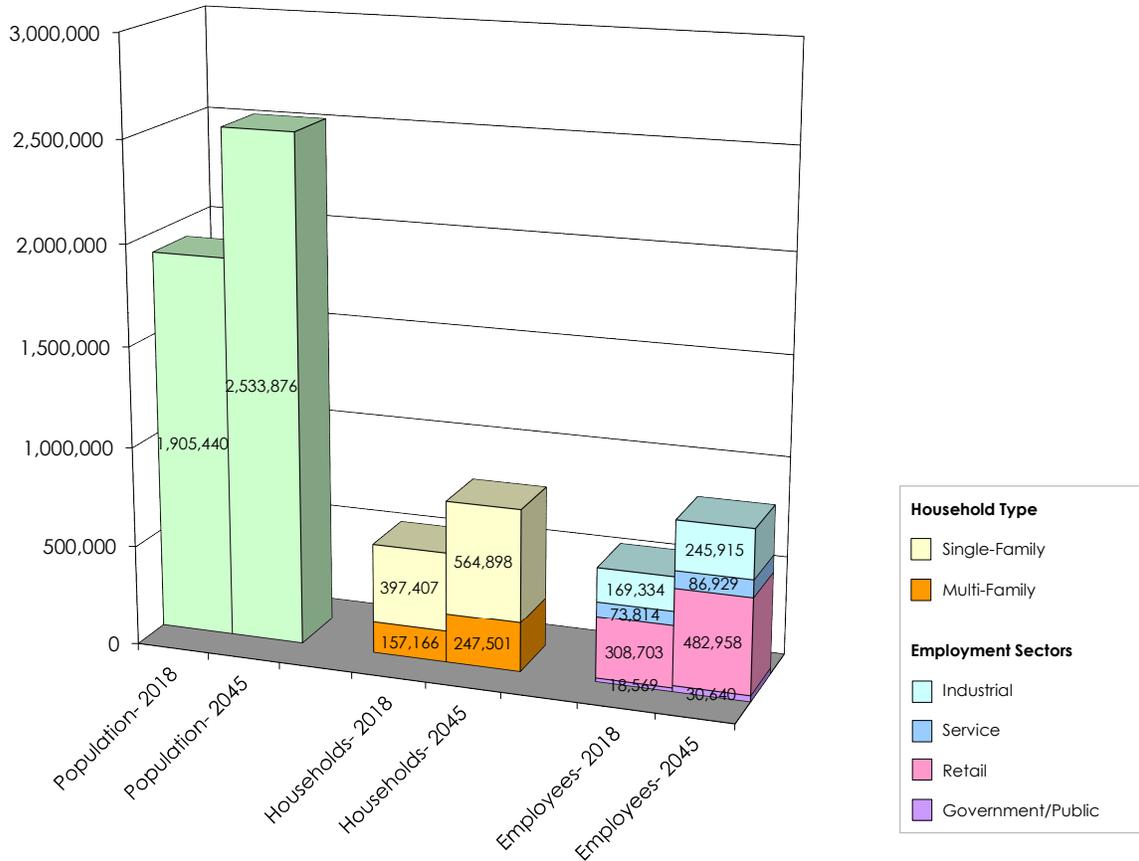
Table 2.3 and **Figure 2.3** summarize the socioeconomic data obtained from SCAG and used as the basis for completing this Nexus Study analysis. The SCAG employment data for 2018 and 2045 was provided for thirteen employment sectors consistent with the California Employment Development Department (EDD)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

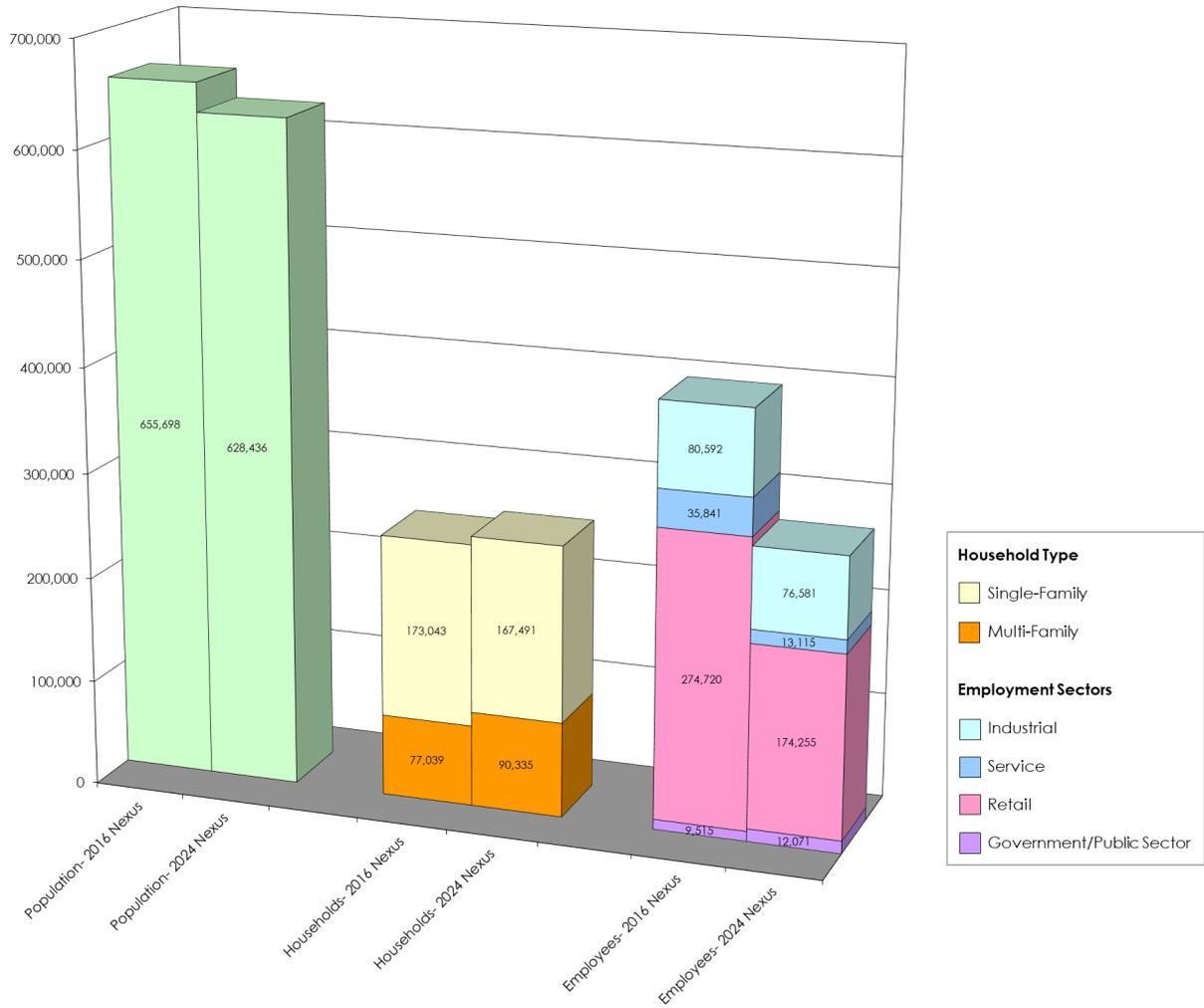
transportation system in the next section, as well as providing the basis for the determination of the fair share fee for each land use type.

**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:

$VMT = \text{Link Distance} * \text{Total Daily Volume}$

$VHT = \text{Average Loaded (Congested) Link Travel Time} * \text{Total Daily Volume}$

$VHD = VHT - (\text{Free-flow (Uncongested) Link Travel Time} * \text{Total Daily Volume})$

$VMT \text{ LOS E or F} = VMT \text{ (on links where Daily V/C exceeded 0.90)}$

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 buses⁵. 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 County⁶.

The TUMF Network is the system of roadways that serve inter-community trips within Western Riverside County and therefore are eligible for improvement funding with TUMF funds. The RSHA for Western Riverside County was identified based on several transportation network and performance guidelines as follows:

1. Arterial highway facilities proposed to have a minimum of four lanes at ultimate build-out (not including freeways).
2. Facilities that serve multiple jurisdictions and/or provide connectivity between communities both within and adjoining Western Riverside County.
3. Facilities with forecast traffic volumes exceeding 20,000 vehicles per day in the future horizon year.
4. Facilities with forecast volume to capacity ratio of 0.90 (LOS E) or greater in the future horizon year.
5. Facilities that accommodate regional fixed route transit services.
6. Facilities that provide direct access to major commercial, industrial, institutional, recreational or tourist activity centers, and multi-modal transportation facilities (such as airports, railway terminals and transit centers).

Appendix E includes exhibits illustrating the various performance measures assessed during the definition of the RSHA.

Transportation facilities in Western Riverside County that generally satisfied these guidelines were initially identified, and a skeletal regional transportation framework evolved from facilities where several guidelines were observed. Representatives of all WRCOG constituent jurisdictions reviewed this framework in the context of current local transportation plans to define the TUMF Network, which was subsequently endorsed by

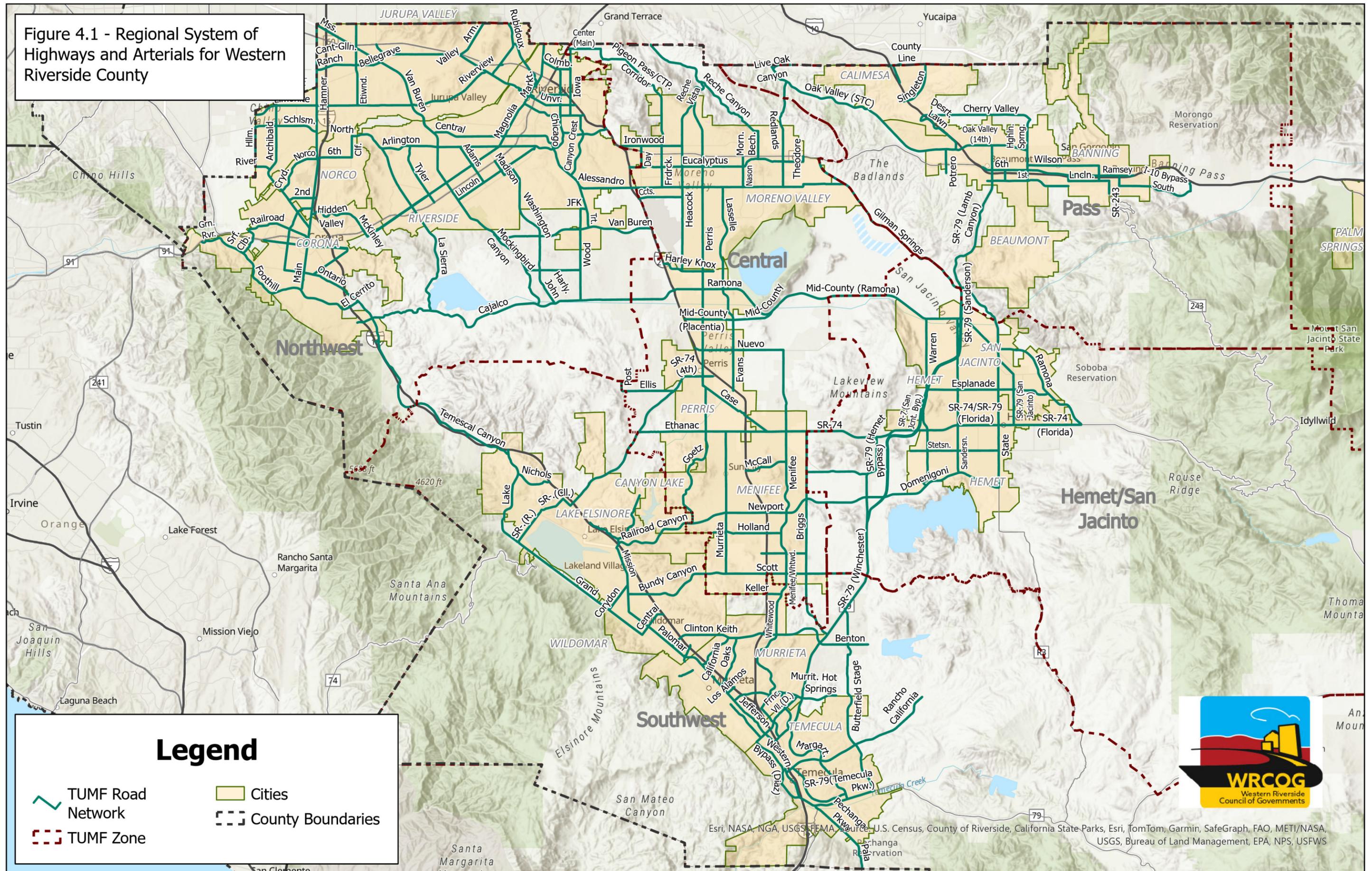
⁶ Since pass-through trips have no origin or destination in Western Riverside County, new development within Western Riverside County cannot be considered responsible for mitigating the impacts of pass-through trips. The impact of pass-through trips and the associated cost to mitigate the impact of pass-through trips (and other inter-regional freeway trips) is addressed in the Riverside County Transportation Commission (RCTC) Western Riverside County Freeway Strategic Plan, Phase II – Detailed Evaluation and Impact Fee Nexus Determination, Final Report dated May 31, 2008.

the WRCOG Public Works Committee, WRCOG Technical Advisory Committee, TUMF Policy Committee and the WRCOG Executive Committee.

The RSHA is illustrated in **Figure 4.1**. As stated previously, the RSHA represents those regional significant highway facilities that primarily serve inter-community trips in Western Riverside County and therefore also represents the extents of the network of highways and roadways that would be eligible for TUMF funded improvements.

The TUMF Network was reviewed as part of the 2024 Nexus Update to ensure facilities generally still met the previously described performance guidelines, and/or that the scope and magnitude of specific improvements to the TUMF Network were roughly proportional to the impacts needing to be mitigated. This review process resulted in the removal of various facilities from the TUMF Network, as well as various changes in the scope and magnitude of specific improvements to the TUMF Network. The resulting TUMF Network used as the basis for this Nexus Update is discussed in **Section 4.3** of this report.

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



Legend

-  TUMF Road Network
-  Cities
-  TUMF Zone
-  County Boundaries



Esri, NASA, NGA, USGS, FEMA, Source: U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

4.2 Backbone Network and Secondary Network

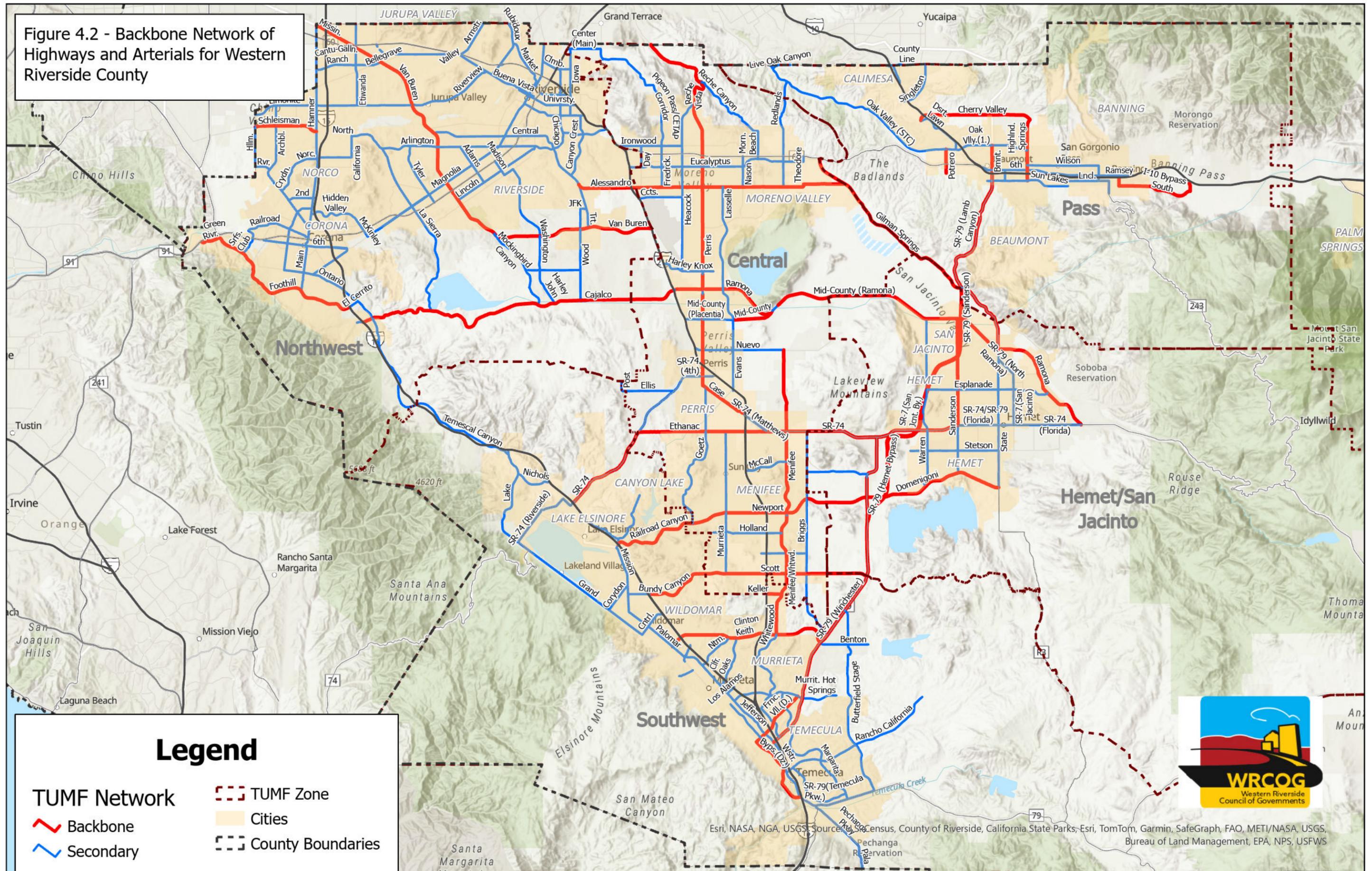
As indicated previously, the TUMF roadway network was refined to distinguish between facilities of “Regional Significance” and facilities of “Zonal Significance.” Facilities of Regional Significance were identified as those that typically are proposed to have a minimum of six lanes at general plan build-out⁷, extend across and/or between multiple Area Planning Districts⁸, and are forecast to carry at least 25,000 vehicles per day in 2045. The Facilities of Regional Significance have been identified as the “backbone” highway network for Western Riverside County. A portion of the TUMF fee is specifically designated for improvement projects on the backbone system. The backbone network is illustrated in **Figure 4.2**.

Facilities of Zonal Significance (the “secondary” network) represent the balance of the RSHA for Western Riverside County. These facilities are typically within one zone and carry comparatively lesser traffic volumes than the backbone highway network, although they are considered significant for circulation within the respective zone. A portion of the TUMF is specifically designated for improvement projects on the secondary network within the zone in which it is collected. The WRCOG APD or zones are illustrated in **Figure 4.3**.

⁷ Although facilities were identified based on the minimum number of lanes anticipated at general plan buildout, in some cases it was determined that there was not sufficient demand for all additional lanes on some facilities until beyond the current timeframe of the TUMF Program (2045). As a result, only a portion of the additional lanes on these facilities have currently been identified for funding with TUMF revenues, reflecting the cumulative impact of new development through the current duration of the TUMF Program.

⁸ Area Planning Districts (APD) are the five aggregations of communities used for regional planning functions within the WRCOG area. Area Planning Districts are interchangeably referred to as TUMF Zones.

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



Legend

- Backbone
- Secondary
- TUMF Zone
- Cities
- County Boundaries



Esri, NASA, NGA, USGS, Source: Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

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 Estimates¹⁰ (TKC/WRCOG 2000). The RACE cost estimates were developed based on a summary of actual construction costs for projects constructed in Riverside County in 1998.

The initial unit cost estimates for the TUMF (based on inflated RACE cost estimates) were reviewed in the context of the SATISFY 2020 Draft Cost Estimates and were consolidated to provide typical improvement costs for each eligible improvement type. The refinement of unit costs was completed to simplify the process of estimating the cost to improve the entire TUMF network. Based on RACE and SATISFY 2020, consolidated cost estimates included typical per mile or lump sum costs for each of the improvement types eligible under the TUMF Program. The resultant revised unit cost estimates were used as the basis for estimating the cost to complete the necessary improvements to the TUMF network to mitigate the cumulative regional transportation impacts of new development.

Variations in the consolidated cost estimates for specific improvement types were provided to reflect differences in topography and land use across the region. Unit costs for roadway construction were originally varied to account for variations in construction cost (in particular, roadway excavation and embankment cost) associated with construction on level (code 1) rolling (code 2) and mountainous (code 3) terrain, respectively. Right-of-way acquisition costs which originally included consideration for land acquisition, documentation and legal fees, relocation and demolition costs, condemnation compensation requirements, utility relocation, and environmental mitigation costs were also varied to account for variations in right-of-way costs associated with urban (developed commercial/residential mixed uses – code 1), suburban (developed residential uses – code 2) and rural (undeveloped uses – code 3) land uses, respectively. Lump sum costs for interchange improvements were originally varied to account for variations in cost associated with new complex, new standard (or fully reconstructed), or major (or partially reconstructed) or minor (individual ramp improvements) interchange improvements.

As part of the 2024 TUMF Nexus Update, the original unit cost categories were revised to generate entirely new unit cost values based on the most recent available construction cost, labor cost and land acquisition cost values for comparable projects within Riverside County. The recalculation of the TUMF unit cost components was completed

⁹ Parsons Brinckerhoff/Coachella Valley Association of Governments, 1999, Regional Arterial Cost Estimate (RACE)

¹⁰ TKC/Western Riverside Council of Governments, 2000, SATISFY 2020 Summary of Cost Estimates

as part of the 2024 Nexus Update to reflect the effects of significant changes in materials, labor and land acquisition costs including the influences of supply chain disruptions during and following the COVID-19 pandemic, and the elevated rates of inflation prevailing in the past few years. **Appendix F** provides a detailed outline of the assumptions and methodology leading to the revised TUMF unit cost assumptions developed as part of the 2024 Nexus Update. A new category was also added to the cost assumptions to facilitate the use of intelligent transportation systems (ITS) to enhance traffic flows in arterial corridors that require mitigation but cannot accommodate construction of additional 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 0.90¹¹.

- 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 existing year v/c for the TUMF facilities (delineated under step one) with the horizon year v/c for the corresponding segments and spot improvements calculated based on the RivCoM 2045 No-Build scenario assigned traffic on the 2021 existing network using the same methodology as the existing year v/c.

¹¹ The RivCoM 2021 Existing Network used for the TUMF Nexus Study analyses reflects the RivCoM 2018 base year network augmented to include highways facilities on the TUMF Network as they existed in December 2021. A second version of the base network was also developed adding only those facilities that had been identified on the 2016 TUMF Nexus study 2040 Build scenario that did not currently exist in December 2021 and therefore were not represented by a link(s) in the RivCoM base network. The Supplemental 2021 Existing Network was utilized as the basis for determining existing and future v/c for only those projects that did not currently exist on the 2021 TUMF Network.

4. The proportion of the incremental growth attributable to new development was determined by dividing the result of step three with the total 2045 No-Build scenario v/c exceeding LOS E.
5. For those segments experiencing a net increase in v/c over the base year, TUMF will 'discount' the cost of existing need improvements by the proportion of the incremental v/c growth through 2045 No-Build compared to the 2018 Baseline v/c (up to a maximum of 100%).

The unfunded cost of existing highway improvement needs (including the related MSHCP obligation) totals \$582.6 million. **Appendix H** includes a detailed breakdown of the existing highway improvement needs on the TUMF network, including the associated unfunded improvement cost estimate for each segment and spot improvement experiencing unacceptable LOS.

For transit service improvements, the cost to provide for existing demand was determined by multiplying the total transit component cost by the share of future transit trips representing existing demand. The cost of existing transit service improvement needs is \$63.0 million representing 28.9% of the TUMF transit component. **Appendix H** includes tables reflecting the calculation of the existing transit need share and the existing transit need cost.

4.7 Maximum TUMF Eligible Cost

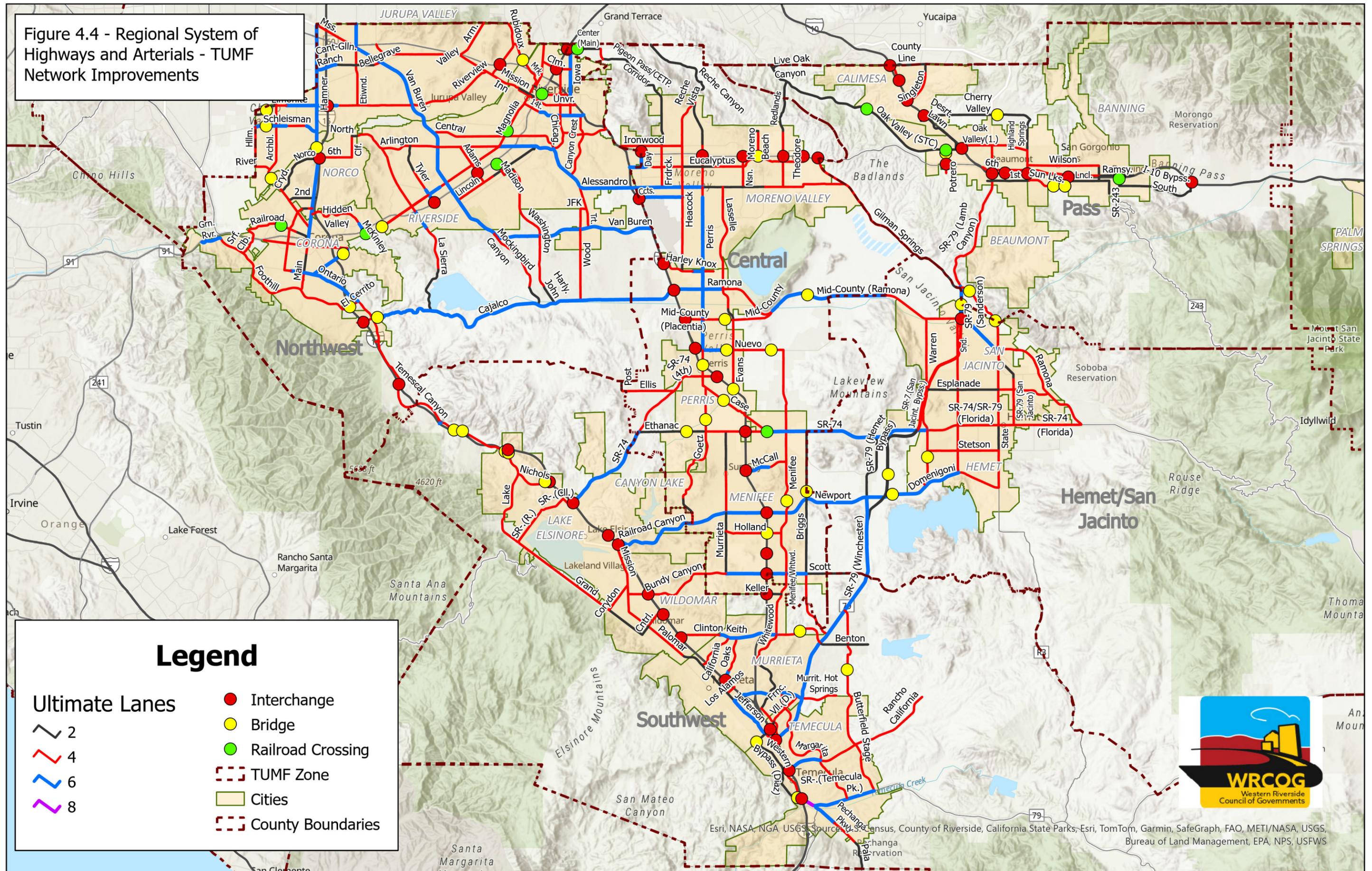
A total of \$382.9 million in obligated funding was identified for improvements to the TUMF system. Since these improvements are already funded with other available revenue sources, the funded portion of these projects cannot also be funded with TUMF revenues. Furthermore, the total cost of the unfunded existing improvement need is \$646.9 million. These improvements are needed to mitigate existing transportation deficiencies and therefore their costs cannot be assigned to new development through TUMF.

Based on the estimated costs described in **Sections 4.3** and **4.4**, the total value to complete the identified TUMF network and transit improvements, and administer the program is \$5.28 billion. Having accounted for obligated funds and unfunded existing needs as described in **Sections 4.5** and **4.6**, respectively, the estimated maximum eligible value of the TUMF Program is \$4.24 billion. The maximum eligible value of the TUMF Program includes approximately \$3.87 billion in eligible arterial highway and street related improvements and \$154.8 million in eligible transit related improvements. An additional \$53.9 million is eligible as part of the TUMF Program to mitigate the impact of eligible TUMF related arterial highway and street projects on critical native species and wildlife habitat, while \$161.2 million is provided to cover the costs incurred by WRCOG to administer the TUMF Program.

Figure 4.4 illustrates the various improvements to the RSHA included as part of the TUMF network cost calculation. **Table 4.4** summarizes the TUMF network cost calculations for each of the individual segments. This table also identifies the maximum eligible TUMF share for each segment having accounted for obligated funding and unfunded

existing need. A detailed breakdown of the individual cost components and values for the various TUMF Network segments is included in **Appendix H. Table 4.5** outlines the detailed transit component cost estimates. It should be noted that the detailed cost tables (and fee levels) are subject to regular review and updating by WRCOG and therefore WRCOG should be contacted directly to obtain the most recently adopted version of these tables (and to confirm the corresponding fee level).

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



Legend

- | | |
|----------------|-----------------------|
| Ultimate Lanes | ● Interchange |
| 2 | ● Bridge |
| 4 | ● Railroad Crossing |
| 6 | --- TUMF Zone |
| 8 | ■ Cities |
| | --- County Boundaries |



Esri, NASA, NGA, USGS, Source: Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

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	Goetz	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	Hammer	\$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	Patrero	Oak Valley (San Timoteo Canyon)	SR-60			\$1,100,000	\$1,100,000
Pass	Beaumont	Patrero	SR-60	interchange			\$63,061,000	\$29,561,000
Pass	Beaumont	Patrero	UP	railroad crossing			\$40,020,000	\$40,020,000
Pass	Beaumont	Patrero	Noble Creek	bridge			\$0	\$0
Pass	Beaumont	Patrero	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	Bellevue		\$0	\$0
Northwest	Eastvale		Hamner	Bellevue	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		Bellevue	Cantu-Galleano Ranch	Van Buren		\$464,000	\$464,000
Northwest	Jurupa Valley		Cantu-Galleano Ranch	Bellevue	Bellevue		\$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		Norco	North	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	SEGMENTO	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	interchange	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	Hammer	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	Palmer	Roberts Rd	\$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			Carydon	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	Toff	\$0	\$0
Southwest	Lake Elsinore			Grand	Toff	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			Murrieta	Jefferson	I-15	\$0	\$0
Southwest	Murrieta			Murrieta	California Oaks	I-15	\$0	\$0
Southwest	Murrieta			Murrieta	California Oaks	Jackson	\$0	\$0
Southwest	Murrieta			Murrieta	Jackson	Whitewood	\$0	\$0
Southwest	Murrieta			Murrieta	Jefferson	Nutmeg	\$1,562,000	\$1,562,000
Southwest	Murrieta			Murrieta	Jefferson	Nutmeg	\$0	\$0
Southwest	Murrieta			Murrieta	Jefferson	Murrieta Hot Springs	\$0	\$0
Southwest	Murrieta			Murrieta	Jefferson	Murrieta Hot Springs	\$30,634,000	\$30,634,000
Southwest	Murrieta			Murrieta	Keller	I-215	\$0	\$0
Southwest	Murrieta			Murrieta	Keller	I-215	\$0	\$0
Southwest	Murrieta			Murrieta	Los Alamos	Jefferson	\$0	\$0
Southwest	Murrieta			Murrieta	Murrieta Hot Springs	Jefferson	\$0	\$0
Southwest	Murrieta			Murrieta	Murrieta Hot Springs	I-215	\$0	\$0
Southwest	Murrieta			Murrieta	Murrieta Hot Springs	I-215	\$0	\$0
Southwest	Murrieta			Murrieta	Murrieta Hot Springs	Margarita	\$0	\$0
Southwest	Murrieta			Murrieta	Murrieta Hot Springs	Margarita	\$4,057,000	\$3,899,000
Southwest	Murrieta			Murrieta	Nutmeg	Clinton Keith	\$0	\$0
Southwest	Murrieta			Murrieta	Whitewood	Clinton Keith	\$2,708,000	\$2,708,000
Southwest	Murrieta			Murrieta	Whitewood	Los Alamos	\$0	\$0
Southwest	Murrieta			Murrieta	Whitewood	Murrieta Hot Springs	\$0	\$0
Southwest	Murrieta			Murrieta	Whitewood	Murrieta Hot Springs	\$4,629,000	\$4,629,000
Southwest	Murrieta			Murrieta	Ynez	Jackson	\$0	\$0
Southwest	Murrieta			Murrieta	Ynez	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	Carydon	\$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			Paia	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	Carydon	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 2021 and 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).

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 employee¹². 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 6.2**.

Table 6.2 - 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.

The page is a placeholder for:

EXHIBIT B-1

Western Riverside County 2018 Socioeconomic Data (SED) by TUMF Zone

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

Source: SCAG 2020 RTP/SCS

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

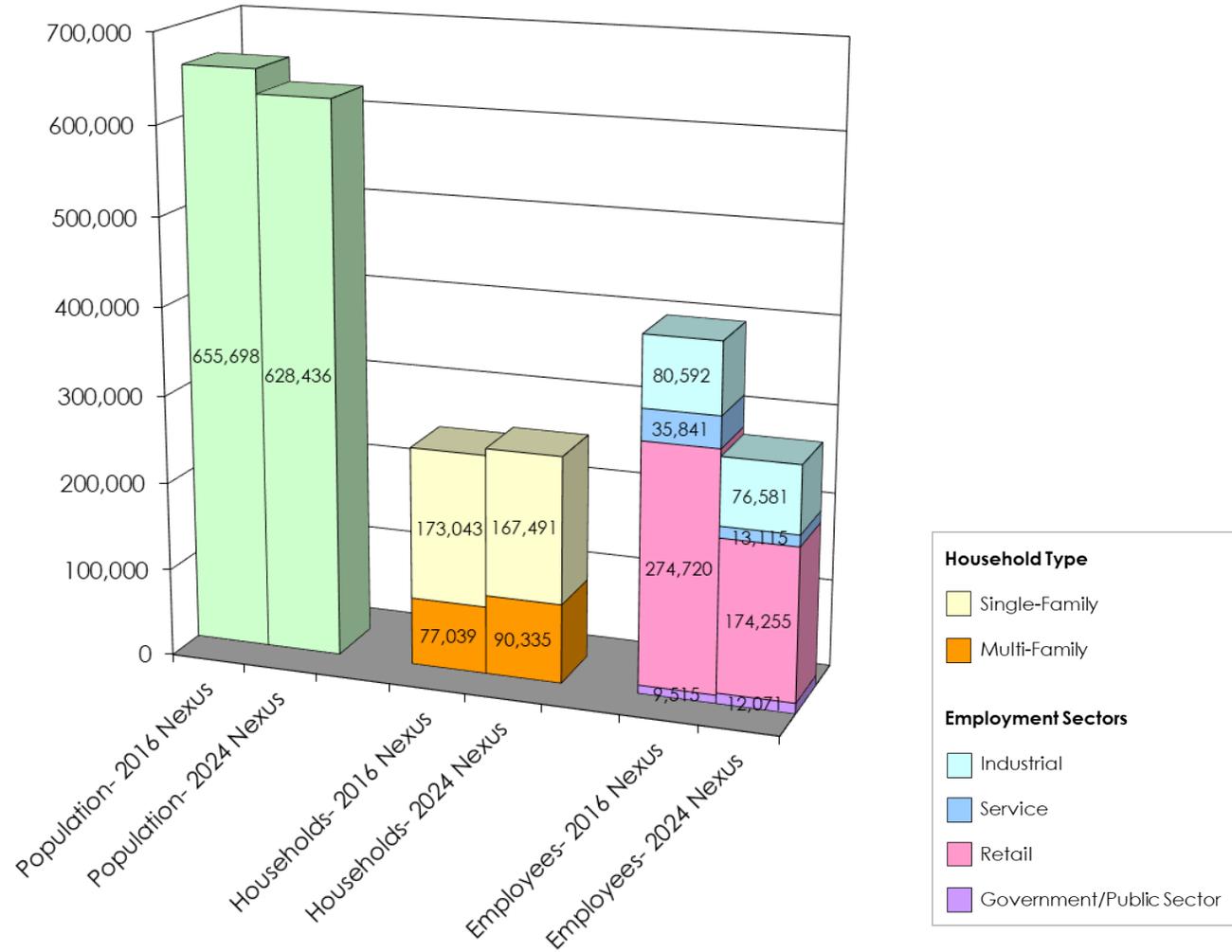
Exhibit B-4c - TUMF 2016 Nexus Update to 2024 Nexus Update Comparison

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%

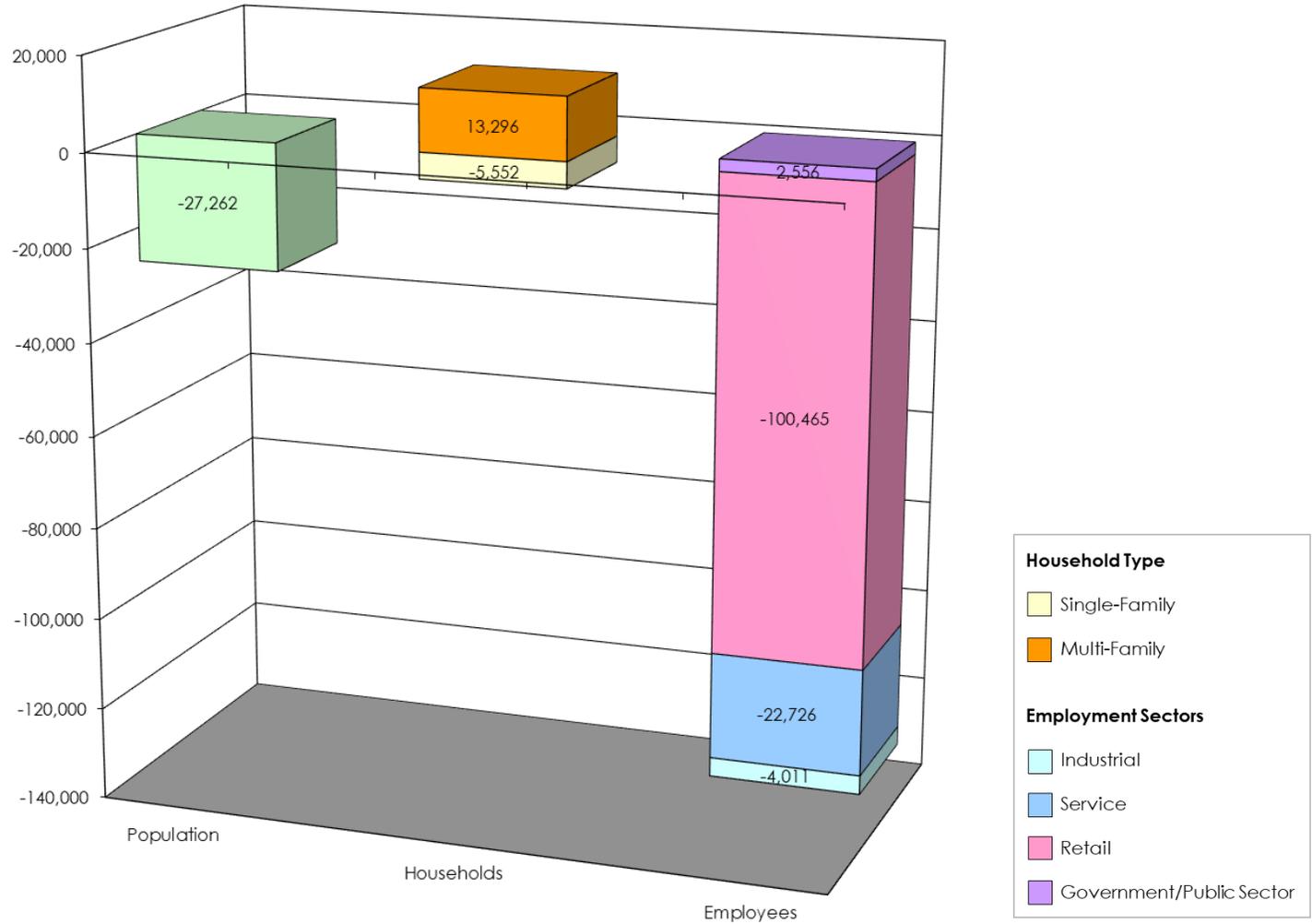
Source: SCAG 2016 RTP/SCS; SCAG 2020 RTP/SCS

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

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

EXHIBIT B-5b

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	NAICS Two Digit Code	NAICS Three Digit Code	NAICS Six Digit Code
Employment Categories	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Industrial	Farming, Natural Resources and Mining	11	Agriculture, Forestry, Fishing and Hunting	
			111 Crop Production	
			11110	Soybean Farming
			11120	Oilseed (except Soybean) Farming
			11130	Dry Pea and Bean Farming
			11140	Wheat Farming
			11150	Corn Farming
			11160	Rice Farming
			11191	Oilseed and Grain Combination Farming
			11199	All Other Grain Farming
			11211	Potato Farming
			11219	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	Tabacco 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 Code	NAICS Three Digit Code NAICS Code	NAICS Six Digit Code 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 Oil 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 Cocoa 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					
		313330	Nonwoven Fabric Mills					
		313240	Knit Fabric Mills					
		313310	Textile and Fabric Finishing Mills					
313320	Fabric Coating Mills							
314	Textile Product Mills	314110	Carpet and Rug Mills					
		314120	Curtain and Linen Mills					
		314910	Textile Bag and Canvas Mills					
		314994	Rope, Cordage, Twine, Tire Cord, and Tire Fabric Mills					
		314999	All Other Miscellaneous Textile Product Mills					
315	Apparel Manufacturing	315120	Apparel Knitting Mills					
		315210	Cut and Sew Apparel Contractors					
		315250	Cut and Sew Apparel Manufacturing (except Contractors)					
		315990	Apparel Accessories and Other Apparel Manufacturing					
316	Leather and Allied Product Manufacturing	316110	Leather and Hide Tanning and Finishing					
		316210	Footwear Manufacturing					
		316990	Other Leather and Allied Product Manufacturing					

TUMF Non-Residential Category Detailed NAICS Correspondence

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

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	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
				331	Primary Metal Manufacturing	33110	Iron and Steel Mills and Ferroalloy Manufacturing
				33120	Iron and Steel Pipe and Tube Manufacturing from Purchased Steel		
				33122	Rolled Steel Shape Manufacturing		
				33122	Steel Wire Drawing		
				33131	Alumina Refining and Primary Aluminum Production		
				33134	Secondary Smelting and Alloying of Aluminum		
				33135	Aluminum Sheet, Plate, and Foil Manufacturing		
				33138	Other Aluminum Rolling, Drawing, and Extruding		
				33140	Nonferrous Metal (except Aluminum) Smelting and Refining		
				33140	Copper Rolling, Drawing, Extruding, and Alloying		
				33149	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing, and Extruding		
				33149	Secondary Smelting, Refining, and Alloying of Nonferrous Metal (except Copper and Aluminum)		
				33151	Iron Foundries		
				33152	Steel Investment Foundries		
				33153	Steel Foundries (except Investment)		
				33153	Nonferrous Metal Die-Casting Foundries		
				33154	Aluminum Foundries (except Die-Casting)		
				33159	Other Nonferrous Metal Foundries (except Die-Casting)		
				332	Fabricated Metal Product Manufacturing	33211	Iron and Steel Forging
				33212	Nonferrous Forging		
				33214	Custom Roll Forming		
				33217	Powder Metallurgy Part Manufacturing		
				33219	Metal Crown, Closure, and Other Metal Stamping (except Automotive)		
				33225	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing		
				33226	Saw Blade and Handtool Manufacturing		
				33231	Prefabricated Metal Building and Component Manufacturing		
				33232	Fabricated Structural Metal Manufacturing		
				33233	Plate Work Manufacturing		
				33232	Metal Window and Door Manufacturing		
				33232	Sheet Metal Work Manufacturing		
				33233	Ornamental and Architectural Metal Work Manufacturing		
				33240	Power Boiler and Heat Exchanger Manufacturing		
				33240	Metal Tank (Heavy Gauge) Manufacturing		
				33243	Metal Can Manufacturing		
				33249	Other Metal Container Manufacturing		
				33250	Hardware Manufacturing		
				33263	Spring Manufacturing		
				33268	Other Fabricated Wire Product Manufacturing		
				33270	Machine Shops		
				33272	Precision Turned Product Manufacturing		
				33272	Bolt, Nut, Screw, Rivet, and Washer Manufacturing		
				33281	Metal Heat Treating		
				33282	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers		
				33283	Electroplating, Plating, Polishing, Anodizing, and Coloring		
				33291	Industrial Valve Manufacturing		
				33292	Fluid Power Valve and Hose Fitting Manufacturing		
				33293	Plumbing Fixture Fitting and Trim Manufacturing		
				33293	Other Metal Valve and Pipe Fitting Manufacturing		
				33299	Ball and Roller Bearing Manufacturing		
				33299	Small Arms Ammunition Manufacturing		
				33299	Ammunition (except Small Arms) Manufacturing		
				33299	Small Arms, Ordnance, and Ordnance Accessories Manufacturing		
				33299	Fabricated Pipe and Pipe Fitting Manufacturing		
				33299	All Other Miscellaneous Fabricated Metal Product Manufacturing		
				333	Machinery Manufacturing	33311	Farm Machinery and Equipment Manufacturing
				33312	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing		
				33320	Construction Machinery Manufacturing		
				33331	Mining Machinery and Equipment Manufacturing		
				33332	Oil and Gas Field Machinery and Equipment Manufacturing		
				33334	Food Product Machinery Manufacturing		
				33342	Semiconductor Machinery Manufacturing		
				33343	Sawmill, Woodworking, and Paper Machinery Manufacturing		
				33348	All Other Industrial Machinery Manufacturing		
				33330	Commercial and Service Industry Machinery Manufacturing		
				33343	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing		
				33344	Heating Equipment (except Warm Air Furnaces) Manufacturing		
				33345	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturing		
				33351	Industrial Mold Manufacturing		
				33354	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing		
				33355	Cutting Tool and Machine Tool Accessory Manufacturing		
				33357	Machine Tool Manufacturing		
				33359	Rolling Mill and Other Metalworking Machinery Manufacturing		
				33361	Turbine and Turbine Generator Set Units Manufacturing		
				33362	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing		
				33363	Mechanical Power Transmission Equipment Manufacturing		
				33368	Other Engine Equipment Manufacturing		
				33392	Air and Gas Compressor Manufacturing		
				33394	Measuring, Dispensing, and Other Pumping Equipment Manufacturing		
				33392	Elevator and Moving Stairway Manufacturing		
				33392	Conveyor and Conveying Equipment Manufacturing		
				33393	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing		
				33394	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing		
				33399	Power-Driven Handtool Manufacturing		
				33399	Welding and Soldering Equipment Manufacturing		
				33399	Packaging Machinery Manufacturing		
				33399	Industrial Process Furnace and Oven Manufacturing		
				33399	Fluid Power Cylinder and Actuator Manufacturing		
				33399	Fluid Power Pump and Motor Manufacturing		
				33399	All Other Miscellaneous General Purpose Machinery Manufacturing		
				334	Computer and Electronic Product Manufacturing	33411	Electronic Computer Manufacturing
				33412	Computer Storage Device Manufacturing		
				33418	Computer Terminal and Other Computer Peripheral Equipment Manufacturing		
				33420	Telephone Apparatus Manufacturing		
				33420	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing		
				33420	Other Communications Equipment Manufacturing		
				33430	Audio and Video Equipment Manufacturing		
				33442	Bare Printed Circuit Board Manufacturing		
				33443	Semiconductor and Related Device Manufacturing		
				33446	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing		
				33447	Electronic Connector Manufacturing		
33448	Printed Circuit Assembly (Electronic Assembly) Manufacturing						
33449	Other Electronic Component Manufacturing						
33450	Electromedical and Electrotherapeutic Apparatus Manufacturing						
33451	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing						
33452	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use						
33453	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables						
33454	Totalizing Fluid Meter and Counting Device Manufacturing						
33455	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals						
33456	Analytical Laboratory Instrument Manufacturing						
33457	Irradiation Apparatus Manufacturing						
33459	Other Measuring and Controlling Device Manufacturing						
33460	Manufacturing and Reproducing Magnetic and Optical Media						

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	NAICS Two Digit Code	NAICS Three Digit Code	NAICS Six Digit Code
	Employment Categories	NAICS Code NAICS Title	NAICS Code NAICS Title	NAICS Code NAICS Title
			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	
			335211 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 Campier Manufacturing	
			336310 Motor Vehicle Gasoline Engine and Engine Parts Manufacturing	
			336320 Motor Vehicle Electrical and Electronic Equipment Manufacturing	
			336330 Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing	
			336340 Motor Vehicle Brake System Manufacturing	
			336350 Motor Vehicle Transmission and Power Train Parts Manufacturing	
			336360 Motor Vehicle Seating and Interior Trim Manufacturing	
			336370 Motor Vehicle Metal Stamping	
			336390 Other Motor Vehicle Parts Manufacturing	
			336411 Aircraft Manufacturing	
			336412 Aircraft Engine and Engine Parts Manufacturing	
			336413 Other Aircraft Parts and Auxiliary Equipment Manufacturing	
			336414 Guided Missile and Space Vehicle Manufacturing	
			336415 Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing	
			336419 Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing	
			336510 Railroad Rolling Stock Manufacturing	
			336611 Ship Building and Repairing	
			336612 Boat Building	
			336991 Motorcycle, Bicycle, and Parts Manufacturing	
			336992 Military Armored Vehicle, Tank, and Tank Component Manufacturing	
			336999 All Other Transportation Equipment Manufacturing	
			337 Furniture and Related Product Manufacturing	337110 Wood Kitchen Cabinet and Countertop Manufacturing
			337121 Upholstered Household Furniture Manufacturing	
			337122 Nonupholstered Wood Household Furniture Manufacturing	
			337126 Household Furniture (except Wood and Upholstered) Manufacturing	
			337127 Institutional Furniture Manufacturing	
			337211 Wood Office Furniture Manufacturing	
			337212 Custom Architectural Woodwork and Millwork Manufacturing	
			337214 Office Furniture (except Wood) Manufacturing	
			337215 Showcase, Partition, Shelving, and Locker Manufacturing	
			337910 Mattress Manufacturing	
			337920 Blind and Shade Manufacturing	
			339 Miscellaneous Manufacturing	339112 Surgical and Medical Instrument Manufacturing
339113 Surgical Appliance and Supplies Manufacturing				
339114 Dental Equipment and Supplies Manufacturing				
339115 Ophthalmic Goods Manufacturing				
339116 Dental Laboratories				
339910 Jewelry and Silverware Manufacturing				
339920 Sporting and Athletic Goods Manufacturing				
339930 Doll, Toy, and Game Manufacturing				
339940 Office Supplies (except Paper) Manufacturing				
339950 Sign Manufacturing				
339991 Gasket, Packing, and Sealing Device Manufacturing				
339992 Musical Instrument Manufacturing				
339993 Fastener, Button, Needle, and Pin Manufacturing				
339994 Broom, Brush, and Mop Manufacturing				
339995 Burial Casket Manufacturing				
339999 All Other Miscellaneous Manufacturing				
Wholesale Trade	42 Wholesale Trade	423 Merchant Wholesalers, Durable Goods	423110 Automobile and Other Motor Vehicle Merchant Wholesalers	
			423120 Motor Vehicle Supplies and New Parts Merchant Wholesalers	
			423130 Tire and Tube Merchant Wholesalers	
			423140 Motor Vehicle Parts (used) Merchant Wholesalers	
			423210 Furniture Merchant Wholesalers	
			423220 Home Furnishing Merchant Wholesalers	
			423310 Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers	
			423320 Brick, Stone, and Related Construction Material Merchant Wholesalers	
			423330 Roofing, Siding, and Insulation Material Merchant Wholesalers	
			423390 Other Construction Material Merchant Wholesalers	
			423410 Photographic Equipment and Supplies Merchant Wholesalers	
			423420 Office Equipment Merchant Wholesalers	
			423430 Computer and Computer Peripheral Equipment and Software Merchant Wholesalers	
			423440 Other Commercial Equipment Merchant Wholesalers	
			423450 Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	
			423460 Ophthalmic Goods Merchant Wholesalers	
			423490 Other Professional Equipment and Supplies Merchant Wholesalers	
			423510 Metal Service Centers and Other Metal Merchant Wholesalers	
			423520 Coal and Other Mineral and Ore Merchant Wholesalers	
			423610 Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	
			423620 Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers	
			423690 Other Electronic Parts and Equipment Merchant Wholesalers	
			423710 Hardware Merchant Wholesalers	
			423720 Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers	
			423730 Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers	
			423740 Refrigeration Equipment and Supplies Merchant Wholesalers	
			423810 Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers	
			423820 Farm and Garden Machinery and Equipment Merchant Wholesalers	
			423830 Industrial Machinery and Equipment Merchant Wholesalers	
			423840 Industrial Supplies Merchant Wholesalers	
			423850 Service Establishment Equipment and Supplies Merchant Wholesalers	
			423860 Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers	
			423910 Sporting and Recreational Goods and Supplies Merchant Wholesalers	
			423920 Toy and Hobby Goods and Supplies Merchant Wholesalers	
			423930 Recyclable Material Merchant Wholesalers	
			423940 Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	
			423990 Other Miscellaneous Durable Goods Merchant Wholesalers	

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	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
			424 Merchant Wholesalers, Nondurable Goods	42410 Printing and Writing Paper Merchant Wholesalers
			42412 Stationery and Office Supplies Merchant Wholesalers	
			42413 Industrial and Personal Service Paper Merchant Wholesalers	
			42420 Drugs and Druggists' Sundries Merchant Wholesalers	
			42430 Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers	
			42434 Footwear Merchant Wholesalers	
			42435 Clothing and Clothing Accessories Merchant Wholesalers	
			42440 General Line Grocery Merchant Wholesalers	
			42442 Packaged Frozen Food Merchant Wholesalers	
			42443 Dairy Product (except Dried or Canned) Merchant Wholesalers	
			42444 Poultry and Poultry Product Merchant Wholesalers	
			42445 Confectionery Merchant Wholesalers	
			42446 Fish and Seafood Merchant Wholesalers	
			42447 Meat and Meat Product Merchant Wholesalers	
			42480 Fresh Fruit and Vegetable Merchant Wholesalers	
			42490 Other Grocery and Related Products Merchant Wholesalers	
			42450 Grain and Field Bean Merchant Wholesalers	
			42452 Livestock Merchant Wholesalers	
			42490 Other Farm Product Raw Material Merchant Wholesalers	
			42460 Plastics Materials and Basic Forms and Shapes Merchant Wholesalers	
			42469 Other Chemical and Allied Products Merchant Wholesalers	
			42470 Petroleum Bulk Stations and Terminals	
			42472 Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)	
			42480 Beer and Ale Merchant Wholesalers	
			42482 Wine and Distilled Alcoholic Beverage Merchant Wholesalers	
			42490 Farm Supplies Merchant Wholesalers	
			42492 Book, Periodical, and Newspaper Merchant Wholesalers	
			42493 Flower, Nursery Stock, and Florists Supplies Merchant Wholesalers	
			42494 Tobacco Product and Electronic Cigarette Merchant Wholesalers	
			42495 Paint, Varnish, and Supplies Merchant Wholesalers	
42499 Other Miscellaneous Nondurable Goods Merchant Wholesalers				
			425 Wholesale Trade Agents and Brokers	42520 Wholesale Trade Agents and Brokers
Transportation, Warehousing and Utilities				
		22 Utilities	221 Utilities	22111 Hydroelectric Power Generation
				22112 Fossil Fuel Electric Power Generation
				22113 Nuclear Electric Power Generation
				22114 Solar Electric Power Generation
				22115 Wind Electric Power Generation
				22116 Geothermal Electric Power Generation
				22117 Biomass Electric Power Generation
				22118 Other Electric Power Generation
				22121 Electric Bulk Power Transmission and Control
				22122 Electric Power Distribution
				22120 Natural Gas Distribution
				22130 Water Supply and Irrigation Systems
				22132 Sewage Treatment Facilities
				22133 Steam and Air-Conditioning Supply
		48-49 Transportation and Warehousing	481 Air Transportation	48111 Scheduled Passenger Air Transportation
				48112 Scheduled Freight Air Transportation
				48121 Nonscheduled Chartered Passenger Air Transportation
				48122 Nonscheduled Chartered Freight Air Transportation
				48129 Other Nonscheduled Air Transportation
			482 Rail Transportation	48211 Line-Haul Railroads
				48212 Short Line Railroads
			483 Water Transportation	48311 Deep Sea Freight Transportation
				48312 Deep Sea Passenger Transportation
				48313 Coastal and Great Lakes Freight Transportation
				48314 Coastal and Great Lakes Passenger Transportation
				48321 Inland Water Freight Transportation
				48322 Inland Water Passenger Transportation
			484 Truck Transportation	48410 General Freight Trucking, Local
				48421 General Freight Trucking, Long-Distance, Truckload
				48422 General Freight Trucking, Long-Distance, Less Than Truckload
				48420 Used Household and Office Goods Moving
				48423 Specialized Freight (except Used Goods) Trucking, Local
				48424 Specialized Freight (except Used Goods) Trucking, Long-Distance
			485 Transit and Ground Passenger Transportation	48511 Mixed Mode Transit Systems
				48512 Commuter Rail Systems
				48513 Bus and Other Motor Vehicle Transit Systems
				48519 Other Urban Transit Systems
				48520 Interurban and Rural Bus Transportation
				48530 Taxi and Ridesharing Services
				48532 Limousine Service
				48540 School and Employee Bus Transportation
				48550 Charter Bus Industry
				485991 Special Needs Transportation
				485999 All Other Transit and Ground Passenger Transportation
			486 Pipeline Transportation	48610 Pipeline Transportation of Crude Oil
				48620 Pipeline Transportation of Natural Gas
				48690 Pipeline Transportation of Refined Petroleum Products
				48699 All Other Pipeline Transportation
			487 Scenic and Sightseeing Transportation	48710 Scenic and Sightseeing Transportation, Land
				48720 Scenic and Sightseeing Transportation, Water
				48790 Scenic and Sightseeing Transportation, Other
			488 Support Activities for Transportation	48811 Air Traffic Control
				48819 Other Airport Operations
				48890 Other Support Activities for Air Transportation
				48820 Support Activities for Rail Transportation
				48830 Port and Harbor Operations
				48832 Marine Cargo Handling
				48833 Navigational Services to Shipping
				48839 Other Support Activities for Water Transportation
				48840 Motor Vehicle Towing
				48849 Other Support Activities for Road Transportation
				48850 Freight Transportation Arrangement
				48891 Packing and Crating
				488999 All Other Support Activities for Transportation
			491 Postal Service	49110 Postal Service
			492 Couriers and Messengers	49210 Couriers and Express Delivery Services
				49220 Local Messengers and Local Delivery
			493 Warehousing and Storage	49310 General Warehousing and Storage
				49320 Refrigerated Warehousing and Storage
				49330 Farm Product Warehousing and Storage
				49390 Other Warehousing and Storage

TUMF Non-Residential Category Detailed NAICS Correspondence

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

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	NAICS Two Digit Code	NAICS Three Digit Code	NAICS Six Digit Code							
Employment Categories	NAICS Code	NAICS Title	NAICS Code	NAICS Title							
Service	Information	51	Information	512 Motion Picture and Sound Recording Industries 51210 Motion Picture and Video Production 51212 Motion Picture and Video Distribution 51231 Motion Picture Theaters (except Drive-Ins) 51232 Drive-In Motion Picture Theaters 51291 Teleproduction and Other Postproduction Services 51299 Other Motion Picture and Video Industries 51230 Music Publishers 51240 Sound Recording Studios 51250 Record Production and Distribution 51290 Other Sound Recording Industries 513 Publishing Industries 51310 Newspaper Publishers 51312 Periodical Publishers 51330 Book Publishers 51340 Directory and Mailing List Publishers 51391 Greeting Card Publishers 51399 All Other Publishers 51320 Software Publishers 516 Broadcasting and Content Providers 51610 Radio Broadcasting Stations 51620 Television Broadcasting Stations 51620 Media Streaming Distribution Services, Social Networks, and Other Media Networks and Content Providers 517 Telecommunications 51711 Wired Telecommunications Carriers 51712 Wireless Telecommunications Carriers (except Satellite) 51721 Telecommunications Resellers 51722 Agents for Wireless Telecommunications Services 51740 Satellite Telecommunications 51780 All Other Telecommunications 518 Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services 51820 Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services 519 Web Search Portals, Libraries, Archives, and Other Information Services 51920 Libraries and Archives 51920 Web Search Portals and All Other Information Services							
					Financial Activities	52	Finance and Insurance	521 Monetary Authorities-Central Bank 52110 Monetary Authorities-Central Bank 522 Credit Intermediation and Related Activities 52210 Commercial Banking 52230 Credit Unions 52280 Savings Institutions and Other Depository Credit Intermediation 52220 Credit Card Issuing 52220 Sales Financing 52291 Consumer Lending 52292 Real Estate Credit 52299 International, Secondary Market, and All Other Nondepository Credit Intermediation 52230 Mortgage and Nonmortgage Loan Brokers 52230 Financial Transactions Processing, Reserve, and Clearinghouse Activities 52290 Other Activities Related to Credit Intermediation 523 Securities, Commodity Contracts, and Other Financial Investments and Related Activities 52350 Investment Banking and Securities Intermediation 52360 Commodity Contracts Intermediation 52320 Securities and Commodity Exchanges 52390 Miscellaneous Intermediation 52340 Portfolio Management and Investment Advice 52391 Trust, Fiduciary, and Custody Activities 52399 Miscellaneous Financial Investment Activities 524 Insurance Carriers and Related Activities 52413 Direct Life Insurance Carriers 52414 Direct Health and Medical Insurance Carriers 52416 Direct Property and Casualty Insurance Carriers 52417 Direct Title Insurance Carriers 52428 Other Direct Insurance (except Life, Health, and Medical) Carriers 52413 Reinsurance Carriers 52420 Insurance Agencies and Brokerages 52421 Claims Adjusting 52422 Pharmacy Benefit Management and Other Third Party Administration of Insurance and Pension Funds 52428 All Other Insurance Related Activities 525 Funds, Trusts, and Other Financial Vehicles 52510 Pension Funds 52520 Health and Welfare Funds 52590 Other Insurance Funds 52590 Open-End Investment Funds 52590 Trusts, Estates, and Agency Accounts 52590 Other Financial Vehicles			
									53	Real Estate and Rental and Leasing	531 Real Estate 53110 Lessors of Residential Buildings and Dwellings 53120 Lessors of Nonresidential Buildings (except Miniwarehouses) 53130 Lessors of Miniwarehouses and Self-Storage Units 53190 Lessors of Other Real Estate Property 53120 Offices of Real Estate Agents and Brokers 53131 Residential Property Managers 53132 Nonresidential Property Managers 53130 Offices of Real Estate Appraisers 53190 Other Activities Related to Real Estate 532 Rental and Leasing Services 53211 Passenger Car Rental 53212 Passenger Car Leasing 53220 Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing 53220 Consumer Electronics and Appliances Rental 53281 Formal Wear and Costume Rental 53282 Video Tape and Disc Rental 53283 Home Health Equipment Rental 53284 Recreational Goods Rental 53289 All Other Consumer Goods Rental 53230 General Rental Centers 53241 Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing 53242 Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing 53240 Office Machinery and Equipment Rental and Leasing 53240 Other Commercial and Industrial Machinery and Equipment Rental and Leasing 533 Lessors of Nonfinancial Intangible Assets (except Copyrighted Works) 53310 Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code NAICS Code NAICS Title	NAICS Three Digit Code NAICS Code NAICS Title	NAICS Six Digit Code NAICS Code NAICS Title				
	Professional and Business Services	54 Professional, Scientific, and Technical Services	541 Professional, Scientific, and Technical Services	54110 Offices of Lawyers				
				54112 Offices of Notaries				
				54119 Title Abstract and Settlement Offices				
				54199 All Other Legal Services				
				54211 Offices of Certified Public Accountants				
				54213 Tax Preparation Services				
				54214 Payroll Services				
				54219 Other Accounting Services				
				54310 Architectural Services				
				54320 Landscape Architectural Services				
				54330 Engineering Services				
				54340 Drafting Services				
				54350 Building Inspection Services				
				54360 Geophysical Surveying and Mapping Services				
				54370 Surveying and Mapping (except Geophysical) Services				
				54380 Testing Laboratories and Services				
				54410 Interior Design Services				
				54420 Industrial Design Services				
				54430 Graphic Design Services				
				54490 Other Specialized Design Services				
				54511 Custom Computer Programming Services				
				54512 Computer Systems Design Services				
				54513 Computer Facilities Management Services				
				54519 Other Computer Related Services				
				54611 Administrative Management and General Management Consulting Services				
				54612 Human Resources Consulting Services				
				54613 Marketing Consulting Services				
				54614 Process, Physical Distribution, and Logistics Consulting Services				
				54618 Other Management Consulting Services				
				54620 Environmental Consulting Services				
				54690 Other Scientific and Technical Consulting Services				
				54713 Research and Development in Nanotechnology				
				54714 Research and Development in Biotechnology (except Nanobiotechnology)				
				54715 Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)				
				54720 Research and Development in the Social Sciences and Humanities				
				54810 Advertising Agencies				
				54820 Public Relations Agencies				
				54830 Media Buying Agencies				
				54840 Media Representatives				
				54850 Indoor and Outdoor Display Advertising				
				54860 Direct Mail Advertising				
				54870 Advertising Material Distribution Services				
				54890 Other Services Related to Advertising				
				54910 Marketing Research and Public Opinion Polling				
				54921 Photography Studios, Portrait				
				54922 Commercial Photography				
				54930 Translation and Interpretation Services				
				54940 Veterinary Services				
				54990 All Other Professional, Scientific, and Technical Services				
				55 Management of Companies and Enterprises	551 Management of Companies and Enterprises	55111 Offices of Bank Holding Companies	55112 Offices of Other Holding Companies	55114 Corporate, Subsidiary, and Regional Managing Offices
				56 Administrative and Support and Waste Management and Remediation Services	561 Administrative and Support Services	56110 Office Administrative Services	56120 Facilities Support Services	56131 Employment Placement Agencies
						56132 Executive Search Services	56133 Temporary Help Services	56130 Professional Employer Organizations
						56140 Document Preparation Services	56142 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	56150 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	56170 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	56211 Solid Waste Collection	56212 Hazardous Waste Collection	56219 Other Waste Collection
						56221 Hazardous Waste Treatment and Disposal	56222 Solid Waste Landfill	56223 Solid Waste Combustors and Incinerators
						562219 Other Nonhazardous Waste Treatment and Disposal	562910 Remediation Services	562920 Materials Recovery Facilities
						562991 Septic Tank and Related Services	562998 All Other Miscellaneous Waste Management Services	

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code NAICS Code NAICS Title	NAICS Three Digit Code NAICS Code NAICS Title	NAICS Six Digit Code NAICS Code NAICS Title	
	Education and Health Services	61 Educational Services	611 Educational Services	61110 Elementary and Secondary Schools	
				61120 Junior Colleges	
		61130 Colleges, Universities, and Professional Schools			
		61140 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	62111 Offices of Physicians (except Mental Health Specialists)	
				62112 Offices of Physicians, Mental Health Specialists	
				62120 Offices of Dentists	
				62130 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	62210 General Medical and Surgical Hospitals
					62220 Psychiatric and Substance Abuse Hospitals
					62230 Specialty (except Psychiatric and Substance Abuse) Hospitals
				623 Nursing and Residential Care Facilities	62310 Nursing Care Facilities (Skilled Nursing Facilities)
					62320 Residential Intellectual and Developmental Disability Facilities
					623220 Residential Mental Health and Substance Abuse Facilities
					62331 Continuing Care Retirement Communities
					623312 Assisted Living Facilities for the Elderly
				623990 Other Residential Care Facilities	
				624 Social Assistance	62410 Child and Youth Services
					62420 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
		71120 Dance Companies			
		71130 Musical Groups and Artists			
		71190 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	71210 Museums		
			712120 Historical Sites		
			712130 Zoos and Botanical Gardens		
			712190 Nature Parks and Other Similar Institutions		
		713 Amusement, Gambling, and Recreation Industries	71310 Amusement and Theme Parks		
			71320 Amusement Arcades		
			713210 Casinos (except Casino Hotels)		
			713290 Other Gambling Industries		
			713910 Golf Courses and Country Clubs		
			713920 Skiing Facilities		
			713930 Marinas		
			713940 Fitness and Recreational Sports Centers		
			713950 Bowling Centers		
			713990 All Other Amusement and Recreation Industries		

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	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	
		72	Accommodation and Food Services					
			721	Accommodation				
					72110	Hotels (except Casino Hotels) and Motels		
					721120	Casino Hotels		
					721191	Bed-and-Breakfast Inns		
					721199	All Other Traveler Accommodation		
					721211	RV (Recreational Vehicle) Parks and Campgrounds		
					721214	Recreational and Vacation Camps (except Campgrounds)		
					721310	Rooming and Boarding Houses, Dormitories, and Workers' Camps		
				722	Food Services and Drinking Places			
					722310	Food Service Contractors		
					722320	Caterers		
					722330	Mobile Food Services		
					722410	Drinking Places (Alcoholic Beverages)		
					722511	Full-Service Restaurants		
					722513	Limited-Service Restaurants		
					722514	Cafeterias, Grill Buffets, and Buffets		
					722515	Snack and Nonalcoholic Beverage Bars		
	Other Service		81	Other Services (except Public Administration)				
				811	Repair and Maintenance			
				811111	General Automotive Repair			
				811114	Specialized Automotive Repair			
				811121	Automotive Body, Paint, and Interior Repair and Maintenance			
				811122	Automotive Glass Replacement Shops			
				811191	Automotive Oil Change and Lubrication Shops			
				811192	Car Washes			
				811198	All Other Automotive Repair and Maintenance			
				811210	Electronic and Precision Equipment Repair and Maintenance			
				811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance			
				811411	Home and Garden Equipment Repair and Maintenance			
				811412	Appliance Repair and Maintenance			
				811420	Reupholstery and Furniture Repair			
				811430	Footwear and Leather Goods Repair			
				811490	Other Personal and Household Goods Repair and Maintenance			
			812	Personal and Laundry Services				
				812111	Barber Shops			
				812112	Beauty Salons			
				812113	Nail Salons			
				812191	Diet and Weight Reducing Centers			
				812199	Other Personal Care Services			
				812210	Funeral Homes and Funeral Services			
				812220	Cemeteries and Crematories			
				812310	Coin-Operated Laundries and Drycleaners			
				812320	Drycleaning and Laundry Services (except Coin-Operated)			
				812331	Linen Supply			
				812332	Industrial Launderers			
				812910	Pet Care (except Veterinary) Services			
				812921	Photofinishing Laboratories (except One-Hour)			
				812922	One-Hour Photofinishing			
				812930	Parking Lots and Garages			
				812990	All Other Personal Services			
			813	Religious, Grantmaking, Civic, Professional, and Similar Organizations				
				813110	Religious Organizations			
				813211	Grantmaking Foundations			
				813212	Voluntary Health Organizations			
				813219	Other Grantmaking and Giving Services			
				813311	Human Rights Organizations			
				813312	Environment, Conservation and Wildlife Organizations			
				813319	Other Social Advocacy Organizations			
				813410	Civic and Social Organizations			
				813910	Business Associations			
				813920	Professional Organizations			
				813930	Labor Unions and Similar Labor Organizations			
				813940	Political Organizations			
				813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)			
			814	Private Households				
				814110	Private Households			

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS	NAICS Two Digit Code	NAICS Three Digit Code	NAICS Six Digit Code
Employment Categories	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Government/Public Sector				
Government	92	Public Administration	921 Executive, Legislative, and Other General Government Support	
				92110 Executive Offices
				92120 Legislative Bodies
				92130 Public Finance Activities
				92140 Executive and Legislative Offices, Combined
				92150 American Indian and Alaska Native Tribal Governments
				92190 Other General Government Support
			922 Justice, Public Order, and Safety Activities	
				92210 Courts
				92220 Police Protection
				92230 Legal Counsel and Prosecution
				92240 Correctional Institutions
				92250 Parole Offices and Probation Offices
				92260 Fire Protection
				92290 Other Justice, Public Order, and Safety Activities
			923 Administration of Human Resource Programs	
				92310 Administration of Education Programs
				92320 Administration of Public Health Programs
				92330 Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)
				92340 Administration of Veterans' Affairs
			924 Administration of Environmental Quality Programs	
				92410 Administration of Air and Water Resource and Solid Waste Management Programs
				92420 Administration of Conservation Programs
			925 Administration of Housing Programs, Urban Planning, and Community Development	
				92510 Administration of Housing Programs
				92520 Administration of Urban Planning and Community and Rural Development
			926 Administration of Economic Programs	
				92610 Administration of General Economic Programs
				92620 Regulation and Administration of Transportation Programs
				92630 Regulation and Administration of Communications, Electric, Gas, and Other Utilities
				92640 Regulation of Agricultural Marketing and Commodities
				92650 Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
			927 Space Research and Technology	
				92710 Space Research and Technology
			928 National Security and International Affairs	
				92810 National Security
	92820 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.

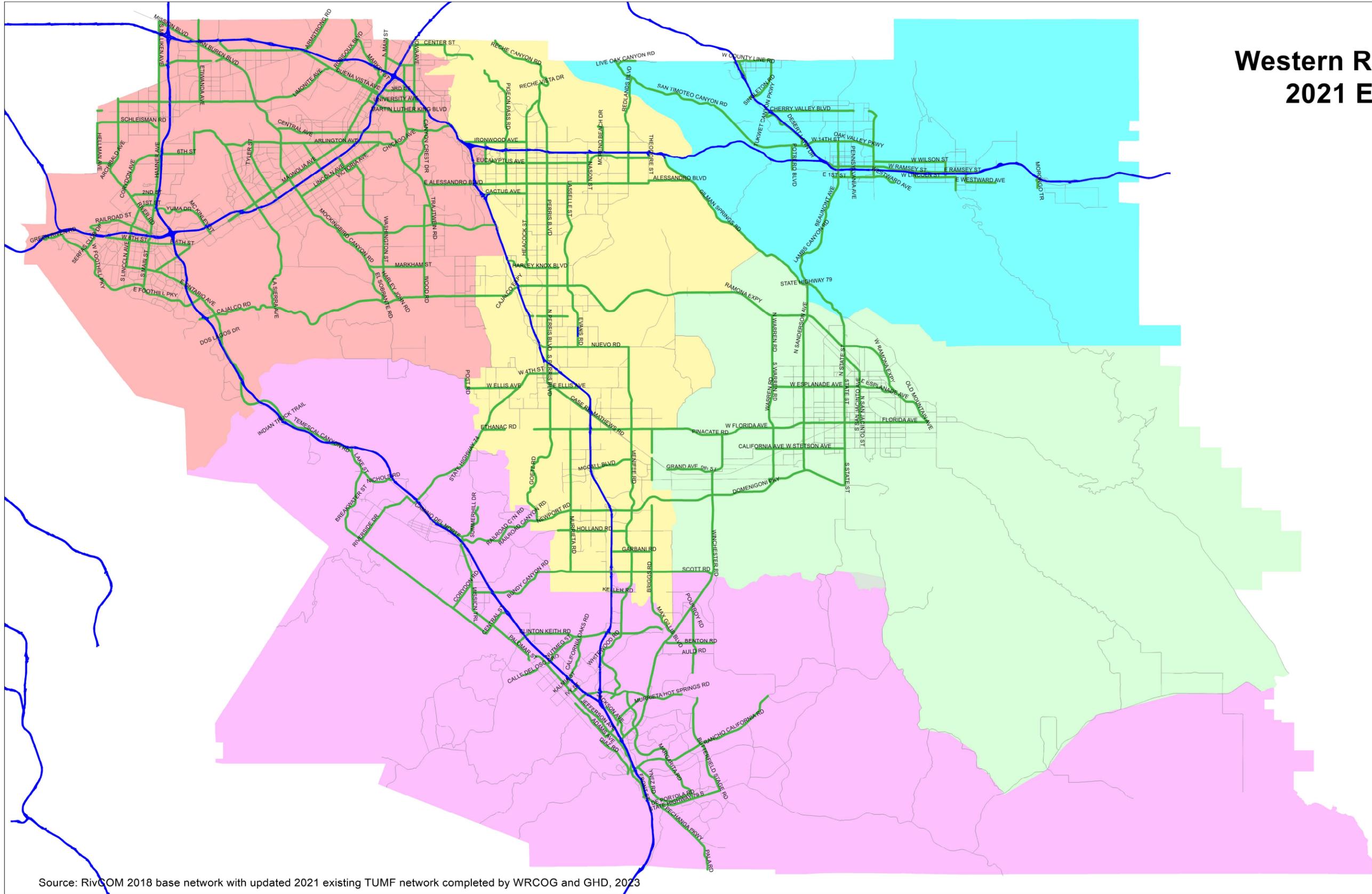
- $VMT = \text{Link Distance} * \text{Total Daily Volume}$
- $VHT = \text{Average Loaded (Congested) Link Travel Time} * \text{Total Daily Volume}$
- $VHD = VHT - (\text{Free-flow (Uncongested) Link Travel Time} * \text{Total Daily Volume})$
- $VMT \text{ LOS E or F} = VMT \text{ (on links where Daily V/C exceeded 0.90)}^{13}$

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 and employment growth in the region. The results of the analysis of existing and future congestion levels are presented for peak periods in **Exhibit C-2** and for daily in **Exhibit C-3** in this Appendix and extracted for the combined peak periods in **Table 3.1** of the study report.

EXHIBIT C-1 Western Riverside County 2021 Existing Network Facility Type



LEGEND

TUMF ZONE

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

Existing Facility Type

- TUMF Arterials
- NonTUMF Arterials
- Freeways

0 3 6 9
Miles

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

EXHIBIT C-2

**Western Riverside County
Regional Highway System Measures of Performance (2018 - 2045) – Peak Periods**

Measures of Performance	AM Peak				PM Peak			
	2018	2045	% Change	% Annual	2018	2045	% Change	% Annual
VMT - Total ALL FACILITIES	10,324,900	13,225,039	28%	0.9%	12,959,824	16,672,215	29%	0.9%
VMT - FREEWAYS	5,877,972	6,720,682	14%	0.5%	7,636,550	8,769,602	15%	0.5%
VMT - ALL ARTERIALS	4,446,928	6,504,357	46%	1.4%	5,323,274	7,902,613	48%	1.5%
TOTAL - TUMF ARTERIAL VMT	2,793,846	3,826,810	37%	1.2%	3,423,139	4,770,390	39%	1.2%
VHT - TOTAL ALL FACILITIES	251,133	435,243	73%	2.1%	290,218	480,196	65%	1.9%
VHT - FREEWAYS	120,257	186,102	55%	1.6%	143,535	213,027	48%	1.5%
VHT - ALL ARTERIALS	130,875	249,142	90%	2.4%	146,683	267,169	82%	2.2%
TOTAL TUMF ARTERIAL VHT	81,578	154,106	89%	2.4%	92,877	166,763	80%	2.2%
VHD - TOTAL ALL FACILITIES	57,989	177,814	207%	4.2%	50,911	160,242	215%	4.3%
VHD - FREEWAYS	34,221	86,616	153%	3.5%	31,935	84,033	163%	3.6%
VHD - ALL ARTERIALS	23,768	91,198	284%	5.1%	18,977	76,209	302%	5.3%
TOTAL TUMF ARTERIAL VHD	18,024	66,789	271%	5.0%	15,225	58,074	281%	5.1%
VMT LOS E & F - TOTAL ALL FACILITIES	2,960,551	6,364,419	115%	2.9%	2,644,519	7,005,063	165%	3.7%
VMT LOS E & F - FREEWAYS	2,435,804	4,276,258	76%	2.1%	2,289,667	5,040,633	120%	3.0%
VMT LOS E & F - ALL ARTERIALS	524,747	2,088,161	298%	5.2%	354,852	1,964,430	454%	6.5%
TOTAL TUMF ARTERIAL VMT w/ LOS E & F	448,168	1,585,571	254%	4.8%	317,614	1,598,561	403%	6.2%
% of TUMF ARTERIAL VMT w/ LOS E & F	16%	41%			9%	34%		

* Based on RivCoM 2018 network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network completed.

NOTES:

Volume is adjusted by PCE factor

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

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

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

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

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

EXHIBIT C-3

**Western Riverside County
Regional Highway System Measures of Performance (2018 - 2045) – Daily**

Measures of Performance	Peak Periods (Total)				Daily			
	2018	2045	% Change	% Annual	2018	2045	% Change	% Annual
VMT - Total ALL FACILITIES	23,284,724	29,897,254	28%	0.9%	41,378,907	53,832,389	30%	1.0%
VMT - FREEWAYS	13,514,522	15,490,284	15%	0.5%	24,642,357	29,200,582	18%	0.6%
VMT - ALL ARTERIALS	9,770,202	14,406,970	47%	1.4%	16,736,551	24,631,807	47%	1.4%
TOTAL - TUMF ARTERIAL VMT	6,216,985	8,597,200	38%	1.2%	10,794,415	15,170,125	41%	1.3%
VHT - TOTAL ALL FACILITIES	541,350	915,439	69%	2.0%	893,813	1,433,458	60%	1.8%
VHT - FREEWAYS	263,792	399,128	51%	1.5%	440,073	637,990	45%	1.4%
VHT - ALL ARTERIALS	277,558	516,311	86%	2.3%	453,740	795,469	75%	2.1%
TOTAL TUMF ARTERIAL VHT	174,455	320,869	84%	2.3%	285,520	496,757	74%	2.1%
VHD - TOTAL ALL FACILITIES	108,900	338,056	210%	4.3%	131,965	410,511	211%	4.3%
VHD - FREEWAYS	66,156	170,649	158%	3.6%	79,532	208,287	162%	3.6%
VHD - ALL ARTERIALS	42,745	167,407	292%	5.2%	52,434	202,223	286%	5.1%
TOTAL TUMF ARTERIAL VHD	33,249	124,863	276%	5.0%	41,025	152,200	271%	5.0%
VMT LOS E - TOTAL ALL FACILITIES	5,605,070	13,369,483	139%	3.3%	6,153,146	16,090,205	161%	3.6%
VMT LOS E - FREEWAYS	4,725,471	9,316,891	97%	2.5%	5,141,215	11,306,348	120%	3.0%
VMT LOS E & F - ALL ARTERIALS	879,599	4,052,592	361%	5.8%	1,011,931	4,783,858	373%	5.9%
TOTAL TUMF ARTERIAL VMT w/ LOS E or worse	765,782	3,184,133	316%	5.4%	878,465	3,819,635	335%	5.6%
% of TUMF ARTERIAL VMT w/ LOS E or worse	12%	37%			8%	25%		

* Based on RivCoM 2018 network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network completed.

NOTES:

Volume is adjusted by PCE factor

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

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

VHD = vehicle hours of delay (the total combined time that all vehicles have been delayed on the system based on the difference between forecast tr

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

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

Appendix D - Western Riverside County Bus Transit System Ridership 2023 – 2045

Actual average weekday daily ridership for Riverside Transit Agency (RTA) transit bus services was tabulated for 2023. Forecast average weekday daily ridership for RTA bus transit services was retrieved from the SCAG 2020 RTP/SCS Model for horizon year 2045. The bus transit ridership for 2023 and 2045 was tabulated to represent existing and future regional bus transit trips consistent with the analysis of highway trips described in **Section 3.1** and **Appendix C. Table D-1** summarizes the weekday bus transit ridership in Western Riverside County.

TABLE D-1 - Regional Bus Transit Weekday System Ridership

Year	Western Riverside Weekday Projected System Ridership
2023*	16,575
2045**	57,282

Notes: * - 2023 actual average weekday daily ridership provided by RTA staff December 1, 2023

** - 2045 forecast average weekday daily ridership obtained from SCAG 2020 RTP/SCS Model as provided by Fehr and Peers, November 28, 2023

Appendix E - Western Riverside County Regional System of Highways and Arterials Performance Measures

An integral element of the Nexus Study is the designation of the Western Riverside County Regional System of Highways and Arterials (also referred to as the "TUMF Network"). This network of regionally significant highways represents those arterial and collector highway and roadway facilities that primarily support inter-community trips in Western Riverside County and supplement the regional freeway system, and represents the extents of the network of highways and roadways that would be eligible for TUMF funded improvements. The Regional System of Highways and Arterials does NOT include the freeways of Western Riverside County which primarily serve inter-regional trips.

The designation of the Regional System of Highways and Arterials in the original TUMF Nexus Study adopted by the WRCOG Executive Committee in October 2002 was initiated with the identification of highways and roadways that met certain specified guidelines as defined by the WRCOG Public Works Committee. The guidelines are defined in **Section 4.1** of the Nexus Report, and include:

1. Arterial highway facilities proposed to have a minimum of four lanes at future buildout (not including freeways).
2. Facilities that serve multiple jurisdictions and/or provide connectivity between communities both within and adjoining Western Riverside County.
3. Facilities with forecast traffic volumes in excess of 20,000 vehicles per day in the future horizon year.
4. Facilities with forecast volume to capacity ratio of 0.90 (LOS E) or greater in the future horizon year.
5. Facilities that accommodate regional fixed route transit services.
6. Facilities that provide direct access to major commercial, industrial, institutional, recreational or tourist activity centers, and multi-modal transportation facilities (such as airports, railway terminals and transit centers).

The original candidate facilities were identified by overlaying various transportation system and land use plots depicting parameters consistent with those defined by the specified guidelines. These plots included existing and proposed numbers of lanes, network volumes and volume to capacity ratio (LOS) derived from SCAG CTP Model networks developed by Transcore to support the ongoing Western Riverside County CETAP study, and existing land use information provided by SCAG. These plots were included in the Appendices that accompanied the original 2002 TUMF Nexus Study. Fixed route transit service information was provided by the Riverside County Regional Transportation Authority (RTA).

These various data inputs were overlaid and reviewed leading the definition of a segmented skeletal network of highways and roadways for further consideration. The skeletal network was further enhanced to reflect regional connectivity and access to activity center considerations. An initial draft Regional System of Highways and Arterials was developed and subsequently distributed to the County of Riverside and each City in Western Riverside County for review in the context of their respective City General

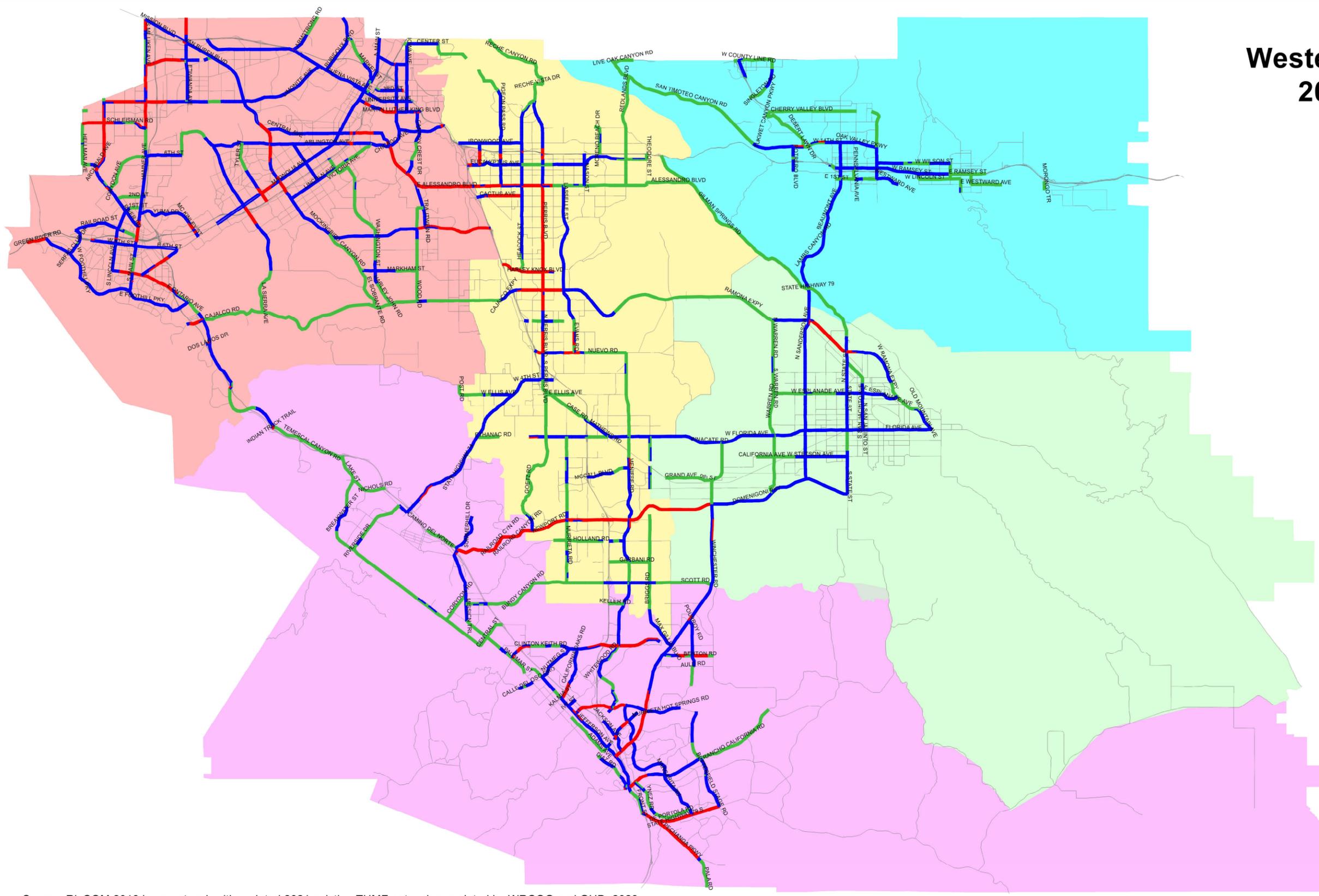
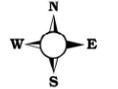
Plan Circulation Elements, primarily to confirm existing and future number of lanes and appropriateness of the facilities identified. The initial draft network was subsequently revised to consolidate appropriate General Plan Circulation Elements, including the identification of proposed new facilities as alternatives to existing facilities. It should be pointed out that the Regional System of Highways and Arterials does not represent a simple compilation of regional General Plan Circulation Elements, but rather incorporates the elements of regional General Plan Circulation Elements that are necessary for mitigating the cumulative regional traffic impacts of new development within the horizon year of the TUMF program.

The consolidated list of proposed network improvements (along with associated initial cost estimates) was subsequently distributed to each of the WRCOG jurisdictions, individual landowners, and other stakeholders including representatives of the development community through the Building Industry Association (BIA) for review. The review of the consolidated list of improvements (and associated costs) prompted a series of five peer review workshop meetings to specifically review each segment of roadway identified and the associated improvements to mitigate the traffic impacts of new development. One peer review workshop meeting was held for each of the five zones in the WRCOG region with meetings held at the Riverside County Assessor's Office between June 27, 2002 and July 18, 2002. The peer review workshop meetings involved representatives from WRCOG, the respective zone jurisdictions and the BIA. The peer review workshops culminated in the development (by consensus of the groups) of a revised list of proposed network improvements (and associated costs) more accurately reflecting the improvements necessary to mitigate the cumulative regional traffic impacts of new development.

Following the peer review, the initial Regional System of Highways and Arterials was reviewed and endorsed by the TUMF Technical Advisory Committee, the TUMF Policy Committee and the WRCOG Executive Committee and utilized as the basis for developing the original TUMF Nexus Study in October 2002.

For the 2024 update of the TUMF Nexus Study, the Regional System of Highways and Arterials was reassessed. Consistent with the changing rate of new development forecast for Western Riverside County as part of the SCAG 2020 RTP/SCS, including reductions in the overall level of non-residential employment, the review of the TUMF Network as part of the 2024 Nexus Update ensured facilities generally still met the previously described performance guidelines, and/or that the scope and magnitude of specific improvements to the TUMF Network were roughly proportional to the impacts needing to be mitigated. This review process involved the comparison of model outputs for the 2018 Baseline and 2045 No-Build Scenarios on the 2021 Existing arterial network to identify those facilities no longer expected to be impacted substantially by the cumulative effects of traffic growth from new development. This review resulted in various changes in the scope and magnitude of specific improvements previously identified on the TUMF Network. The updated model output plots utilized as the basis for the latest network review are included in this appendix as **Exhibit E-1** through **E-8**. The Regional System of Highways and Arterials is included as **Figure 4.1** in the Nexus Study report.

EXHIBIT E-1 Western Riverside County 2021 Existing Network Number of Lanes



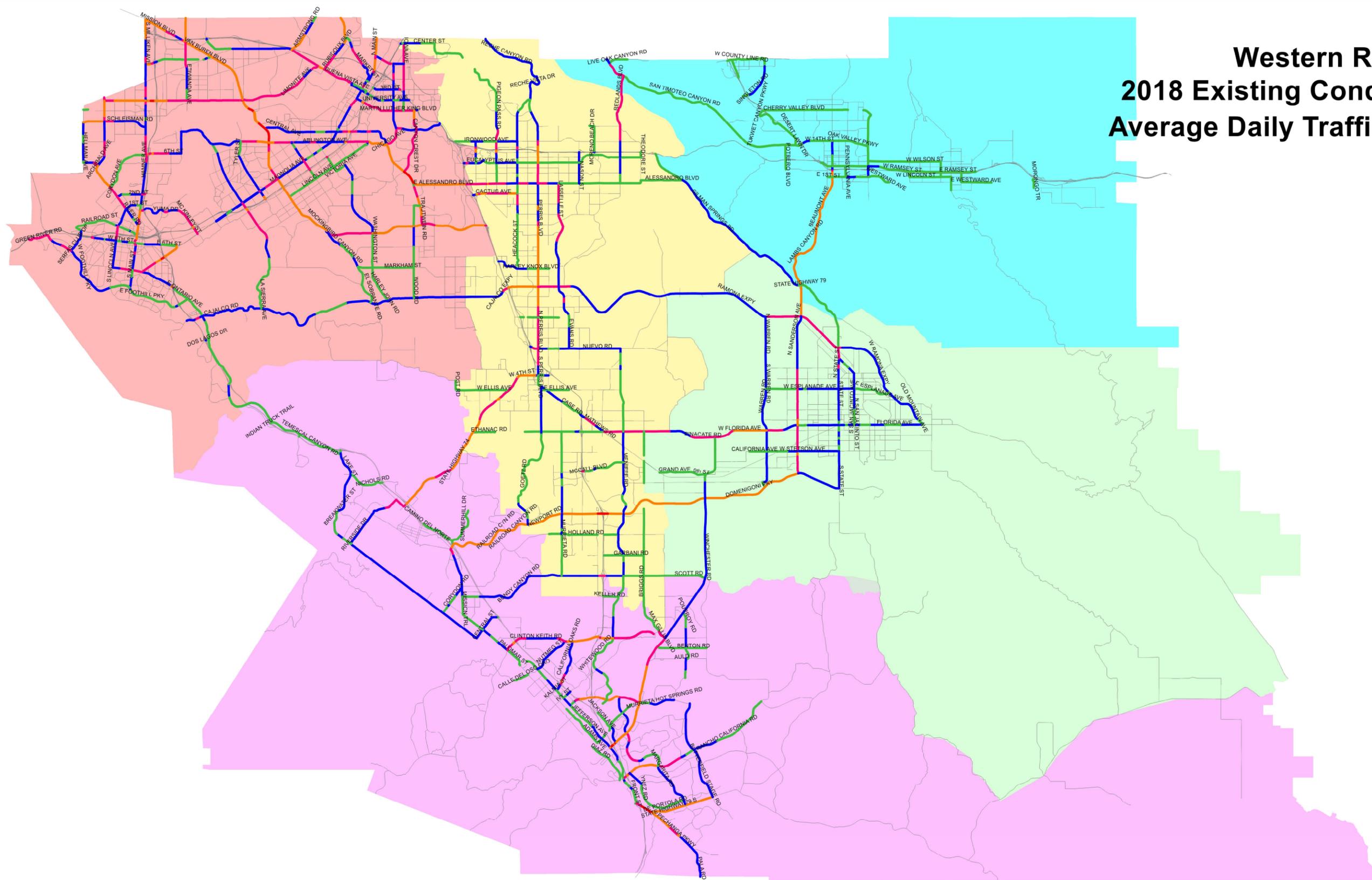
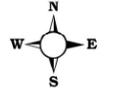
LEGEND

- TUMF ZONE**
- Northwest
 - Central
 - Pass
 - Southwest
 - Hemet/San Jacinto
- Existing Number of Lanes (Directional)**
- 1 lane
 - 2 lanes
 - 3+ lanes



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

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



LEGEND

TUMF ZONE

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

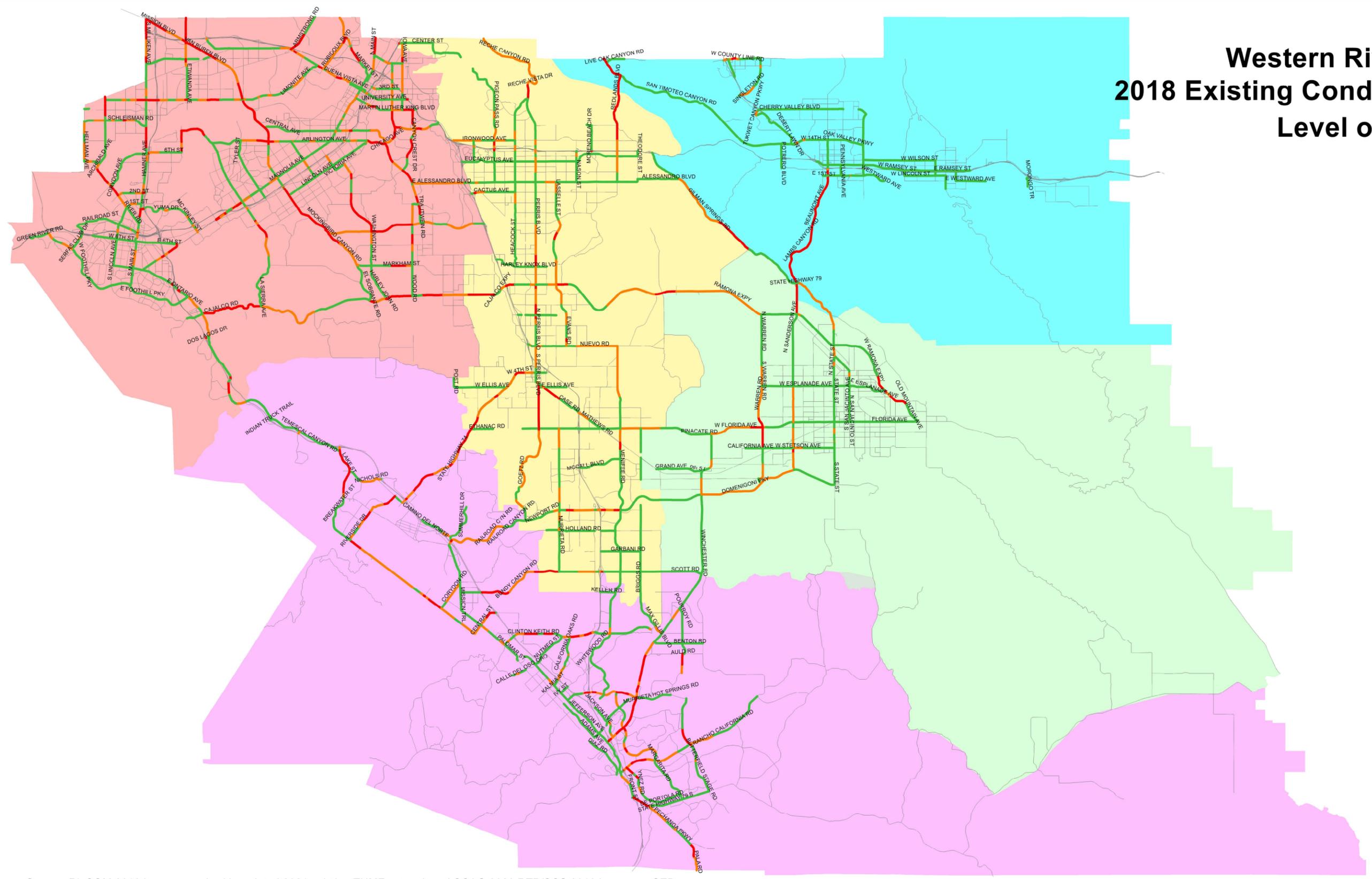
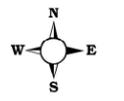
Average Daily Traffic (ADT)

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

0 3 6 9
Miles

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

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



LEGEND

TUMF ZONE

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

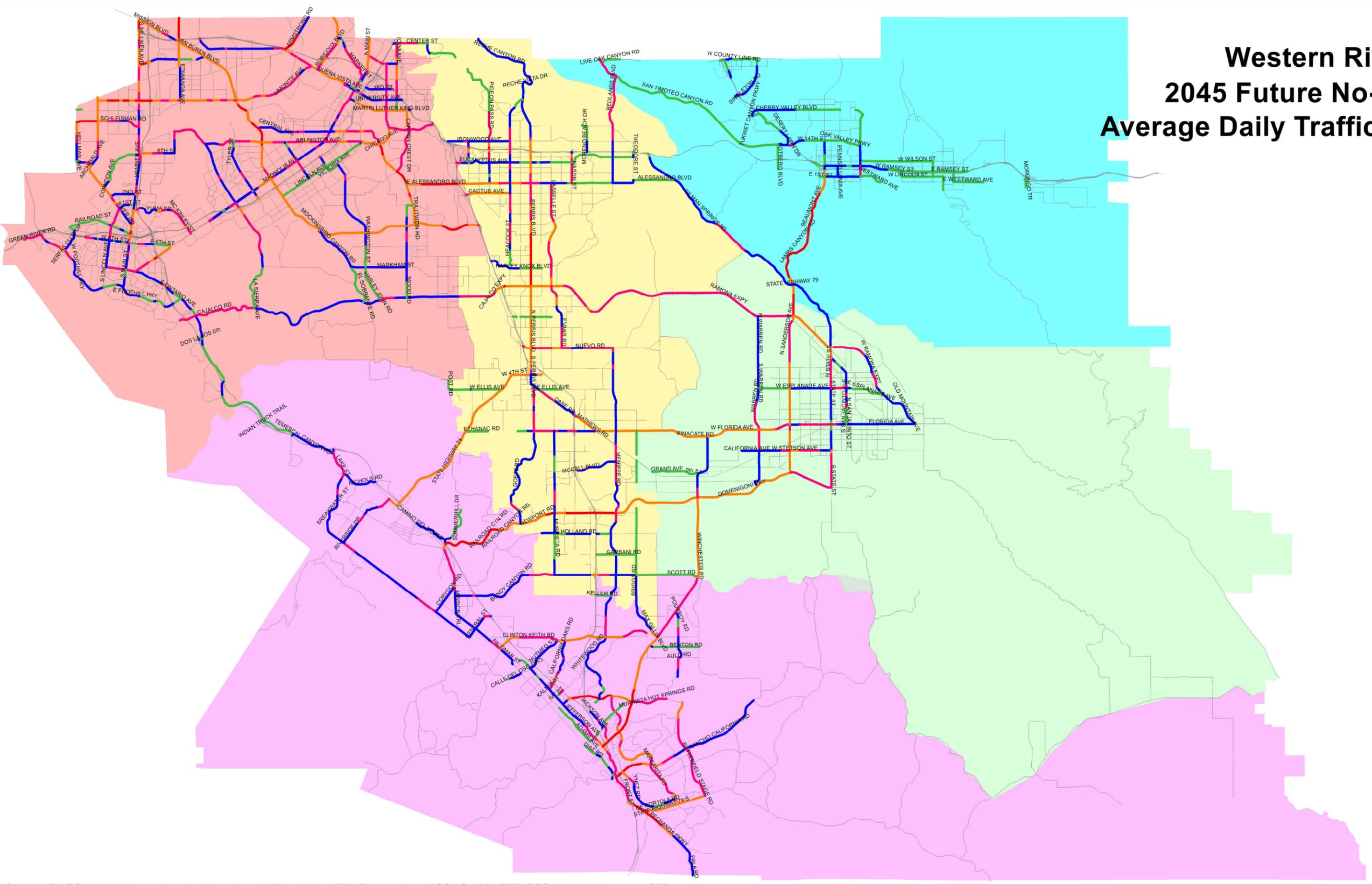
Peak Period LOS

- LOS A or B
- LOS C or D
- LOS E or F

0 3 6 9
Miles

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

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



LEGEND

TUMF ZONE

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

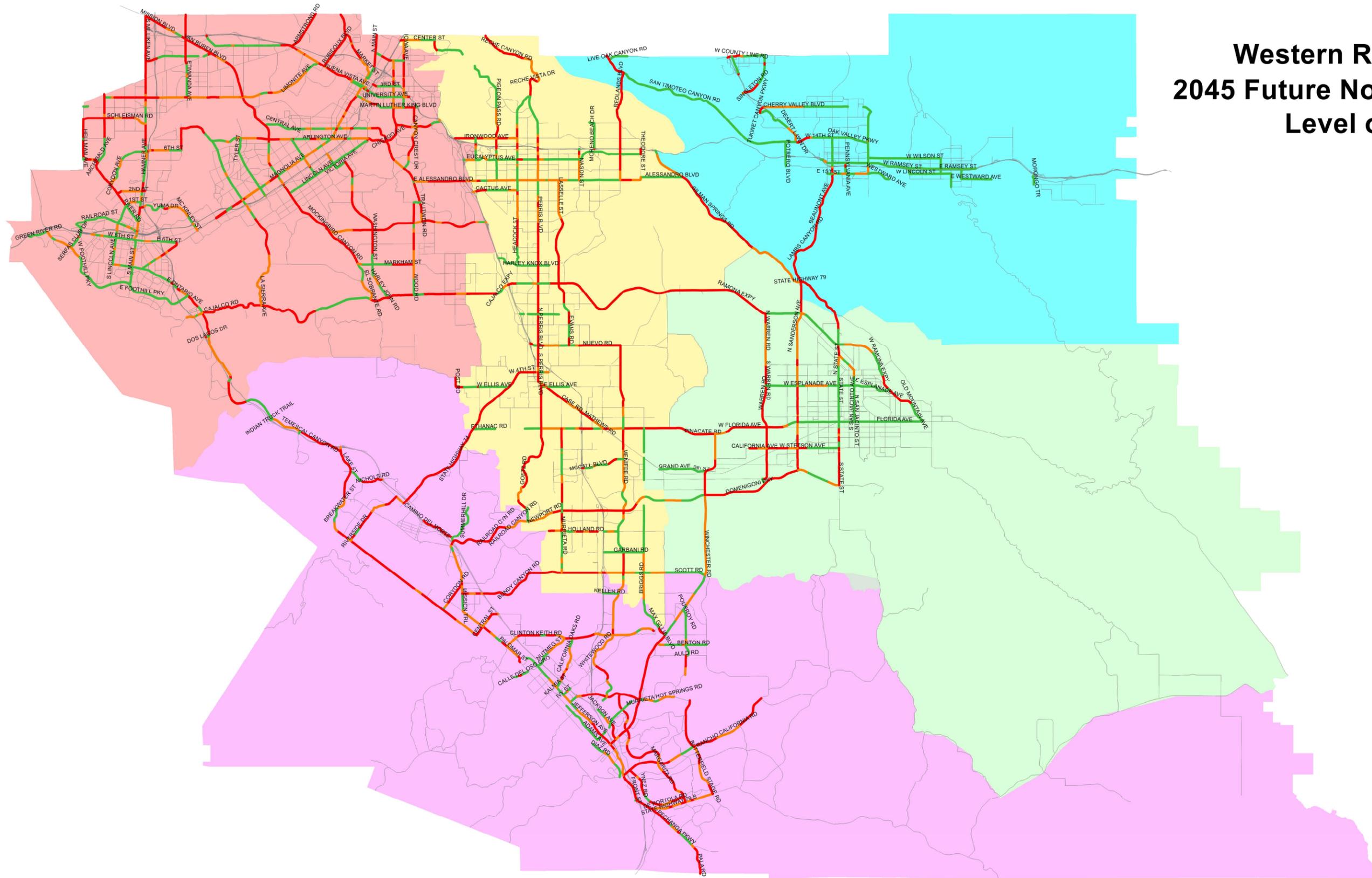
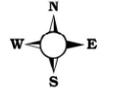
Average Daily Traffic (ADT)

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

0 3 6 9
Miles

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

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



LEGEND

TUMF ZONE

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

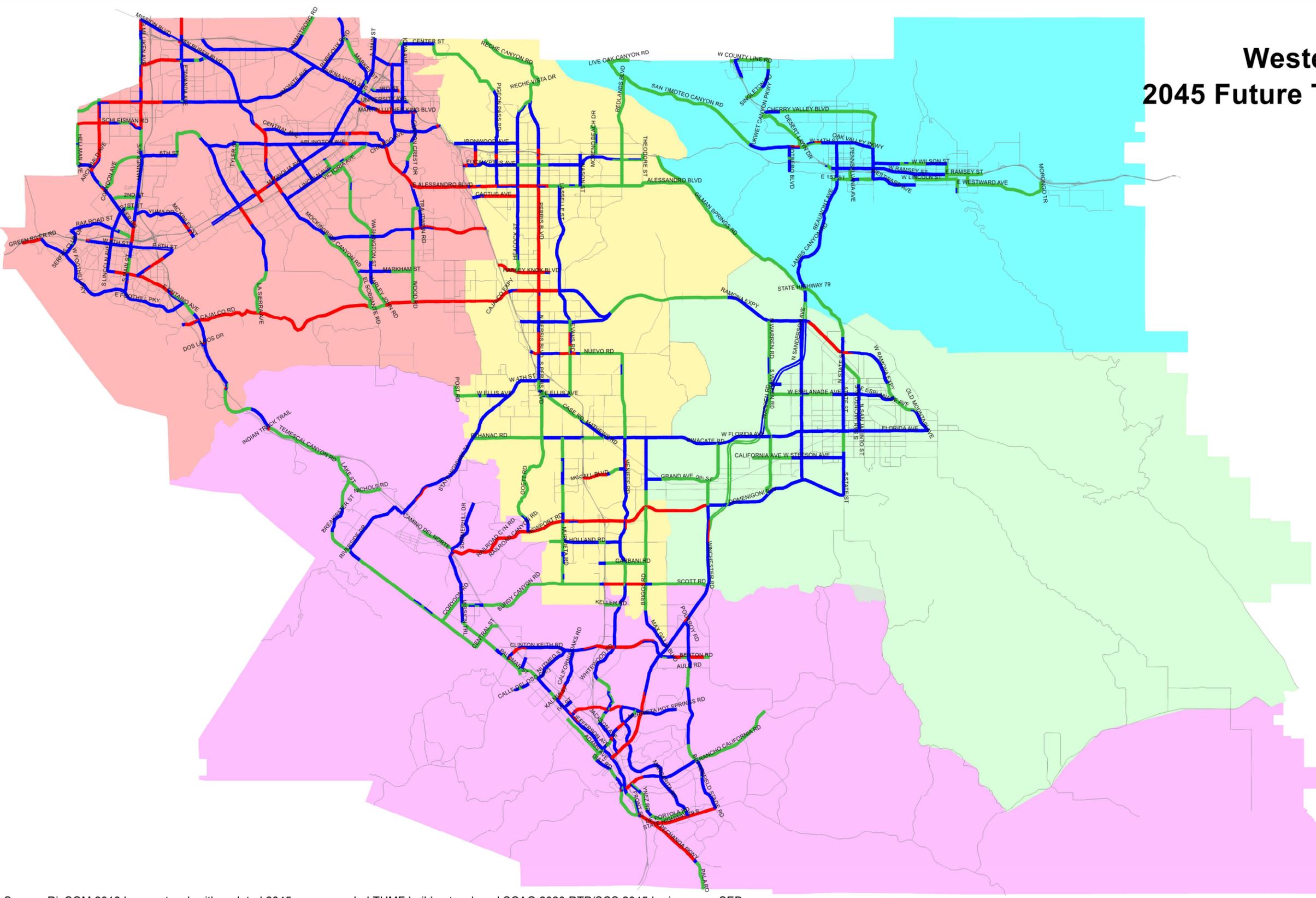
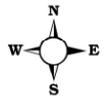
Peak Period LOS

- LOS A or B
- LOS C or D
- LOS E or F

0 3 6 9
Miles

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

EXHIBIT E-6 Western Riverside County 2045 Future TUMF Build Scenario Number of Lanes



LEGEND

TUMF ZONE

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

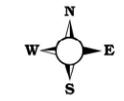
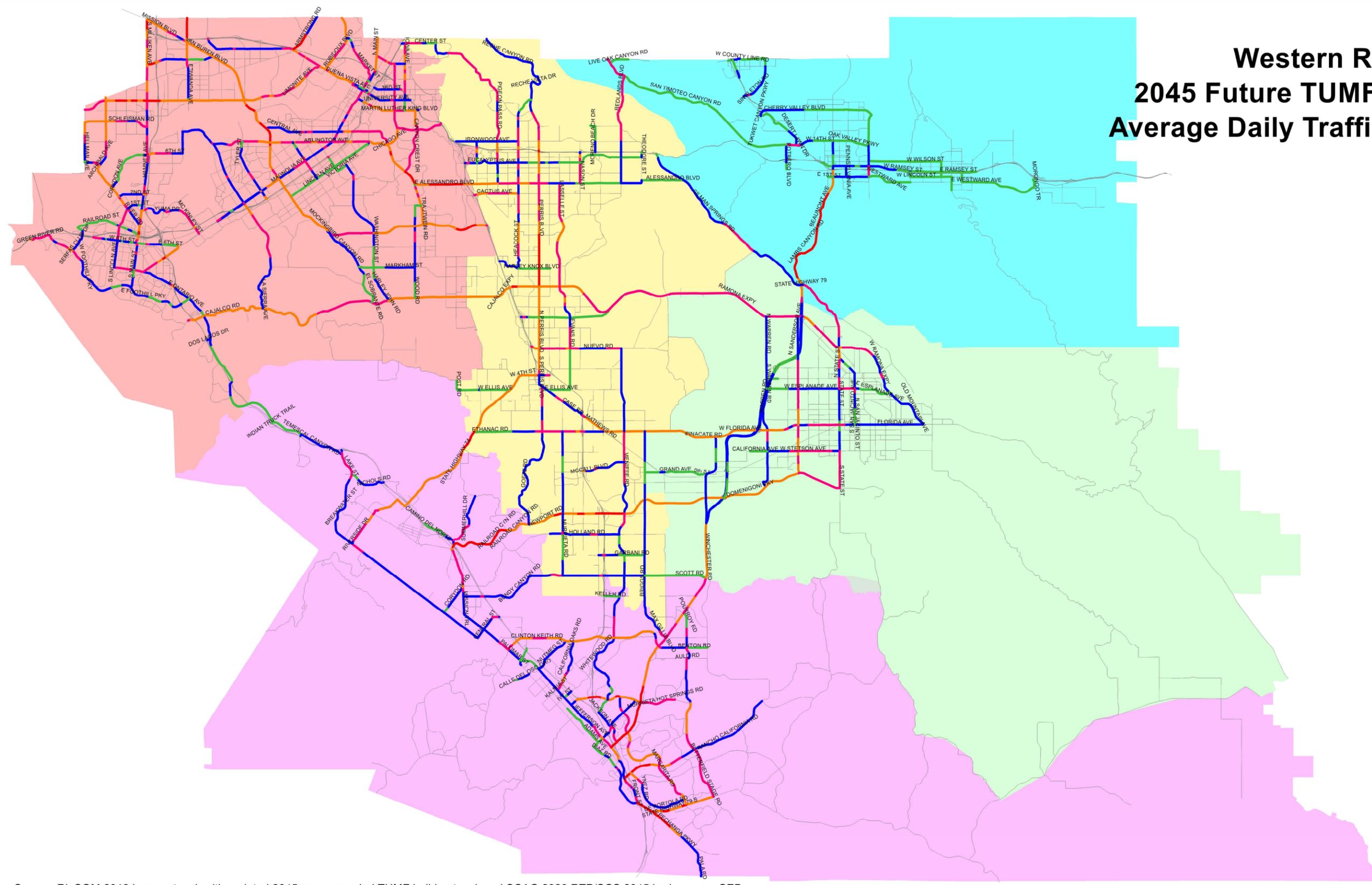
Existing Number of Lanes (Directional)

- 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)



LEGEND

TUMF ZONE

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

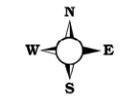
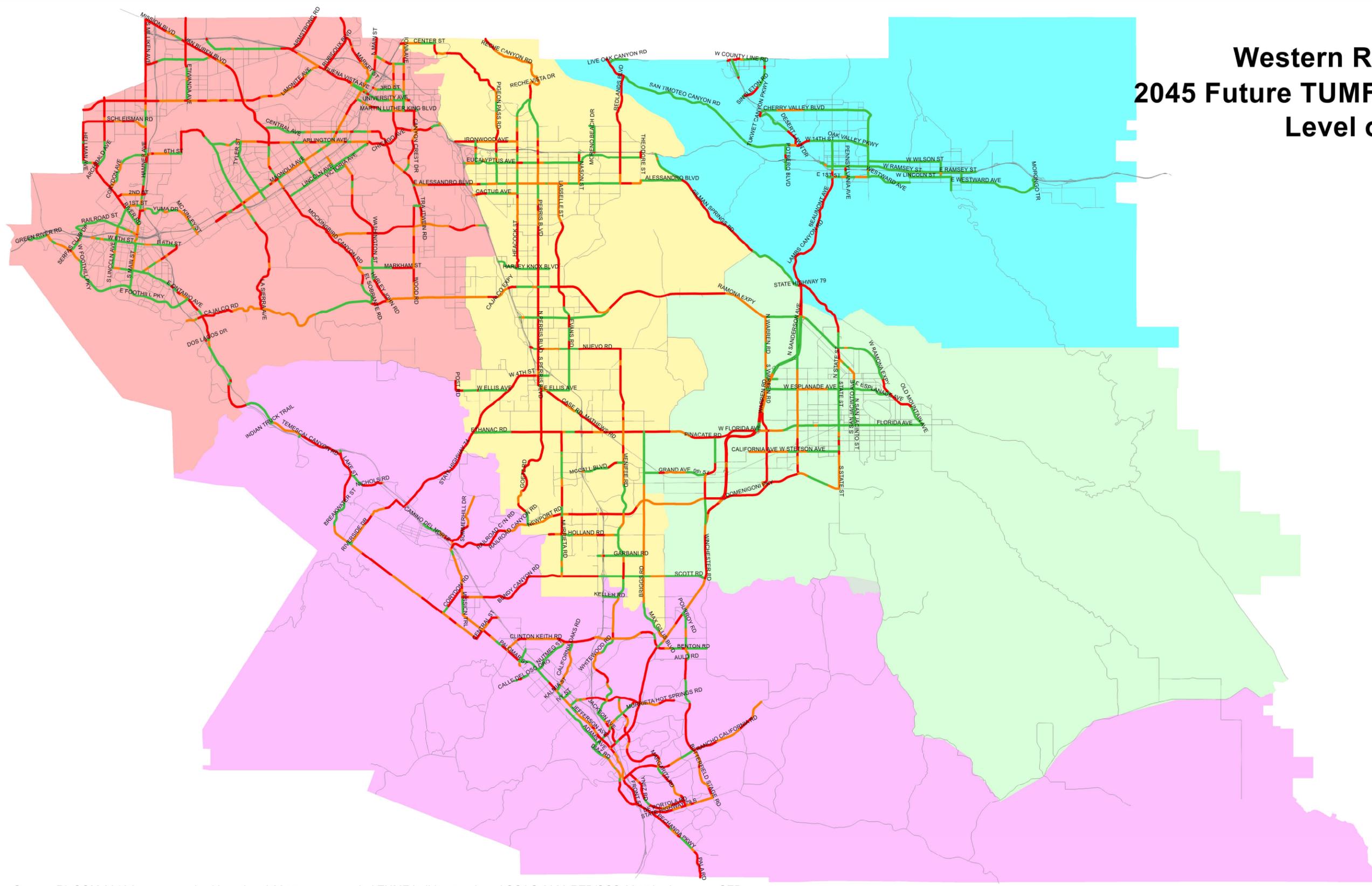
Average Daily Traffic (ADT)

- <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 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

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



LEGEND

TUMF ZONE

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

Peak Period LOS

- LOS A or B
- LOS C or D
- LOS E or F

0 3 6 9
Miles

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

Appendix F - TUMF Network Cost Assumptions

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

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

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

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

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

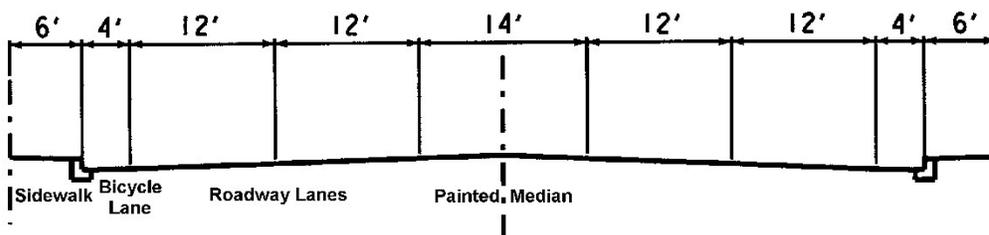
4. Construction of new Network bridge structures;
5. Expansion of existing Network interchanges with freeways;
6. Construction of new Network interchanges with freeways;
7. Grade separation of existing Network at-grade railroad crossings;
8. Expansion of existing Network-to-Network intersections;
9.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

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

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

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

Figure F-1. Typical Roadway Standard Cross-Section



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Roadway Items

Roadway Excavation:

A unit cost of \$38.55 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data) is applied to account for the excavation quantities. Assuming proposed profiles to be at 0% grade, the excavation values are estimated based on the component type as follows:

- Terrain 2 and 3: excavation for one lane (16 feet wide and 4 feet deep) is assumed.

Imported Borrow:

The unit cost used for imported borrow is \$20.47 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data). Locations where imported borrow is required are determined from aerial photos.

- Terrain 2 and 3: Excavation for one lane (16 feet wide and 4 feet deep) is assumed.
- Interchanges 1, 2, and 3: Vertical clearance of 24.5 feet is used to calculate the maximum amount of imported borrow at areas adjacent to an undercrossing.
- RRXing 1 and 2: Vertical clearance of 31.5 feet and Bridge approach of 1,000 feet is used to determine the quantity of Imported borrow for this component type.

Clearing and Grubbing:

The unit cost for clearing and grubbing is \$12,100.00 per acre (Source: Local Projects and Caltrans Contract Cost Data).

- Terrain 1, 2 and 3: The area of clearing and grubbing is assumed to extend 16 feet for the addition of each new lane.
- Interchange 1 and 2: The area of clearing and grubbing is assumed to extend 40 feet beyond the proposed outside edge of shoulder. The clearing and grubbing width varies depending on the number of added lanes.
- Interchange 3 and Intersection: The area of clearing and grubbing is assumed to extend 16 feet for the addition of each lane.

Development of Water Supply:

A lump sum value is used to account for developing water supply. The lump sum cost is estimated as 10% of the combined cost for roadway excavation and imported borrow (Source: RCTC).

PCC Pavement:

The unit cost for PCC pavement is \$354.83 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data).

- Terrain 1, 2 and 3: It is assumed that PCC is used at mainline shoulders. The PCC shoulder pavement is assumed to be 4 inch thick and 4 feet wide.

Asphalt Concrete Type A:

It is assumed that Asphalt Concrete is used at mainline and where ramp and bridge widening is required. A unit cost of \$240.62 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data) is used to account for asphalt concrete quantities. The asphalt concrete overlay is assumed to be 4 inch thick.

Aggregate Base:

The unit cost for aggregate base is \$73.54 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data). Aggregate base quantities are estimated by means of calculating the areas of additional lanes. The aggregate base layer is considered to be 10 inch thick. It is assumed that aggregate base is used over the entire widening width below the PCC pavement and asphalt concrete layers.

Curb and Gutter:

The unit cost used for curb and gutter is \$65.74 per linear foot (Source: Local Projects and Caltrans Contract Cost Data). It is assumed that type A2-6 curb and gutter is used on the entire length of travel way where required.

Project Drainage:

A lump sum value is used to account for project drainage cost of roadway construction. The project drainage cost is estimated as 15% (Source: RCTC project 2007) of combined cost for earthwork and pavement structural section.

Traffic Signals:

The costs for traffic signals are calculated per ramp termini intersection. The unit cost used for traffic signals is \$531,086 (Source: Caltrans Contract Cost Data and typical experience, Western Riverside County) per intersection. Traffic signals costs are considered only at the Intersection (Network-to-Network) upgrade.

Striping:

The unit cost used for Striping is \$2.58 per linear foot (Source: Local Projects and Caltrans Contract Cost Data). It is assumed that two lines of thermo-plastic striping are required for every lane addition.

Marking:

The unit cost used for marking is \$7.31 per square foot (Source: Local Projects and Caltrans Contract Cost Data).

- Terrains 1, 2 and 3: It is assumed that there are 8 arrow markers, 2 Stop sign markers and 4 Bike sign markers.
- Interchanges 1, 2, and 3: It is assumed that there are 2 Type I arrows on each on ramp, and 2 Type IV (L) arrows on each off ramp.
- Intersection (network to network) upgrade: It is assumed that there are 2 right turn arrows and two right lane drop arrows for each lane modification for the interchange upgrade

Pavement Marker:

Type G one-way clear retroreflective pavement markers (Spacing @ 48 feet) were assumed for Terrain 1, 2 and 3 component types only. The unit cost used for pavement marker is \$5.06 each (Source: Local Projects and Caltrans Contract Cost Data).

Signage:

The signage unit cost accounts for the costs of one-post signs and two-post signs. The unit cost used for one-post signs and two-post signs are \$367.69 and \$1,211.58 each, respectively (Source: Local Projects and Caltrans Contract Cost Data). The post sign quantities assumed for each component type is summarized below.

Sign Type	Terrain 1, 2 & 3	Interchange			Intersection
		1	2	3	
One Post Signs	33	14	36	20	3
Two Post Signs	-	4	4	4	0

Intelligent Transportation Systems (ITS):

The unit cost used for ITS is \$686,338.50 per route mile (Source: Local Projects and MBI ITS Group). It is assumed that there is no existing ITS infrastructure (with the exception of isolated ITS devices) within the TUMF Network roadway segments and essential ITS infrastructure is furnished and installed. This essential ITS infrastructure includes ethernet switch, fiber jumper, fiber distribution unit, splice enclosure, pull box, new cabinet with foundation, 144 strand single-mode fiber optic (SMFO) cable and 3" conduits.

Minor Items, Roadway Mobilization, and Roadway Additions:

A lump sum value is used to account for minor items, roadway mobilization and roadway additions as described below. These lump sum values are recommended based on provisions in Project Development Procedure Manual (PDPM) and the

date from individual sources presented in the introduction of this report (Source: RCTC)

Items	Unit Cost
Minor Items	10% of earthwork, pavement structure, drainage, specialty items and traffic items.
Roadway Mobilization	10% of earthwork, pavement structure, drainage, specialty items, traffic items and minor items.
Roadway Additions	10% of earthwork, pavement structure, drainage, specialty items, traffic items and minor items.

II. Structure Items

New Bridge:

New interchanges account for construction of a new bridge. The unit cost for a new travel way bridge construction and RRXings1 and 2 (New and Widening of Rail Grade Crossings) is \$400.00 per square foot (Source: MBI Structural group). The width of a new bridge is assumed to be 82 feet (4 lanes x 12ft + 10ft shoulder x 2 + 14ft median).

Bridge Widening:

Bridge widenings account for the widening of existing bridges. The unit cost is \$500.00 per square foot (Source: MBI Structural group). The width of a bridge widening is assumed to be: 2 lanes x 12ft + 10ft shoulder. The width of an arterial crossing over rail road is assumed to be 16 feet (1 lane x 12ft + 4ft shoulder).

Structural Mobilization:

The cost for structural mobilization is estimated as 10% of total structure item cost (Source: Typical experience).

III. Right of Way Items

The right of way unit cost varies with land use designation. The unit cost for ROW was developed by Epic Land Solutions, Inc. based on a review of actual property sales within the WRCOG region during the prior 18 month period. The area of right of way acquisition for the travel way is calculated per additional lane mile, assuming the width of the right-of-way required to be 18 feet per lane (to accommodate a 12 foot roadway lane, shoulders and ancillary amenities, like storm water drainage). The right of way acquisition for RRXings1 and 2 is calculated based on ROW acquisition for bridge approaches.

Property costs per square foot are derived by reviewing a large sample of recently sold land and improved properties within the greater Riverside area. The properties reviewed are identified specifically from completed semi large to very large infrastructure projects and upcoming projects with preferred alternatives and/or approved environmental reports. For the purposes of the 2022 Nexus Study update, an overall sample of approximately 2,700 properties was used.

The properties were designated as: urban areas (generally considered downtown, or very close to downtown in the larger cities - predominantly Corona and Riverside, with a few parcels in Temecula and Moreno Valley); suburban (primarily considered the greater areas of Hemet, Perris, San Jacinto, Moreno Valley, Lake Elsinore, outer portions of Riverside / Corona, Temecula, Murrieta, Calimesa, Eastvale, Norco, and other cities of relative size and location as those previously mentioned); and rural (considered the exurban areas between Corona / Lake Elsinore and Perris along the SR-74/79, Lake Matthews, between Wildomar and Murrieta, Temecula and Perris and other similar areas) to correspond with the land use classifications used for cost estimating purposes in the TUMF program. The properties were also determined to be partial or full property takes to determine the relative percentage of each in order to appropriately weight the average cost per square foot of each type of property. Specialty cost percentages as a share of total acquisition costs (i.e. relocation and demolition) were also derived from actual costs based on a sample of the Inland Empire projects that Epic Land Solutions, Inc. was directly involved in and therefore able to obtain reliable data.

The result is an estimated average cost per square foot for ROW acquisition by land use classification which is then multiplied by the number of square feet per lane mile to obtain the required ROW to accomplish the TUMF typical cross section. The ROW requirement is then reduced by a factor of 75% for urban and suburban areas based on the collective recommendation of the PWC during the development of the initial program cost estimation methodology to reflect the assumption that a majority of the proposed TUMF facilities in these areas already exist and/or have a substantial portion of the necessary right-of-way already owned by or dedicated to the responsible jurisdiction. As a result, the TUMF program only includes the estimated cost for 25% of the right-of-way that could potentially be required to accomplish the TUMF cross sections for the conceptual improvement projects identified as part of the program in urban and suburban areas.

Maintenance of Traffic:

A lump sum value is used to account for maintenance of traffic cost of roadway construction. The project maintenance of traffic cost is estimated as 5% (Source: RCTC) of the total project cost.

The consolidated unit cost values include typical per mile or lump sum costs for each of the eligible improvement element. These elements include new roadways, bridge improvements, interchange improvements and railroad grade separation construction costs, and right of way acquisition.

The consolidated unit costs as developed for the 2024 Nexus Update are summarized in **Exhibit F-1**. **Exhibit F-2** provides a summary of the unit costs for the various roadway and structures construction elements defined. **Exhibit F-3** provides a summary of the unit costs for the various right of way categories. **Exhibit F-4** provides worksheets showing the detailed unit cost calculation for each TUMF unit cost category related to roadway and structures construction, and right of way acquisition.

The unit cost assumptions were subsequently applied to the TUMF Network improvements identified to mitigate the cumulative regional transportation impacts of future new development. The resultant cost value was tabulated for each unique segment of the network, by improvement type. A separate cost estimate was generated for regional transit improvements based on information provided by RTA and added to the TUMF Network Cost Estimate table.

Supplemental categories have been added to the cost assumptions to better delineate the costs associated with planning and engineering a project, accommodating contingencies, mitigating the cumulative 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 construction¹⁴. 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 cost¹⁵
- Construction Engineering – 10% to 26% of total construction costs¹⁶

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 development¹⁷, with contingency rates reduced to 10% for preliminary engineers cost estimates completed during project design¹⁸.

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.

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-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

8.0 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

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



- 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

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



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).

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



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 public 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.

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



➤ **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.

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



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.

8.0 MSHCP Funding/Financing of Reserve Assembly and Management



**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

Prepared for:

Western Riverside County Regional Conservation Authority

Prepared by:

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October 2020

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1. INTRODUCTION AND KEY FINDINGS

This Updated Nexus Study (2020 Nexus Study) provides the technical justification for changes to the Local Development Mitigation Fee schedule that applies to Local Permittee participants in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan). These changes are necessary to ensure adequate funding of the obligations of the Local Permittees under the MSHCP and the associated Incidental Take Permit and Implementing Agreement. The resulting increased fee revenues will support the continued implementation of the MSHCP and the streamlining of endangered species incidental take permitting for new Western Riverside County development provided under the MSHCP. This Nexus Study is consistent with the requirements of California Government Code 66000 et seq. (the Mitigation Fee Act) that requires specific findings (as well as administration and implementation procedures) for “any action establishing, increasing, or imposing a fee as a condition of approval of a development project by a local agency.”

Background

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan), originally adopted in 2004, is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the conservation of species and their associated habitats in Western Riverside County. The MSHCP was developed in response to the need for future growth opportunities in Western Riverside County while addressing the requirements of the State and federal Endangered Species Acts. The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 as well as a Natural Communities Conservation Plan under the NCCP Act of 2001. The MSHCP streamlines these environmental permitting processes by allowing the participating jurisdictions to authorize “take” of plant and wildlife species identified within the Plan Area. At the same time, Plan implementation provides a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region’s quality of life.

The MSHCP and the associated Implementing Agreement and Incidental Take Permit collectively determine a set of conservation actions that must be taken to meet the terms of the Incidental Take Permit and benefit from the regulatory streamlining and other benefits of the MSHCP. This includes the identification of the responsible parties, including the responsibilities of the Local Permittees.¹ One of the key requirements of the MSHCP, Implementing Agreement, and Incidental Take Permit (consistent with the requirements of the federal Endangered Species Act) is the provision of adequate funding by Local Permittees to the Implementing Entity (the Western Riverside County Regional Conservation Authority²) to conduct their portion of the conservation actions identified in the MSHCP.

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	<u>6,239</u>	<u>9,705</u>	<u>13,171</u>	<u>16,637</u>
Total	20,265	31,523	42,782	54,040
Mitigation Fee per Acre	\$45,041	\$28,625	\$20,868	\$16,358

Sources: Southern California Association of Governments; Western Riverside County RCA; Economic & Planning Systems, Inc.

⁶ Consistent with the Original Nexus Study and the technical analysis in this study update (and as described in more detail in the Fee Implementation Handbook), certain types of public improvements/ infrastructure projects will make mitigation payments calculated as a percent of total improvement cost. All projects are required to make a mitigation payment/contribution (except where exempted as specified in the Ordinance); where no mitigation payment process is specified, the project will pay the updated per acre mitigation fee.

⁷ This is the approach taken by the majority of regional Habitat Conservation Plans in California, including the Coachella Valley Multiple Species Habitat Conservation Plan mitigation fee.

As shown in **Table 2**, the required mitigation fee per gross acre of development varies substantially based on level of extension as follows:

- **No Extension.** Under the current structure, where all land acquisition must occur by the end of Year 25 of MSHCP implementation (2029), a mitigation fee of **\$45,041 per acre** of development would be required.
- **5-Year Extension.** With a 5-year extension, where all land acquisition must occur by the end of Year 30 of MSHCP implementation (2034), a mitigation fee of **\$28,625 per acre** of development would be required.
- **10-Year Extension.** With a 10-year extension, where all land acquisition must occur by the end of Year 35 of MSHCP implementation (2039), a mitigation fee of **\$20,868 per acre** of development would be required.
- **15-Year Extension.** With a 15-year extension, where all land acquisition must occur by the end of Year 40 of MSHCP implementation (2044), a mitigation fee of **\$16,358 per acre** of development would be required.

For residential development, the per gross acre fee is translated into per residential unit fees by density category to provide for a fee framework that is consistent with the current fee structure. The per residential unit fees are calculated by dividing the per gross acre fee by an assumed typical/ average density for each of the three density ranges (low, medium, and high).⁸ The full mitigation fee schedule (for each extension scenario) is shown in **Table 3**, including the per unit residential fees by density category and per gross acre fees for non-residential development. The typical/ average residential densities used to calculate the per-unit residential fees are the same as the density assumptions in the Original Nexus Study.⁹

⁸ For example, the \$3,635 per unit Residential – Low fee under the 15-year extension is derived by dividing the overall per gross acre mitigation fee of \$16,358 (shown in Figure 2) by the assumed typical/average density of Residential Low of 4.5 units/acre.

⁹ The Fee Implementation Handbook provides more specifics on how to determine a project's residential density and therefore the appropriate per unit residential fee that applies.

Table 3 Updated Mitigation Fee Schedule by Extension Scenario

Fee Per Unit	Current Fee 2021 ¹	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Residential - Low (Up to 8.0 DUAC) ^{2,3}	\$2,234	\$10,009	\$6,361	\$4,637	\$3,635
Residential - Medium (8.0-14.0 DUAC) ^{2,3}	\$1,430	\$4,170	\$2,650	\$1,932	\$1,515
Residential - High (14.0+ DUAC) ^{2,3}	\$1,161	\$1,846	\$1,173	\$855	\$670
Commercial / Industrial (per acre)	\$7,606	\$45,041	\$28,625	\$20,868	\$16,358

1. Western Riverside County Multiple Species Conservation. Local Development Mitigation Fee Schedule for FY 2020-21 (Effective July 1, 2020 – June 30, 2021), annually adjusted using the Consumer Price Index.

2. Per acre mitigation fees translated into per unit fees based on the following residential densities: for low density, 4.5 units per acre; for medium density, 10.8 units per acre; for high density, 24.4 units per acre, consistent with the assumptions used in Appendix E of the original Nexus Study.

3. DUAC stands for Dwelling Units per Acre.

Sources: Southern California Association of Governments; Western Riverside County RCA; Economic & Planning Systems, Inc.

Key Drivers of Fee Change

The change in Local Development Mitigation Fee is the result of a number of different contributing factors (“moving parts”), fully documented and detailed in **Chapters 2** through **7**. This Nexus Study is based on the most current information available including, for some inputs, recent years of experience from MSHCP implementation. The factors that have had the most significant effect on the Local Development Mitigation Fee calculations are summarized below.

- 1. Lower-than-expected land dedications substantially increase the Local Permittee habitat acquisition cost component of MSHCP implementation.** The MSHCP assumed that 41,000 of the 97,000 acres (42 percent) to be conserved by Local Permittee action/funding would be provided at no cost through land dedication associated with development inside the Criteria Cells. Through the first sixteen years of Plan implementation, less than 1,000 acres of the Local Permittee habitat conservation obligations have been generated through these dedications. An additional 10,000 acres of land dedication requirements have been required as part of proposed developments that have yet to occur. Beyond the dedication associated with previously proposed projects, additional land dedication is not expected.¹⁰ As a result, the 2020 Nexus Study assumes the noted 10,000 acres of land dedication is formalized over the next eight years (an average annual land dedication of 1,250 acres per year) prior to the end of the current land acquisition period. No additional land dedication is assumed, even if the acquisition period is extended. As a result, at the end of the current habitat acquisition period (Year 25 of Plan

¹⁰ In September 2016, the RCA revised its fee credit and waiver policy, limiting the likelihood of projects paying fees and dedicating land.

implementation), total land dedication is expected to represent about 11,000 acres and about 11 percent of the Local Permittee land conservation requirement. The RCA therefore needs to directly acquire an additional 30,000 acres of land relative to the expectations of the Original Nexus Study.

- 2. Lower than expected regional infrastructure public contributions have reduced the non-fee funding available, increasing the costs to be funded through the mitigation fee.** The MSHCP assumed a substantial level of funding from regional infrastructure project public contributions, including transportation infrastructure, regional utility projects, local public capital construction projects, and regional flood control projects, as well as from landfill tipping fees. While the Measure A sales tax has provided substantial funding as expected, other revenue sources, on aggregate, have provided (and are expected to continue to provide) substantially less funding than forecast in the 2003 Nexus Study. As a result, mitigation fees will need to cover about 91 percent of Local Permittee MSHCP implementation costs relative to the original assumption of about 56 percent.
- 3. The change towards a consistent “per gross developed acre” fee basis provides a more consistent approach for all land use development types.** The 2003 Nexus Study used an “Equivalent Benefit Unit” approach to distributing mitigation costs between different land use categories. This Nexus Study adjusts the fee calculation to the more commonly used per gross acre basis. Under this approach, the new Local Development Mitigation Fees are all based on one “across the board” per gross acre fee determination. Non-residential development then pays this per acre fee, while per unit residential fees by density category are derived from this common per gross acre fee.¹¹ This change evens out some of the prior differences in mitigation fee levels.
- 4. The estimates of average per acre land values have not changed substantially, so they have had a limited effect on the change in mitigation fees.** The original MSHCP implementation cost estimate was based on an average land value of about \$13,100 per acre. This was based on research on land transactions of parcels with different land use designations and sizes in 2001/2002. The land valuation analysis conducted for this Nexus Study estimated a planning-level land value of about \$14,300 per acre based on land transactions primarily in the 2014 to 2017 period (inflated to 2019-dollar terms). As a result, land value estimates have not changed substantially in nominal dollar terms since the Original Nexus Study. This estimated per acre land value is above the cost of most RCA transactions to date, though the average land values of future RCA land acquisition are expected to increase due to the increasing need to purchase more expensive land in “linkage” areas.

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

Organization of Report

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

2. MSHCP POLICIES, GOALS, AND FINANCING STRATEGY

MSHCP Purpose, Basis, and Goals

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

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

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

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

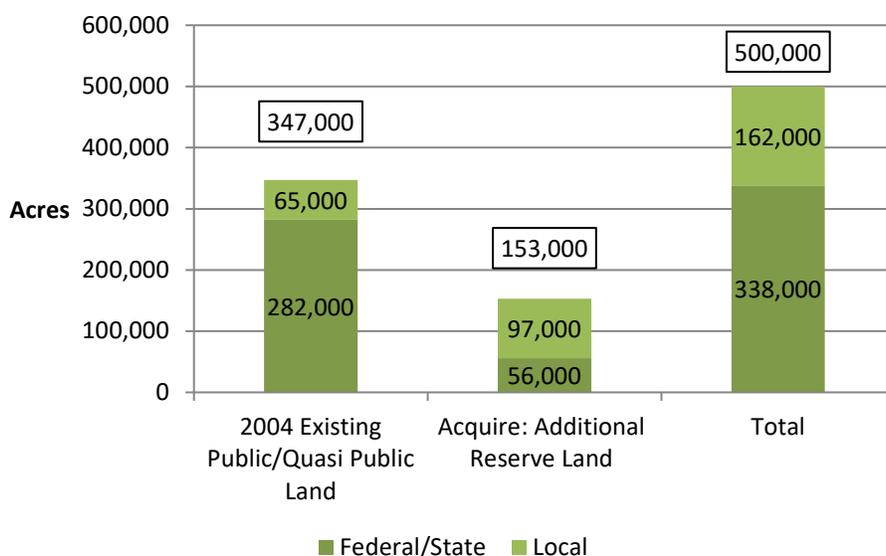
¹² The Wildlife Agencies include the US Fish and Wildlife Service and the California Department of Fish and Wildlife and the Permittees include all of the other parties to the Implementing Agreement.

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

MSHCP Conservation Requirements

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

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



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

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

Table 4 MSHCP Goals by Area Plan

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

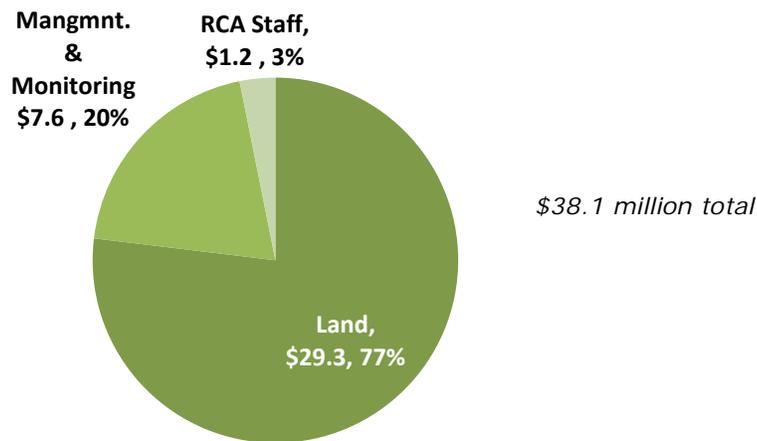
- **Dedications.** Direct acquisition using local funding sources would be required to acquire 56,000 acres, with 41,000 acres (or 42 percent) of the required local habitat protection coming through HANS dedication.
- **Land Cost.** Average land value of \$13,100 per acre for Additional Reserve Lands 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	<u>41,000</u> acres	<u>1,640</u> 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	<i>not included</i>	<i>not included</i>	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)	<u>\$0</u>	<u>\$0</u>	0.0%
Total Revenues	\$1,076,600,000	\$43,064,000	100%
<p>(1) Average land value per acre assumed to be \$13,100 per acre. (2) Public contributions at specified % 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.</p>			
Source: Chapter 8 of MSHCP; Economic & Planning Systems.			

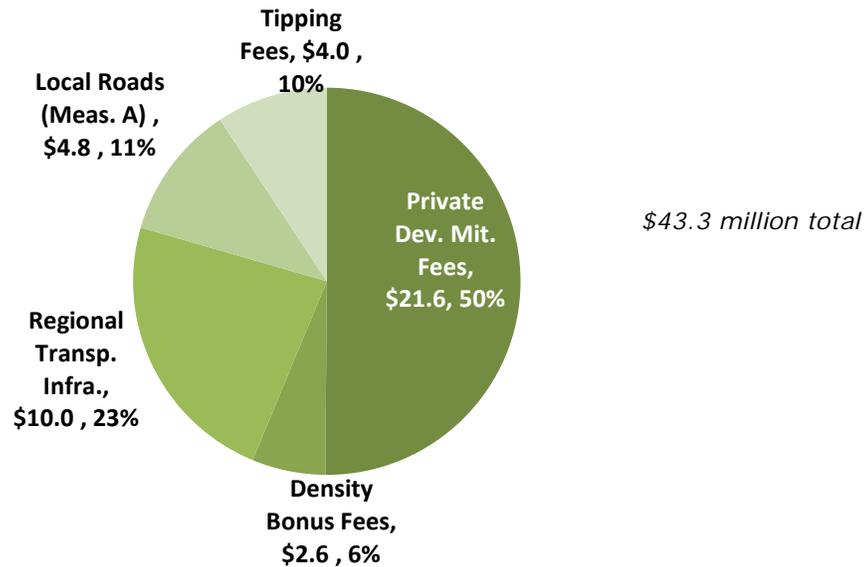
Figure 2 MSHCP Estimated Annual Costs in Millions, 2004 Dollars



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

MSHCP Goals, 2019 and 2028 Highlighted

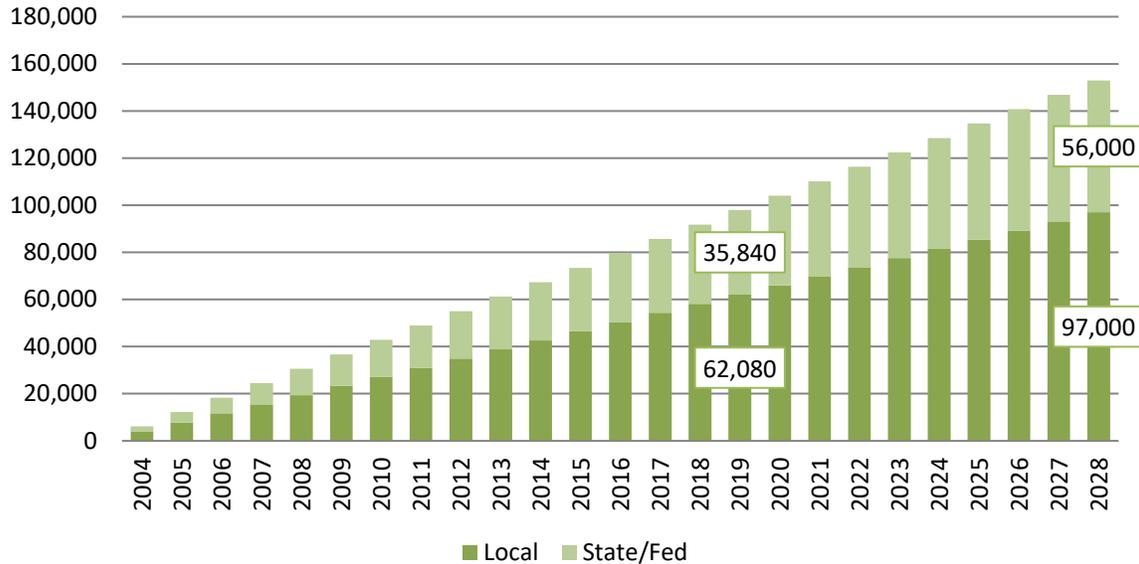
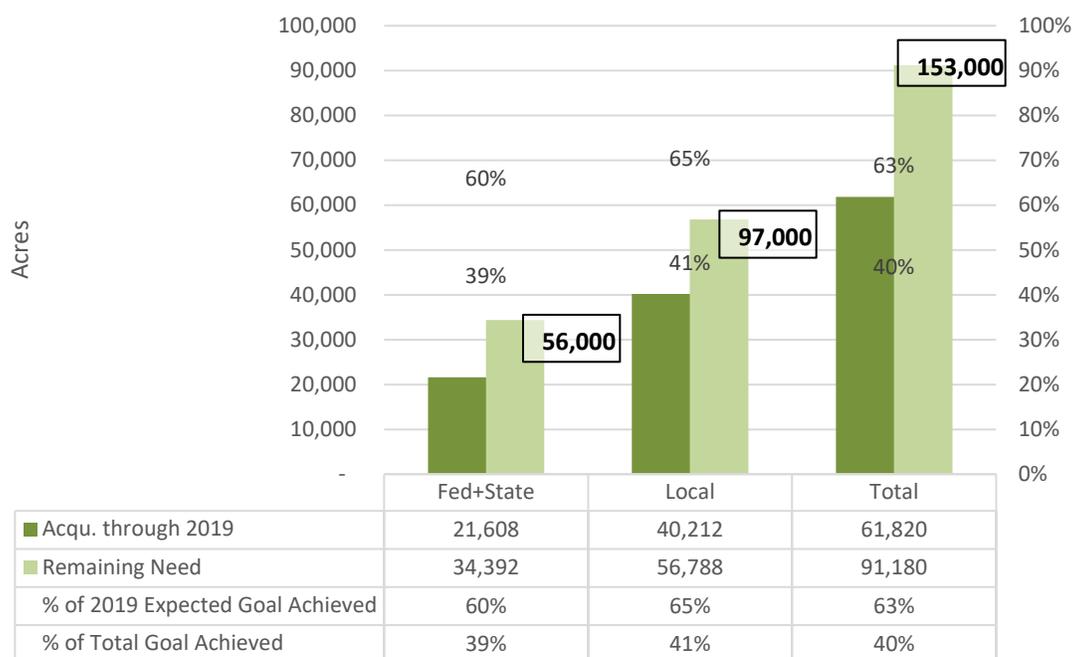


Figure 5 Progress Towards ARL Through End of 2019



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

Land Dedications

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

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

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

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

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

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

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

Future Conservation Scenario

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

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

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

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

Habitat Protection, Land Dedication, and Conservation Scenarios

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

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

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

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

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

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

Table 8 Required Acquisition Acres to Achieve ARL Goals

Entity/Item	Through 2019	2020-End of Acquisition Period	Years Remaining	Annual Conservation Acres Required	Total Acres
NO EXTENSION					
State/Federal	21,608	34,392	9	3,821	56,000
Local					
HANS Dedication (1)	715	10,000	9	1,111	10,715
Net Local Acquisition	39,497	46,788	9	5,199	86,285
Total Local Conservation	40,212	56,788	9	6,310	97,000
State/Federal + Local = ARL Goal	61,820	91,180	9	10,131	153,000
5 YEAR EXTENSION					
State/Federal			14	2,457	56,000
Local					
HANS Dedication	<i>See above</i>		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	<i>See above</i>		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	<i>See above</i>		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	<i>See above</i>		29	345	10,715
Net Local Acquisition			29	1,613	86,285
Total Local Conservation			29	1,958	97,000
State/Federal + Local = ARL Goal			29	3,144	153,000

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

Shading indicates acreage to be acquired with fee revenue.

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

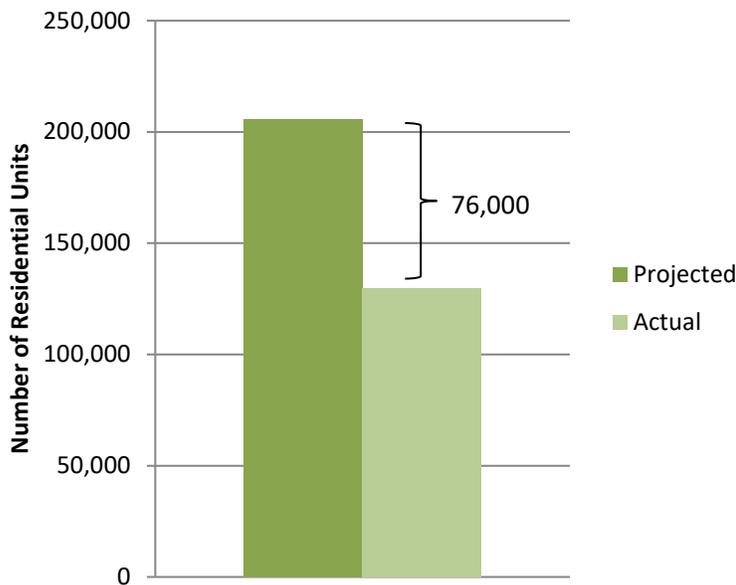
4. FORECASTS OF DEVELOPMENT, DEDICATION, FEE PAYMENT

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

Historic Development and HCP Fees

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

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



Source: California Department of Finance; MSHCP Projections

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

Growth Projections

SCAG Forecasts in Context

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

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

- **Residential Development Forecast.** **Figure 7** shows, for Western Riverside County, the annual residential unit count for SCAG projections through 2050, MSHCP projections through 2029, and residential units produced in Western Riverside County between 2005 and 2019. As shown, the SCAG projections suggest about 8,750 units each. This is similar to the average annual historic pace of growth between 2005 and 2019 of about 9,260 units, but well below the original MSHCP projections of about 13,400 units each year. Based on the similarity between the historical average and the SCAG forecast, the SCAG forecast is considered a reasonable basis for determining the future pace of residential development and associated residential land development (based on assumed densities of development).
- **Commercial Development Forecast.** The SCAG jobs forecast of about 15,000 jobs each year was converted into an annual gross amount of commercial/industrial development using the employment density and FAR assumptions used in the most recent Transportation Uniform Mitigation Fee (TUMF) update documents. As shown in **Figure 8**, this results in a forecast of about 690 acres of commercial/industrial land development each year (representing an overall average of about 21 jobs per acre of development), considerably above the original MSHCP projections of about 370 acres each year. The higher SCAG number, however, appears reasonable given recent and ongoing trends in Western Riverside County where substantial amounts of new logistics/distribution development have occurred covering substantial land areas and, as such, is considered reasonable as the basis of the future forecast of commercial/industrial land development.

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

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

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

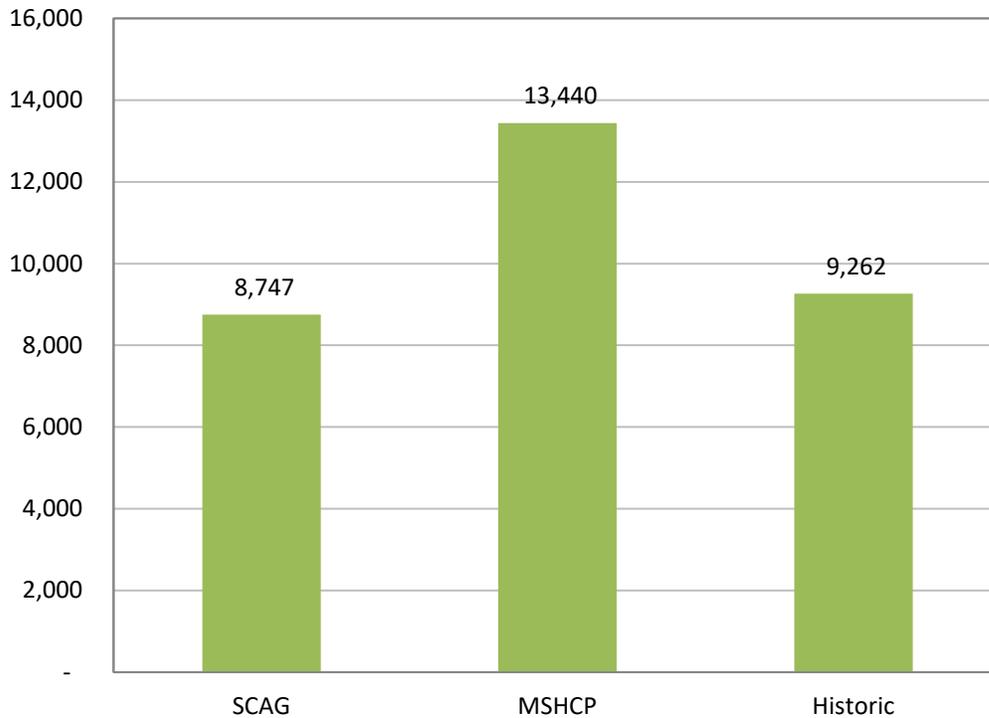
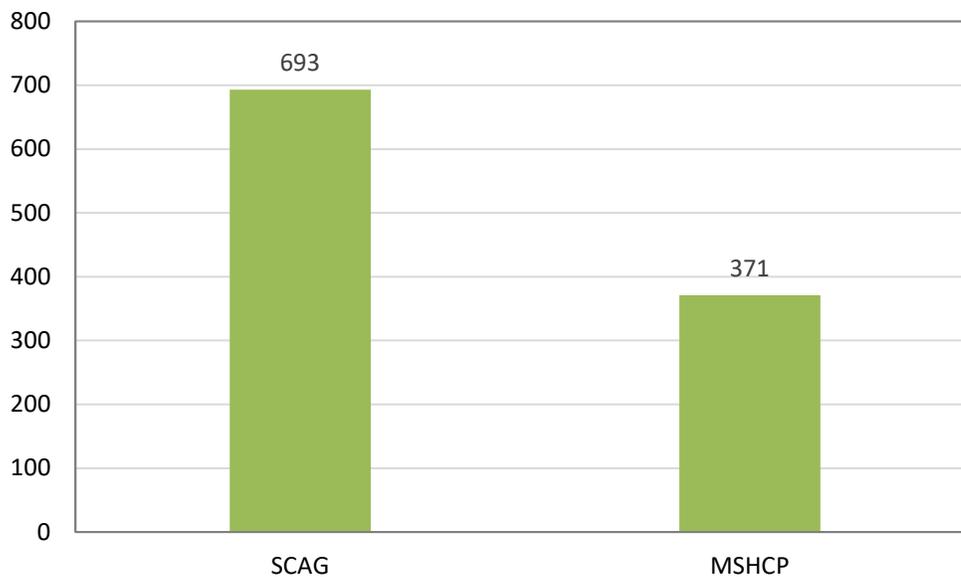


Figure 8 Newly Developed Commercial Acres per Year

SCAG (2012-2040) and MSHCP Projections



Note: SCAG job projections converted into acres by EPS

Forecasts for Fee Calculation

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

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

²² Under the MSHCP, all new development is required to pay the mitigation fee and contribute to funding the implementation of the MSHCP except where specifically exempted in the Ordinance.

²³ The 1,558 acres of residential land development was derived based on the forecasted 8,747 residential units each year and assumptions concerning distribution by density category and an average density level. More specifically, consistent with the recent TUMF analysis assumptions, 70 percent of new residential units are assumed to be in the low density category (less than 8 units per acre) with an average of 4.5 units/acre, 20 percent are assumed to be the medium density category (8 to 16 units per acre) with an average of 10.8 units/acre, and 10 percent are assumed to be the high density category (over 16 units per acre) with an average of 24.4 units/acre. The unit per acre factors are consistent with those indicated in the Original Nexus Study. The overall implied average residential density is 5.6 units/gross acre.

Table 9 Projected Growth in Western Riverside County, through 2050

SCAG	Western Riverside MSHCP Plan Area	
	Households	Employment
2012	530,970	463,833
2040 Projection	775,882	869,792
2050 Projection (1)	863,350	1,014,777
New Households/Jobs Expected by 2050	332,380	550,944
Average Annual	8,747	14,499

(1) SCAG projections forecast growth through 2040. EPS assumes the annual growth rate from 2012 to 2040 remains constant through 2050 and applies the rate to an additional 10 years in order to project growth through 2050.

Sources: Southern California Association of Governments; Economic & Planning Systems, Inc.

Table 10 Projected Developed Acres in Western Riverside County, by Extension Scenario

SCAG	Western Riverside MSHCP Plan Area				
	Residential		Non Residential		Total
No Extension					
Proportionate Share 2020-2028 ¹	78,722	Households	130,487	Jobs	
New Development to Acres²					
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 Acres²					
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 Acres²					
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 Acres²					
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 acres.
- 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	<u>638</u>	<u>1,707</u>	<u>3,613</u>	<u>4,384</u>	<u>10,342</u>
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	<u>\$113,198,910</u>	<u>\$129,817,405</u>	<u>\$261,456,200</u>	<u>\$106,682,740</u>	<u>\$611,155,254</u>
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
<u>Other Services</u>	<u>\$247,979</u>	<u>\$255,715</u>
Subtotal	\$1,421,710	\$1,466,062
Other Charges	<u>\$388,145</u>	<u>\$400,254</u>
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 Management¹	
Acres under Management	40,212
Existing Reserve Management Expenses	\$1,021,000
<u>Additional Staff Capacity Required³</u>	<u>\$294,000</u>
Total Reserve Management Expenses	\$1,315,000
\$/Acre	\$32.70
\$/Acre without additional staff capacity	\$25.39
Biological Monitoring²	
Acres being Monitored	408,820
Existing Biological Monitoring Expenses	\$1,092,000
<u>Additional Staff Capacity Required³</u>	<u>\$140,000</u>
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 benefits 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. Administration includes salaries and benefits, accounting, auditing and reporting, contracts, etc.. Assumes less administration is needed following the land acquisition period; ongoing administrative 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 conservation 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

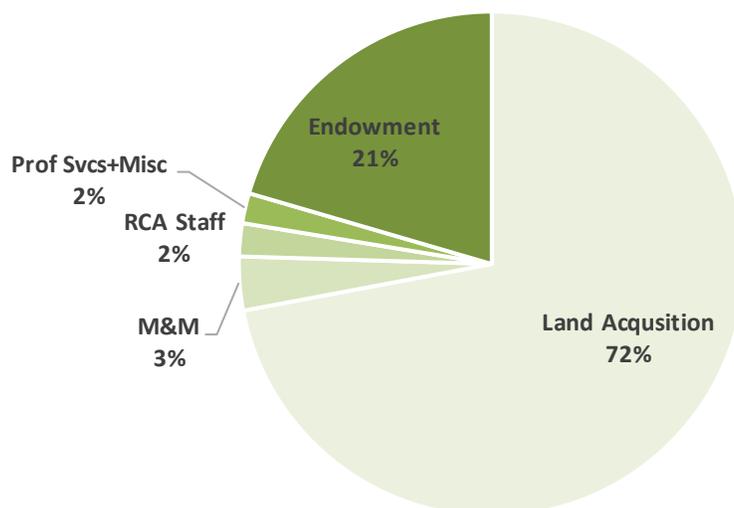
Item	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Total Endowment Funding Required	\$225,208,133	\$225,208,133	\$225,208,133	\$225,208,133
(Less) Endowment Interest	<u>(\$25,695,187)</u>	<u>(\$40,679,628)</u>	<u>(\$54,846,349)</u>	<u>(\$68,206,990)</u>
Net Endowment Funding Required	\$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	<u>\$199,512,947</u>	<u>\$184,528,506</u>	<u>\$170,361,785</u>	<u>\$157,001,144</u>
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	<u>\$22,168,105</u>	<u>\$13,180,608</u>	<u>\$8,966,410</u>	<u>\$6,541,714</u>
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.

6. RCA NON-FEE REVENUES

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.

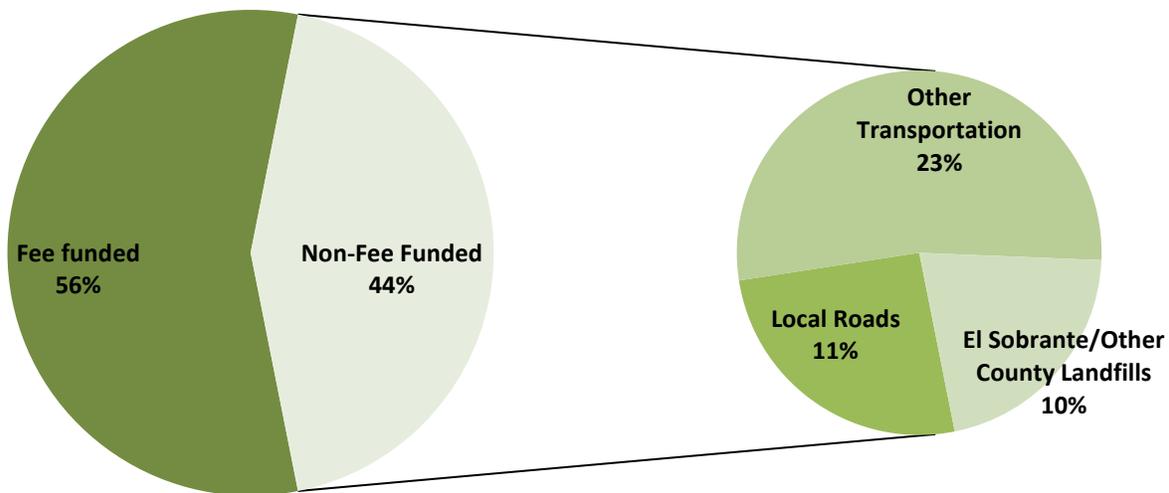
As described further below, at this point, the average annual funding from non-fee revenues sources are well below the MSCHP forecast. Measure A, a voter-approved ½ cent sales tax measure did provide substantial funding as envisioned (though is now fully used/ allocated) and, collectively, the other 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 Avg/Yr Total	(millions over 25 years)
Fee Funded Sources:			
Cities and County Development Mitigation Fees	\$539.6	50%	\$21,584,000
Density Bonus Fees	<u>\$66.0</u>	6%	<u>\$2,640,000</u>
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	<u>unknown</u>	0%	<u>\$0</u>
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\$
<u>Transportation Mitigation¹</u>		
TUMF Revenue-Developer Fees	\$950,000	\$979,637
Subtotal	\$950,000	\$979,637
<u>Tipping Fee</u>	\$3,865,728	\$3,986,326
<u>Public Project Mitigation</u>		
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
<u>Other Revenue</u>		
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	<u>6,239</u>	<u>9,705</u>	<u>13,171</u>	<u>16,637</u>
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	<u>10,000</u> acres		<u>1,111</u> 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)	<u>\$6,240,068</u>		<u>\$693,341</u>	<u>0.8%</u>
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)				
<u>Growth Projection:</u>				
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	<u>10,000</u> acres		<u>714</u> 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)	<u>\$9,706,772</u>		<u>\$693,341</u>	<u>1.2%</u>
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)				
<u>Growth Projection:</u>				
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	<u>10,000</u> acres		<u>526</u> 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)	<u>\$13,173,476</u>		<u>\$693,341</u>	<u>1.5%</u>
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)				
<u>Growth Projection:</u>				
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	<u>10,000</u> acres		<u>417</u> 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)	<u>\$16,640,181</u>		<u>\$693,341</u>	<u>1.9%</u>
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)				
<u>Growth Projection:</u>				
Development	2020 - 2043		Annual	
Residential Units	210,000		8,750	
Residential Acres	37,403		1,558	
Non-Residential Acres	16,637		693	
Total Acres	54,040		2,252	
Mitigation Fee	\$16,358 per acre			

- (1) Land value estimates at \$14,288 per acre in 2019 dollar terms plus a 5% transaction cost.
(2) RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(3) RCA has "Other Long Term Obligations" totaling \$2 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of \$1 million over the course of two years.
(4) Includes rents and all other miscellaneous expenses.
(5) RCA Revenues are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(6) Includes Flood Control District, PSE mitigation payments, and other government MSHCP infrastructure & civic project revenues.
(7) Includes TUMF fees.
(8) Includes interest and other sources, rents, and joint project review fees.

Sources: MSHCP; RCA; Economic & Planning Systems, Inc.

8. MITIGATION FEE ACT (NEXUS) FINDINGS

Mitigation fees are utilized in California to finance public facilities necessary to mitigate impacts stemming from new development. In 1987, the California Legislature adopted the Mitigation Fee Act to provide a framework for the application and administration of such fees. Current prevailing practice among the majority of approved and permitted regional multiple-species Habitat Conservation Plans is that any habitat mitigation fees are to be adopted by the relevant jurisdictions (cities and Counties) consistent with the Mitigation Fee Act.²⁹ As discussed further in **Chapter 9**, the adoption of fees under the Mitigation Fee Act includes a number of auditing and reporting requirements.

The Mitigation Fee Act, defined in California Government Code Sections 66000 to 66025, requires all public agencies to document five findings when establishing or increasing a fee as a condition for new development. These findings were made when the Western Riverside County MSHCP Local Development Mitigation Fees were first justified and established.³⁰

This Chapter of the Western Riverside Habitat Conservation Plan Nexus Fee Study was prepared to describe how the proposed increase in the Local Development Mitigation Fee satisfies the five statutory findings required by the Mitigation Fee Act and is based on the appropriate nexus between new development and the imposition of a mitigation fee. The five statutory findings required for the establishment of a mitigation fee are summarized in the sections below and supported by the technical analysis in the prior chapters of this Study.

Purpose of Fee

Identify the purpose of the fee. (66001(a)(1))

The purpose of the Local Development Mitigation Fee is to contribute to the funding required to implement the MSCHP and, as a result, help maintain the incidental take permits for new private and public development in Western Riverside County under the federal and State Endangered Species Acts. Maintaining the incidental take permit is necessary to allow for future development, and without the development community paying for the cost of the MSHCP, individual applicants will need to apply independently for development approval under federal and State law if the project impacts a threaten or endangered species. The federal Endangered Species Act specifically requires that the applicant for incidental take permit “ensure that adequate funding for the plan will be provided.”³¹ In addition, the Local Development Mitigation Fee helps provide the regional benefit of streamlined economic development in Western Riverside County as well as

²⁹ In addition to the current Western Riverside County habitat mitigation fee, see also the Coachella Valley habitat mitigation fee, the San Joaquin County Multi-Species Habitat Conservation and Open Space Fee, and the East Contra Costa County HCP/NCCP mitigation fee.

³⁰ See the Final Mitigation Nexus Report for the Western Riverside County Multiple Species Habitat Conservation Plan, published July 1, 2003.

³¹ See Section 1539(a)(2)Biii of the federal Endangered Species Act.

the provision of contiguous open spaces that will serve as a community amenity to residents, workers, and visitors.

Use of Fee Revenues

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specific in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. (66001(a)(2)).

The MSHCP is the public document that outlines the actions required as a whole and the particular set of actions required by the Local Permittees (and the Regional Conservation Agency as their agent) to obtain incidental take permits—associated with State and federal Endangered Species Act requirements—for new public and private development in Western Riverside County. Failure to meet the requirements of the MSHCP will result in an inability to obtain or maintain incidental take permits through the MSHCP, which would require future development to secure individual take authorization if the project impacts a threaten or endangered species.

Revenues from the Local Development Mitigation Fee will be used, in conjunction with other local and regional funding sources, to fund the conservation actions identified as the responsibility of Local Permittees in the MSHCP. The revenue from the Local Development Mitigation Fee will be used to help fund the appropriate habitat acquisition (land acquisition and associated transaction costs), maintenance and monitoring of habitat land (preserve management, monitoring, and adaptive management), and program management, administration, and oversight activities and costs.³² **Chapter 3** of this report describes the Local Permittee conservation requirements, progress to date, and the remaining actions required under the MSHCP.

Relationship

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (66001(a)(3)).

The implementation of the MSHCP, and the mitigation fee as a fundamental part of it, will benefit all new development by mitigating their collective impacts on covered species and associated habitat. All new public and private development in the Plan area will affect habitat and species either directly, indirectly, or as a cumulative effect. New infrastructure development, for example, in addition to its direct effects, will support new development on other parcels and other locations in the Plan Area. Similarly, new private development will require new infrastructure and also result in additional demand for new developments through linkages—for

³² Consistent with the interpretation applied to the majority of permitted and approved regional, multiple-species Habitat Conservation Plans in California and guidance from RCA Counsel, the Local Development Mitigation Fee is assumed to fund its proportionate share (as determined by the technical analysis and constrained by the statutory requirements) of applicable MSHCP implementation costs including, but also limited to, habitat acquisition costs (and associated transaction costs), the costs of managing and monitoring the habitat preserves in perpetuity, and the administrative and other costs of managing the overall program.

example, the need for new housing to accommodate new workers at commercial developments or the need for new retail developments to serve new residents at residential developments. In other words, all new development in Western Riverside County will benefit from the incidental take permits obtained through the MSHCP and via the use of the mitigation fee revenues.

In addition, the incidental take permits are necessary to permit any future development within the Plan Area, and in order to obtain or maintain such incidental take permits, the MSHCP must be fully funded. Because funding the MSHCP is required in order to allow for future development under the MSHCP, there is a direct relationship between the proposed use of the mitigation fee and development within the Plan Area.

Need

Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed. (66001(a)(4)).

Without new development, no MSHCP would be necessary and no further habitat conservation would be required under the federal and State Endangered Species Acts. To allow for any future development under the Plan, the MSHCP must be fully funded. New development in the Plan Area, as noted above, will directly, indirectly, or cumulatively affect species and habitat in Western Riverside County. Because of this, development of the MSHCP was undertaken to provide a regional, streamlined approach to benefit future development of all types in Western Riverside County, including the development and improvements envisioned under the numerous General Plans and the Regional Transportation Improvement Program. The requirements of the MSHCP (habitat acquisition, management and monitoring, program administration) are a direct result of the regional approach to mitigation that is engendered by all new development in the Plan Area under the pertinent environmental regulations. Meeting the requirements of the MSHCP is necessary to obtain the necessary federal authorization to develop within the Plan Area.

Proportionality

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (66001(b)).

The MSHCP includes detailed conservation requirements based on the scientific evaluations that form the basis of the MSHCP. Based on these evaluations, conservation responsibilities were allocated between the Local Permittees and other agencies, such as the State and federal governments. The Local Development Mitigation Fee appropriately provides funding towards the fulfillment of the Local Permittee conservation requirements. Furthermore, the Local Permittee obligations are not fully funded through the Local Development Mitigation Fee revenues. Other local and regional funding sources, such as the Measure A sales tax and tipping fees, provide additional mitigation and/or offsetting revenues that reduce the overall cost allocation to the Local Development Mitigation Fee Program. In addition, consistent with the relationship between new development in Western Riverside County and the need for the public facilities (conservation program) described above, proportional attribution between new development is ensured

through the determination of a consistent per gross acre Local Development Mitigation Fee.³³ As a result, the Local Development Mitigation Fee level calculations are carefully determined to fund only the proportionate (or less than) conservation costs attributable to the new development on which the fee is imposed and to allocate the fee levels proportionally across all new development. It is this process of careful calculation based on the requirements of the MSHCP that is the subject of a substantial portion of this Nexus Study (see **Chapters 2** through **7**).

³³ Determining habitat mitigation fees on a gross acre basis is the clearest way of ensuring proportionate cost allocations among new developments and is a common practice among adopted Habitat Conservation Plans. For purposes of implementation/administrative consistency, for residential uses, the per-gross-acre fee is translated into per unit fees for different density categories.

9. FEE IMPLEMENTATION

The revised Local Development Mitigation Fee must be implemented consistent with the MSHCP (and associated Incidental Take Permit and Implementing Agreement) as well as the California Mitigation Fee Act. A detailed set of guidance is included in the Fee Implementation Handbook to support clarity and specificity in the implementation of the updated fee program by Local Permittees. The sections below summarize some of the key implementation and administration actions to be consistent with the requirements.

Adoption of Revised LDMF

- Consistent with the MSHCP and associated documents, each Local Permittee (i.e., all participating jurisdictions) must adopt an updated LDMF ordinance and a fee resolution establishing the revised fee level as prescribed by the Mitigation Fee Act.
- Consistent with the Mitigation Fee Act, the revised ordinance and associated fee resolution will become effective after a public hearing and 60 days.
- RCA Legal Counsel will prepare a Fee Update Ordinance and Resolution to facilitate the consistent adoption of the updated LDMF by Local Permittees.

Securing Supplemental Funding

The revised Local Development Mitigation Fee is set at the level that would cover the Local Permittee cost obligations once expected non-fee revenues are subtracted out. To the extent any discounts/exemptions are provided to new Western Riverside County development below the updated fee level, additional funding will be required to backfill the fee revenue losses. To the extent, these revenues do not make up for any fee discounts provided, other sources of funding will need to be sought by the RCA and the Local Permittees to fulfill their Plan obligations. At the same time, if new substantial funding sources become available to the RCA for Local Permittee obligations, the funding required through fees may decrease, in turn reducing the required fee levels through a new update.

Annual Review

The Mitigation Fee Act (at Gov. C. §§ 66001(c), 66006(b)(1)) stipulates that each local agency that requires payment of a fee make specific information available to the public annually within 180 days of the last day of the fiscal year. In this case, the RCA can play this role on behalf of the Local Permittees. This information includes the following:

- A description of the type of fee in the account.
- The amount of the fee (the mitigation fee schedule).
- The beginning and ending balance of the fund.
- The amount of fees collected and interest earned.
- Identification of the improvements constructed.
- The total cost of the improvements constructed.
- The fees expended to construct the improvement.
- The percentage of total costs funded by the fee.

If sufficient fees have been collected to fund specific improvement cost, the agency must specify the approximate date for the cost of that improvement. Because of the dynamic nature of growth and MSHCP implementation costs and consistent with current practice, the RCA should continue to monitor progress towards MSHCP goals. The overall adequacy of the fee revenues and other available funding in meeting these goals should be reviewed annually.

Surplus Funds

The Mitigation Fee Act also requires that if any portion of a fee remains unexpended or uncommitted in an account for 5 years or more after deposit of the fee, the RCA, acting for the Local Permittees, shall make findings once each year (1) to identify the purpose to which the fee is to be put, (2) to demonstrate a reasonable relationship between the fee and the purpose for which it was charged, (3) to identify all sources and amounts of funding anticipated to complete financing of incomplete improvements, and (4) to designate the approximate dates on which the funding identified in (3) is expected to be deposited into the appropriate fund (§66001(d)).

If adequate funding has been collected for specific investments, an approximate date must be specified as to when the cost of the investment will be incurred. If the findings show no need for the unspent funds, or if the conditions discussed above are not met, and the administrative costs of the refund do not exceed the refund itself, the local agency that has collected the funds must refund them (Gov. C §66001(e)(f)).

Annual and Periodic Updates

Consistent with the current practice, the Fee Ordinance should allow an automatic annual adjustment to the fees based on the Riverside-San Bernardino-Ontario, CA Consumer Price Index (CPI) or a similar inflation factor. In addition, a more comprehensive update should be conducted required periodically. The Nexus Study and the technical information it contains should be reviewed periodically by the RCA (every five years is recommended) to identify any necessary refinements to the Local Development Mitigation Fees to ensure adequate funding to implement the MSHCP. Under certain circumstances, the RCA may wish to conduct a Nexus Study update sooner than after five years. For example, to the extent there are significant and unexpected changes in implementation costs, in the level of non-fee funding, and/ or the level of fee-paying private development over time, a more immediate fee update may be appropriate.

APPENDIX I:
Detailed Time Series of Implementation Costs



All Implementation Costs Over Time – No Extension

Habitat Lands/ Cost Items	Factors	End of:								
		17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028
ACRES										
Land Acquisition Costs										
Land Acquisition (Annual)										
Local		6,310	6,310	6,310	6,310	6,310	6,310	6,310	6,310	6,310
(less) HANS/JPR Dedications		-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0
Total Local		5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	6,310
State/Fed		3,821	3,821	3,821	3,821	3,821	3,821	3,821	3,821	3,821
Total		8,881	8,881	8,881	8,881	8,881	8,881	8,881	8,881	10,131
Land Acquisition (Cumulative)										
Local ¹		45,272	50,332	55,391	60,451	65,511	70,571	75,630	80,690	87,000
State/Fed		25,429	29,251	33,072	36,893	40,715	44,536	48,357	52,179	56,000
Local - HANS/JPR Dedications		1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000
Total		71,951	82,082	92,213	102,344	112,476	122,607	132,738	142,869	153,000
Management and Monitoring Costs										
Reserve Summary										
		Financial Responsibility								
		Monitoring	Management							
State/ Federal										
PQP	RCA	State/ Fed		282,000	282,000	282,000	282,000	282,000	282,000	282,000
ARL	RCA	State		25,429	29,251	33,072	36,893	40,715	44,536	48,357
Total				307,429	311,251	315,072	318,893	322,715	326,536	330,357
Local										
PQP	RCA	Non-RCA Local		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
Total				111,522	117,832	124,141	130,451	136,761	143,071	149,380
Total Acres under RCA Management				46,522	52,832	59,141	65,451	71,761	78,071	84,380
Total Acres under RCA Monitoring				418,951	429,082	439,213	449,344	459,476	469,607	479,738
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
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
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
Local, ARL, Cumulative				\$75,908,768	\$151,817,536	\$227,726,304	\$303,635,072	\$379,543,840	\$455,452,608	\$531,361,376
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
Management Cumulative				\$1,521,340	\$3,249,021	\$5,183,042	\$7,323,403	\$9,670,105	\$12,223,147	\$14,982,530
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
Monitoring Cumulative				\$1,262,531	\$2,555,592	\$3,879,184	\$5,233,306	\$6,617,959	\$8,033,143	\$9,478,857
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
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
Administrative Costs²										
RCA Staff Costs				\$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
Loan Repayment ³				\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0
Other				\$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
Cumulative Costs				\$5,154,811	\$10,309,622	\$14,464,433	\$18,619,244	\$22,774,055	\$26,928,866	\$31,083,677
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
TOTAL Cumulative				\$106,015,555	\$212,267,981	\$317,757,279	\$423,483,447	\$529,446,486	\$635,646,396	\$742,083,177

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.

2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.

3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

All Implementation Costs Over Time – 5 Year Extension

Habitat Lands/ Cost Items	Factors	End of:													
		17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028	26 2029	27 2030	28 2031	29 2032	30 2033
ACRES															
Land Acquisition Costs															
Land Acquisition (Annual)															
Local		4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056
(less) HANS/JPR Dedications		-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0	0	0	0	0	0
Total Local		2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	4,056	4,056	4,056	4,056	4,056	4,056
State/Fed		2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
Total		5,263	5,263	5,263	5,263	5,263	5,263	5,263	5,263	6,513	6,513	6,513	6,513	6,513	6,513
Land Acquisition (Cumulative)															
Local ¹		43,018	45,825	48,631	51,437	54,243	57,050	59,856	62,662	66,719	70,775	74,831	78,887	82,944	87,000
State/Fed		24,065	26,521	28,978	31,434	33,891	36,347	38,804	41,261	43,717	46,174	48,630	51,087	53,543	56,000
Local - HANS/JPR Dedications		1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total		68,333	74,846	81,359	87,871	94,384	100,897	107,410	113,923	120,436	126,949	133,461	139,974	146,487	153,000
Management and Monitoring Costs															
Reserve Summary															
		Financial Responsibility													
		Monitoring	Management												
<u>State/ Federal</u>															
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
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
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
<u>Local</u>															
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
Loan Repayment ³				\$1,000,000	\$1,000,000	\$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
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
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
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
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

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.

2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.

3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

All Implementation Costs Over Time – 10 Year Extension

Habitat Lands/ Cost Items	Factors	End of:																			
		17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028	26 2029	27 2030	28 2031	29 2032	30 2033	31 2034	32 2035	33 2036	34 2037	35 2038	
ACRES																					
Land Acquisition Costs																					
Land Acquisition (Annual)																					
Local		2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	
(less) Anheuser Busch purchase		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
(less) HANS/JPR Dedications		-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0	0	0	0	0	0	0	0	0	0	0	
Total Local		1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	
State/Fed		1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	
Total		3,549	3,549	3,549	3,549	3,549	3,549	3,549	3,549	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	
Land Acquisition (Cumulative)																					
Local ¹		41,951	43,690	45,429	47,167	48,906	50,645	52,384	54,123	57,112	60,100	63,089	66,078	69,067	72,056	75,045	78,033	81,022	84,011	87,000	
State/Fed		23,418	25,228	27,038	28,848	30,659	32,469	34,279	36,089	37,899	39,709	41,519	43,329	45,139	46,949	48,760	50,570	52,380	54,190	56,000	
Local - HANS/JPR Dedications		1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
Total		66,619	71,418	76,217	81,016	85,815	90,614	95,413	100,212	105,011	109,809	114,608	119,407	124,206	129,005	133,804	138,603	143,402	148,201	153,000	
Management and Monitoring Costs																					
Reserve Summary																					
		Financial Responsibility																			
		Monitoring									Management										
State/ Federal																					
PQP	RCA	State/ Fed	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
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	
Cumulative Costs			\$5,154,811	\$10,309,622	\$14,464,433	\$18,619,244	\$22,774,055	\$26,928,866	\$31,083,677	\$35,238,488	\$39,393,299	\$43,548,111	\$47,702,922	\$51,857,733	\$56,012,544	\$60,167,355	\$64,322,166	\$68,476,977	\$72,631,788	\$76,786,599	\$80,941,410
TOTAL ALL COSTS																					
TOTAL Annual			\$42,867,213	\$42,979,415	\$42,091,617	\$42,203,819	\$42,316,021	\$42,428,223	\$42,540,425	\$42,652,627	\$61,517,819	\$61,630,021	\$61,742,223	\$61,854,425	\$61,966,627	\$62,078,829	\$62,191,031	\$62,303,233	\$62,415,435	\$62,527,637	\$62,639,839
TOTAL Cumulative			\$42,867,213	\$85,846,628	\$127,938,245	\$170,142,065	\$212,458,086	\$254,886,309	\$297,426,735	\$340,079,362	\$401,597,181	\$463,227,202	\$524,969,425	\$586,823,850	\$648,790,477	\$710,869,307	\$773,060,338	\$835,363,571	\$897,779,006	\$960,306,644	\$1,022,946,483

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.
 2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
 3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

All Implementation Costs Over Time – 15 Year Extension

Habitat Lands/ Cost Items	Factors	End of:																							
		17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028	26 2029	27 2030	28 2031	29 2032	30 2033	31 2034	32 2035	33 2036	34 2037	35 2038	36 2039	37 2040	38 2041	39 2042	40 2043
ACRES																									
Land Acquisition Costs																									
Land Acquisition (Annual)																									
Local		2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366
(less) HANS/JPR Dedications		-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0	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	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	
Total		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
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
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
Local																									
PQP	RCA	Non-RCA	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
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
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
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
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
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	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780	\$15,947,780
Land Transaction Costs	5% of acquisition costs	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389	\$797,389
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	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170	\$16,745,170
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	\$150,706,525	\$167,451,695	\$184,196,864	\$200,942,033	\$217,687,202	\$234,432,371	\$251,177,541	\$267,922,710	\$284,667,879	\$301,413,049	\$318,158,218	\$334,903,387	\$351,648,557	\$368,393,726	\$385,138,895	\$401,884,065
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 Costs²																									
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							

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. Administration includes salaries and benefits, accounting, auditing and reporting, contracts, etc.. Assumes less administration is needed following the land acquisition period; ongoing administrative 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	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	\$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	\$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 50'
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	SEGMENT	FROM	TO	SEGMENT	NETWORK	MILES	EXISTING	GLN	FUTURE	LN	% COMPLETE	INCREASE	LN	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLN	COST	ROW	COST	INTCHG	COST	BRDG	COST	RRXCOST	ITSCOST	PLNG	ENG	CONTR	TOTAL COST	MAXIMUM TUMF SHARE						
Central	Menifee			Ethanc	Goetz			Murieta	Backbone	0.99	4	4	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Central	Menifee			Ethanc	Murieta			I-215	Backbone	0.90	4	4	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	I-215			interchange	Backbone	0.00	0	0	0	0%	0.00	0.00	1	2	0	3	0	0	0	0	\$0	\$0	\$22,550,000	\$0	\$0	\$0	\$0	\$0	\$0	\$2,255,000	\$5,638,000	\$2,255,000	\$32,698,000	\$32,698,000	\$0					
Central	Menifee			Ethanc	Sherman			Mathews	Backbone	0.61	2	4	0	0%	1.23	1.23	1	3	0	0	0	0	0	0	\$1,388,000	\$601,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	BNSF San Jacinto Branch			railroad crossing	Backbone	0.00	2	4	0	0%	0.00	0.00	1	3	0	0	0	1	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	SR-74 (Pinacate)			Simpson	Backbone	2.50	2	4	0	88%	0.60	0.60	1	3	0	0	0	0	0	0	\$678,000	\$294,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Central	Menifee			Ethanc	Sail Creek			bridge	Backbone	0.00	2	4	0	0%	0.00	0.00	1	3	0	0	0	0	315	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Aldergate			Simpson	Backbone	0.64	4	4	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Aldergate	Backbone	0.98	4	4	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Holland	Backbone	1.07	4	4	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Holland			Garbani	Backbone	1.03	4	4	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Garbani			Scott	Backbone	1.00	2	4	0	0%	2.00	2.00	1	3	0	0	0	0	0	0	\$2,260,000	\$978,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Ethanc	Menifee/Whitehood			Scott	Backbone	0.53	4	4	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Goetz	Backbone	1.81	6	6	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Murieta			I-215	Backbone	1.99	4	6	0	87%	0.52	0.52	1	3	0	0	0	0	0	0	\$586,000	\$254,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Central	Menifee			Ethanc	Newport			I-215	Backbone	1.02	6	6	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Lindenberger	Backbone	0.77	6	6	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Central	Menifee			Ethanc	Newport			Lindenberger	Backbone	3.58	6	6	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			I-215	Backbone	1.98	4	6	0	0%	3.96	3.96	1	3	0	0	0	0	0	0	\$4,483,000	\$1,941,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Ethanc	Newport			I-215	Backbone	0.00	0	0	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Sunset	Backbone	1.01	2	4	0	0%	2.01	2.01	1	3	0	0	0	0	0	0	\$2,278,000	\$986,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee			Ethanc	Newport			Murieta	Backbone	1.94	2	6	0	0%	7.77	7.77	1	3	0	0	0	0	0	0	\$8,799,000	\$3,809,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee			Ethanc	Newport			Mathews	Backbone	1.89	4	6	0	0%	3.79	3.79	1	3	0	0	0	0	0	0	\$4,285,000	\$1,855,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Ethanc	Newport			Mathews	Backbone	3.52	4	6	0	75%	1.76	1.76	1	2	0	0	0	0	0	0	\$1,992,000	\$974,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Ethanc	Newport			Mathews	Backbone	2.00	2	2	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.99	2	2	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	4.13	2	4	0	0%	8.26	8.26	1	3	0	0	0	0	0	0	\$9,355,000	\$4,049,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee			Ethanc	Newport			Mathews	Backbone	1.67	2	4	0	0%	3.34	3.34	1	3	0	0	0	0	0	0	\$3,785,000	\$1,639,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.00	0	0	0	0%	0.00	0.00	1	3	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	2.09	2	2	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.52	4	4	0	80%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.00	0	0	0	0%	0.00	0.00	1	2	0	3	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	2.00	4	4	0	25%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	3.64	6	6	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.44	2	4	0	0%	0.88	0.88	2	2	0	0	0	0	0	0	\$1,531,000	\$4,787,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.00	0	0	0	0%	0.00	0.00	1	2	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
Central	Menifee			Ethanc	Newport			Mathews	Backbone	2.36	2	4	0	42%	2.74	2.74	1	2	0	0	0	0	0	0	\$3,099,000	\$1,489,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Ethanc	Newport			Mathews	Backbone	0.00	2	4	0	0%	0.00																													

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA	PLAN	DIST	CITY	STREETNAME	SEGMENT	FROM	TO	NETWORK	MILES	EXISTING	FUTURE	% COMPLETE	INCREASE	SEASONS	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLN	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE		
Pass	Banning			Wilson (8th)	Highland Springs	Wilson (8th)	Sun Lakes	Backbone	0.76	4	4	0%	0.00	1	2	2	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pass	Banning			Highland Springs	I-10	interchange	interchange	Backbone	0.00	0	0	0%	0.00	1	2	2	0	0	0	0	\$0	\$0	\$43,490,000	\$0	\$0	\$0	\$0	\$4,349,000	\$10,873,000	\$4,349,000	\$63,061,000	\$32,516,000	
Pass	Banning			Highland Springs	Wilson (8th)	Wilson (8th)	Wilson (8th)	Backbone	0.73	4	4	0%	0.00	1	2	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)	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	\$0	
Pass	Banning			I-10 Bypass South	I-10	Morongo Trail (Apache Trail)	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	\$0	\$744,000	\$1,860,000	\$4,319,000	\$50,110,000	\$50,110,000	
Pass	Banning			I-10 Bypass South	I-10	interchange	interchange	Backbone	0.00	0	0	0%	0.00	1	2	2	0	0	0	0	\$0	\$0	\$43,490,000	\$0	\$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 Geronio	bridge	bridge	Backbone	0.00	0	0	0%	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$2,880,000	\$0	\$0	\$0	\$288,000	\$720,000	\$288,000	\$4,176,000	\$4,176,000	
Pass	Banning			I-10 Bypass South	UP/Hargrave	railroad crossing	railroad crossing	Backbone	0.00	0	2	0%	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$36,400,000	\$0	\$0	\$9,100,000	\$3,640,000	\$3,640,000	\$52,780,000	\$52,780,000	
Pass	Beaumont			Beaumont	Oak Valley (14th)	I-10	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	\$0	
Pass	Beaumont			Potero	Oak Valley (San Timoteo Cany	SR-60	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	\$0	\$57,000	\$143,000	\$82,000	\$1,100,000	\$1,100,000	
Pass	Beaumont			Potero	SR-60	interchange	interchange	Backbone	0.00	0	0	0%	0.00	1	3	2	0	0	0	0	\$0	\$0	\$43,490,000	\$0	\$0	\$0	\$0	\$4,349,000	\$10,873,000	\$4,349,000	\$63,061,000	\$29,561,000	
Pass	Beaumont			Potero	UP	railroad crossing	railroad crossing	Backbone	0.00	4	4	0%	0.00	1	3	0	0	0	2	0	\$0	\$0	\$0	\$0	\$27,600,000	\$0	\$2,760,000	\$6,900,000	\$2,760,000	\$40,020,000	\$40,020,000		
Pass	Beaumont			Potero	Noble Creek	bridge	bridge	Backbone	0.00	4	4	0%	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pass	Beaumont			Potero	SR-60	4th	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	\$0	
Pass	Beaumont			SR-79 (Beaumont)	I-10	California	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	\$0	
Pass	Beaumont			SR-79 (Beaumont)	I-10	interchange	interchange	Backbone	0.00	0	0	0%	0.00	1	2	2	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pass	Calimesa			Cherry Valley	Cherry Valley	interchange	interchange	Backbone	0.00	0	0	0%	0.00	1	2	0	0	0	0	0	\$0	\$0	\$43,490,000	\$0	\$0	\$0	\$0	\$4,349,000	\$10,873,000	\$4,349,000	\$63,061,000	\$7,408,000	
Pass	Calimesa			Cherry Valley	Roberts St	Roberts Rd	Roberts Rd	Backbone	0.70	2	4	0%	1.40	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,000	\$396,000	\$227,000	\$3,053,000	\$3,053,000	
Pass	Unincorporated			Cherry Valley	Bellflower	Noble	Noble	Backbone	1.47	0	2	0%	2.94	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333,000	\$832,000	\$477,000	\$6,411,000	\$6,411,000	
Pass	Unincorporated			Cherry Valley	Highland Springs	Bellflower	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	\$0	
Pass	Unincorporated			Cherry Valley	Noble	Roberts St	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	\$0	
Pass	Unincorporated			Cherry Valley	San Timoteo Wash	bridge	bridge	Backbone	0.00	2	2	0%	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pass	Unincorporated			(Lamb Canyon)	SR-79 (Lamb Canyon)	Gilman Springs	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	\$0	
San Jacinto	Hemet			Domenigoni	Warren	Sanderson	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	\$0	\$401,000	\$1,003,000	\$575,000	\$7,726,000	\$7,726,000	
San Jacinto	Hemet			Domenigoni	Sanderson	State	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	\$0	
San Jacinto	Hemet			SR-74	Winchester	Warren	Warren	Backbone	2.59	4	6	11%	4.62	1	2	0	0	0	0	0	\$0	\$0	\$5,227,000	\$25,117,000	\$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	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	\$0	
San Jacinto	San Jacinto			Mid-County (Ramona)	Sanderson/SR-79 (Hemet Bypa	interchange	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	\$0	
San Jacinto	San Jacinto			Ramona	Sanderson	State	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	\$0	\$0
San Jacinto	San Jacinto			Ramona	State	Main	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	\$0	\$0
San Jacinto	San Jacinto			Ramona	Main	Cedar	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	\$0	\$468,000	\$1,170,000	\$2,716,000	\$31,518,000	\$26,928,000	
San Jacinto	San Jacinto			Ramona	SR-74	Ramona	Ramona	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	\$0	\$0
San Jacinto	Unincorporated			Domenigoni	SR-79 (Winchester)	Warren	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	\$0	\$701,000	\$1,753,000	\$1,005,000	\$13,508,000	\$13,508,000	
San Jacinto	Unincorporated			Domenigoni	San Diego Aqueduct	bridge	bridge	Backbone	0.00	4	6	0%	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$2,880,000	\$0	\$0	\$0	\$288,000	\$720,000	\$288,000	\$4,176,000	\$4,176,000	
San Jacinto	Unincorporated			Gilman Springs	Bridge	Sanderson	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	\$0	\$0
San Jacinto	Unincorporated			Mid-County (Ramona)	Bridge	Warren	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	\$0	\$479,000	\$1,197,000	\$686,000	\$9,221,000	\$9,221,000	
San Jacinto	Unincorporated			SR-74	SR-79 (Winchester)	Briggs	Briggs	Backbone	3.54	4	6	0%	7.07	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,004,000	\$3,465,000	\$1,147,000	\$15,417,000	\$15,417,000	
San Jacinto	Unincorporated			SR-79 (Hemet Bypass)	SR-74 (Florida)	Domenigoni	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	\$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	bridge	Backbone	0.00	0	2	0%	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$2,880,000	\$0	\$0	\$0	\$288,000	\$720,000	\$288,000	\$4,176,000	\$4,176,000	
San Jacinto	Unincorporated			SR-79 (Hemet Bypass)	Domenigoni	Winchester	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	\$0	\$340,000	\$849,000	\$487,000	\$6,542,000	\$6,542,000	
San Jacinto	Unincorporated			SR-79 (San Jacinto Bypass)	SR-74 (Florida)	Mid-County (Ramona)	Mid-County (Ramona)	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	\$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	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	\$0	\$358,000	\$896,000	\$513,000	\$6,899,000	\$6,899,000	
San Jacinto	Unincorporated			SR-79 (Sanderson)	San Jacinto River	bridge	bridge	Backbone	0.00	4	6	0%	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$13,440,000	\$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	NEWLN	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE		
Central	Menifee	Briggs	Scott	Secondary	3.05	2	2	0%	0.00	1	3	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Central	Menifee	Briggs	SR-74 (Pinnacle)	Secondary	2.54	2	4	73%	1.37	1	3	0	0	0	0	\$1,553,000	\$672,000	\$0	\$0	\$0	\$0	\$0	\$155,000	\$388,000	\$223,000	\$2,991,000	\$2,991,000	
Central	Menifee	Briggs	Old Newport	Secondary	1.50	0	2	17%	2.49	1	3	0	0	0	0	\$2,819,000	\$1,220,000	\$0	\$0	\$0	\$0	\$0	\$282,000	\$705,000	\$404,000	\$5,430,000	\$5,430,000	
Central	Menifee	Briggs	Sail Creek	bridge	0.00	0	2	0%	0.00	1	3	0	0	600	0	\$0	\$0	\$0	\$5,760,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Central	Menifee	Garbani	interchange	Secondary	0.00	0	0	0%	0.00	1	3	2	0	0	0	\$0	\$0	\$43,490,000	\$0	\$0	\$0	\$0	\$4,349,000	\$10,873,000	\$4,349,000	\$63,061,000	\$42,483,000	
Central	Menifee	Goetz	Lesser Lane	Secondary	2.61	2	4	0%	5.22	1	3	0	0	0	0	\$5,907,000	\$2,557,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee	Goetz	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	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	\$0	\$233,000	\$583,000	\$1,354,000	\$15,708,000	\$11,378,000
Central	Menifee	Holland	Bradley	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	\$0	\$0	\$0	\$0	\$0	
Central	Menifee	Holland	Hau	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	\$0	\$0	\$0	\$0	\$0	
Central	Menifee	Holland	Antelope	Secondary	0.00	0	4	0%	0.00	1	2	0	0	350	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee	Holland	I-215 overcrossing	bridge	0.70	2	4	64%	0.50	1	2	0	0	0	0	\$571,000	\$2,742,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee	McCall	Menifee	Secondary	1.23	4	6	0%	2.46	1	3	0	0	0	0	\$2,780,000	\$1,203,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee	McCall	Aspel	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	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	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee	Murrieta	Ethiopia	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	Newport	Secondary	2.03	2	4	10%	3.45	1	3	0	0	0	0	\$0	\$4,136,000	\$1,790,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee	Murrieta	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	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	Menifee	Murrieta	Newport	Secondary	3.00	2	2	0%	0.00	1	3	0	0	0	0	\$0	\$0	\$0										

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA	PLAN	DIST	CITY	STREETNAME	SEGMENT	FROM	TO	NETWORK	MILES	EXISTING	FUTURE	% COMPLETE	INCREASE	SEASLN	TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLN	ROWCOST	INTCHG	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE			
Northwest	Unincorporated	Canlu-Galleano Ranch	Hammer	Wineville	Secondary			Secondary	0.94	6	6	0%	0.00	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			Secondary	0.17	4	4	0%	0.00	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			Secondary	0.56	4	4	0%	0.00	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			Secondary	1.05	2	2	0%	0.00	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			Secondary	0.12	4	4	0%	0.00	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			Secondary	1.19	2	2	0%	0.00	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	La Sierra	Victoria	El Sobrante	Secondary			Secondary	2.23	4	4	0%	0.00	0.00	2	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	La Sierra	Cajalco	El Sobrante	Secondary			Secondary	2.36	2	2	0%	0.00	0.00	2	3	0	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			Secondary	3.41	2	4	0%	6.82	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	Tuscan	Secondary			Secondary	0.65	2	4	20%	1.03	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	Tuscan	Dos Lagos	Secondary			Secondary	0.91	4	4	0%	0.00	0.00	2	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	Temescal Canyon	Dos Lagos	Leroy	Secondary			Secondary	1.10	4	4	0%	0.00	0.00	2	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	Temescal Canyon	Leroy	Dawson Canyon	Secondary			Secondary	1.89	4	4	0%	0.00	0.00	2	3	0	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			Secondary	0.49	4	4	0%	0.00	0.00	2	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	Temescal Canyon	I-15	interchange	Secondary			Secondary	0.00	0	0	0%	0.00	0.00	2	3	3	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	Temescal Canyon	I-15	Park Canyon	Secondary			Secondary	2.02	2	4	10%	3.43	3.43	3	3	0	0	0	0	0	\$8,533,000	\$1,779,000	\$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	Park Canyon	Indian Truck Trail	Secondary			Secondary	2.55	4	4	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Unincorporated	Washington	Hermosa	Harley John	Secondary			Secondary	3.96	2	4	26%	5.86	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			Secondary	2.99	2	4	4%	5.75	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			Secondary	0.54	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pass	Banning	Lincoln	Sunset	SR-243	Secondary			Secondary	2.01	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pass	Banning	Ramsey	I-10	8th	Secondary			Secondary	1.70	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Ramsey	8th	Highland Springs	Secondary			Secondary	3.55	4	4	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	SR-243	I-10	Wesley	Secondary			Secondary	0.62	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sun Lakes	Highland Home	Sunset	Secondary			Secondary	1.00	0	4	0%	4.00	4.00	1	2	0	0	0	0	0	\$4,528,000	\$21,760,000	\$0	\$0	\$0	\$0	\$452,000	\$1,132,000	\$2,629,000	\$30,502,000	\$30,502,000		
Pass	Banning	Sun Lakes	Smith Creek	bridge	Secondary			Secondary	0.00	0	0	0%	0.00	0.00	1	2	0	0	300	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sun Lakes	Montgomery Creek	bridge	Secondary			Secondary	0.00	0	4	0%	0.00	0.00	1	2	0	0	200	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sun Lakes	Highland Springs	Highland Home	Secondary			Secondary	1.33	4	4	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sunset	Ramsey	Lincoln	Secondary			Secondary	0.28	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sunset	I-10	interchange	Secondary			Secondary	0.00	0	0	0%	0.00	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			Secondary	2.51	4	4	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Wilson	Highland Springs	Highland Home	Secondary			Secondary	1.01	4	4	100%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	1st	Viele	Pennsylvania	Secondary			Secondary	1.28	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	1st	Highland Springs	Highland Springs	Secondary			Secondary	1.10	2	2	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	6th	Highland Springs	Highland Springs	Secondary			Secondary	2.24	4	4	0%	0.00	0.00	1	2	0	0	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			Secondary	0.99	2	2	0%	0.00	0.00	1	3	0	0	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			Secondary	1.13	4	4	0%	0.00	0.00	2	3	0	0	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			Secondary	1.40	4	4	0%	0.00	0.00	1	2	0	0	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			Secondary	0.65	4	4	50%	0.00	0.00	1	2	0	0	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			Secondary	0.00	0	0	0%	0.00	0.00	1	2	2	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Oak Valley (STC)	UP Railroad	Tukwet Canyon	Secondary			Secondary	2.94	2	2	0%	0.00	0.00	2	3	0	0	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			Secondary	2.58	2	2	0%	0.00	0.00	1	3	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Pennsylvania	6th	1st	Secondary			Secondary	0.53	2	4	18%	0.86	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			Secondary	0.00	0	0	0%	0.00	0.00	1	2	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	Bryant	County Line	Avenue L	Secondary			Secondary	0.38	2	2	0%	0.00	0.00	1	2	0	0	0	0	0													

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

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AREA	PLAN	DIST	CITY	STREETNAME	SEGMENT	FROM	TO	NETWORK	MILES	EXISTING	FUTURE	% COMPLETE	INCREASE	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLN	ROWCOST	INTCHG	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTR	TOTAL COST	MAXIMUM TUMF SHARE		
Southwest	Lake Elinore		Coydon	Mission	Grand			Secondary	1.53	2	4	50%	1.53	1	3	0	0	0	\$1,732,000	\$750,000	\$0	\$0	\$0	\$0	\$0	\$173,000	\$433,000	\$248,000	\$3,336,000	\$3,336,000	
Southwest	Lake Elinore		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 Elinore		Franklin	Integral to Railroad C	I-15			Secondary	0.00	0	0	0%	0.00	1	3	0	0	0	\$0	\$0	\$22,550,000	\$0	\$0	\$0	\$0	\$2,255,000	\$5,638,000	\$2,255,000	\$32,698,000	\$32,698,000	
Southwest	Lake Elinore		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 Elinore		Grand	SR-74 (Riverside)	Toft			Secondary	0.86	2	4	8%	1.61	1	3	0	0	0	\$1,824,000	\$789,000	\$0	\$0	\$0	\$0	\$0	\$182,000	\$456,000	\$261,000	\$3,512,000	\$3,512,000	
Southwest	Lake Elinore		Lake	Lincoln	I-15			Secondary	3.25	2	4	28%	4.68	2	2	0	0	0	\$8,144,000	\$25,462,000	\$0	\$0	\$0	\$0	\$0	\$81,400	\$2,036,000	\$3,361,000	\$39,817,000	\$32,726,000	
Southwest	Lake Elinore		Lake	I-15	interchange			Secondary	0.00	0	0	0%	0.00	2	2	0	0	0	\$0	\$0	\$22,550,000	\$0	\$0	\$0	\$0	\$0	\$2,255,000	\$2,255,000	\$32,698,000	\$15,771,000	
Southwest	Lake Elinore		Lake	Temescal Wash	bridge			Secondary	0.00	2	4	0%	0.00	2	2	0	180	0	\$0	\$0	\$0	\$1,728,000	\$0	\$0	\$0	\$0	\$173,000	\$432,000	\$173,000	\$2,506,000	\$1,150,000
Southwest	Lake Elinore		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 Elinore		Nichols	Lake	I-15			Secondary	1.80	2	4	0%	3.60	1	3	0	0	0	\$4,075,000	\$1,764,000	\$0	\$0	\$0	\$0	\$0	\$408,000	\$1,019,000	\$584,000	\$7,850,000	\$7,850,000	
Southwest	Lake Elinore		Nichols	Temescal Wash	bridge			Secondary	0.00	2	4	0%	0.00	1	3	0	300	0	\$0	\$0	\$0	\$2,880,000	\$0	\$0	\$0	\$0	\$288,000	\$720,000	\$288,000	\$4,176,000	\$4,176,000
Southwest	Lake Elinore		Nichols	I-15	interchange			Secondary	0.00	0	0	0%	0.00	1	3	2	0	0	\$0	\$0	\$43,490,000	\$0	\$0	\$0	\$0	\$4,349,000	\$10,873,000	\$4,349,000	\$63,061,000	\$63,061,000	
Southwest	Lake Elinore		SR-74 (Collier/Riverside)	I-15	Lakeshore			Secondary	2.15	2	4	26%	3.19	1	2	0	0	0	\$3,608,000	\$17,337,000	\$0	\$0	\$0	\$0	\$0	\$361,000	\$902,000	\$2,095,000	\$24,303,000	\$24,303,000	
Southwest	Lake Elinore		SR-74 (Grand)	Riverside	SR-74 (Ortega)			Secondary	0.64	2	4	0%	1.28	1	2	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$145,000	\$361,000	\$839,000	\$9,733,000	\$3,691,000	
Southwest	Lake Elinore		SR-74 (Riverside)	Lakeshore	Grand			Secondary	1.74	2	4	24%	2.65	1	2	0	0	0	\$2,995,000	\$14,392,000	\$0	\$0	\$0	\$0	\$0	\$300,000	\$749,000	\$1,739,000	\$20,175,000	\$20,175,000	
Southwest	Lake Elinore		Temescal Canyon	I-15	Lake			Secondary	1.21	2	4	0%	2.42	2	3	0	0	0	\$4,211,000	\$1,186,000	\$0	\$0	\$0	\$0	\$0	\$421,000	\$1,053,000	\$540,000	\$7,411,000	\$7,411,000	
Southwest	Lake Elinore		Temescal Canyon	Temescal Wash	bridge			Secondary	0.00	2	4	0%	0.00	2	3	0	250	0	\$0	\$0	\$0	\$2,400,000	\$0	\$0	\$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	Whitehead	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	\$887,000	\$250,000	\$0	\$0	\$0	\$0	\$0	\$89,000	\$222,000	\$114,000	\$1,562,000	\$1,562,000	
Southwest	Murrieta		Jefferson	Murrieta Hot Springs	Nutmeg			Secondary	2.37	0	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	\$4,548,000	\$21,854,000	\$0	\$0	\$0	\$0	\$0	\$455,000	\$1,137,000	\$2,640,000	\$30,634,000	\$30,634,000	
Southwest	Murrieta		Keller	I-215	Whitehead			Secondary	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	Backbone			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	
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	\$2,106,000	\$911,000	\$0	\$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		Whitehead	Clinton Keith	Los Alamos			Secondary	2.01	3	4	56%	0.88	2	3	0	0	0	\$1,539,000	\$433,000	\$0	\$0	\$0	\$0	\$0	\$154,000	\$385,000	\$197,000	\$2,708,000	\$2,708,000	
Southwest	Murrieta		Whitehead	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		Whitehead	Murrieta Hot Springs	Jackson			Secondary	0.80	0	2	63%	0.54	2	2	0	0	0	\$947,000	\$2,959,000	\$0	\$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	Temescal Canyon			Secondary	0.82	4	4	0%	0.00	3	3	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$563,000	\$56,000	\$141,000	\$55,000	\$816,000	\$816,000	
Southwest	Temecula		Butterfield Stage	La Serena	Calle Chapas			Secondary	0.70	4	4	0%	0.00	2	3	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$480,000	\$48,000	\$120,000	\$48,000	\$696,000	
Southwest	Temecula		Butterfield Stage	La Serena	Rancho California			Secondary	0.91	4	4	0%	0.00	2	3	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$624,000	\$62,000	\$156,000	\$62,000	\$904,000	
Southwest	Temecula		Butterfield Stage	Pauba	Rancho California			Secondary	0.85	4	4	0%	0.00	2	3	0	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$584,000	\$58,000	\$146,000	\$58,000	\$846,000	
Southwest	Temecula		Butterfield Stage	Pauba	SR-79 (Temecula Pkwy)			Secondary	1.69	2	4	93%	0.24	2	3	0	0	0	\$412,000	\$116,000	\$0	\$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	\$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	\$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	\$2,015,000	\$13,938,000	\$0	\$0	\$0	\$0	\$0	\$202,000	\$504,000	\$1,595,000	\$18,254,000	\$18,181,000	
Southwest																															

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%	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%	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%	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%	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%	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%	0.73	0.86		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning			I-10 Bypass South	San Geronio	bridge	\$4,176,000	\$4,176,000	\$144,000	\$0		0%	0%	0.26	0.31		\$0	\$0	\$0	\$0	\$144,000	\$0	\$0
Pass	Banning			I-10 Bypass South	UIP/Hargrave	railroad crossing	\$52,780,000	\$52,780,000	\$1,820,000	\$0		0%	0%	0.26	0.31		\$0	\$0	\$0	\$0	\$1,820,000	\$0	\$0
Pass	Beaumont			Beaumont	Beaumont	I-10	\$0	\$0	\$0	\$0		0%	0%	0.31	0.37		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont			Patrero	Oak Valley (San Timoteo Car	SR-60	\$1,100,000	\$1,100,000	\$29,000	\$0		0%	0%	0.01	0.37		\$0	\$0	\$0	\$0	\$29,000	\$0	\$0
Pass	Beaumont			Patrero	SR-60	interchange	\$43,061,000	\$29,561,000	\$0	\$0		0%	0%	0.39	0.84		\$0	\$33,500,000	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont			Patrero	UP	railroad crossing	\$40,020,000	\$40,020,000	\$1,380,000	\$0		0%	0%	0.01	0.37		\$0	\$0	\$0	\$1,380,000	\$0	\$0	\$0
Pass	Beaumont			Patrero	Noble Creek	bridge	\$0	\$0	\$0	\$0		0%	0%	0.01	0.37		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont			Patrero	SR-60	4th	\$0	\$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	\$0	Between I-10 WB On Ramp and California	100%	100%	1.05	1.18	46%	\$53,000	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont			SR-79 (Beaumont)	I-10	interchange	\$63,061,000	\$7,408,000	\$0	\$0		0%	0%	2.20	2.37	12%	\$55,653,000	\$0	\$55,653,000	\$0	\$0	\$0	\$55,653,000
Pass	Calimesa			Chery Valley	I-10	interchange	\$63,061,000	\$59,773,000	\$0	\$0		0%	0%	0.93	1.51	95%	\$3,288,000	\$443,000	\$2,845,000	\$0	\$0	\$0	\$2,845,000
Pass	Calimesa			Chery Valley	Roberts St	Roberts Rd	\$3,053,000	\$3,053,000	\$79,000	\$0		0%	0%	0.54	0.71		\$0	\$0	\$0	\$0	\$79,000	\$0	\$0
Pass	Unincorporated			Chery Valley	Bellflower	Noble	\$6,411,000	\$6,411,000	\$166,000	\$0		0%	0%	0.08	0.23		\$0	\$0	\$0	\$0	\$166,000	\$0	\$0
Pass	Unincorporated			Chery Valley	Highland Springs	Bellflower	\$0	\$0	\$0	\$0		0%	0%	0.03	0.10		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Unincorporated			Chery Valley	Chery Valley	Roberts St	\$0	\$0	\$0	\$0		0%	0%	0.41	0.61		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Unincorporated			Chery Valley	San Timoteo Wash	bridge	\$0	\$0	\$0	\$0		0%	0%	0.26	0.41		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Unincorporated			SR-79 (Lamb Canyon)	California	Gilman Springs	\$0	\$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%	0.82	1.13		\$0	\$0	\$0	\$0	\$201,000	\$0	\$0
San Jacinto	Hemet			Domenigoni	Sanderson	State	\$0	\$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	\$0	Between Warren and 450 E East of Coroba	25%	25%	0.83	1.05		\$0	\$0	\$0	\$0	\$261,000	\$0	\$0
San Jacinto	San Jacinto			Mid-County (Ramona)	Warren	Sanderson	\$0	\$0	\$0	\$0		0%	0%	0.57	0.61		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	San Jacinto			Mid-County (Ramona)	Sanderson/SR-79 (Hemet Byp	interchange	\$0	\$0	\$0	\$0		0%	0%	0.61	0.85		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	San Jacinto			Ramona	Sanderson	State	\$0	\$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%	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	\$0	Between 7th and Rue Final 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	SR-74	SR-74	\$0	\$0	\$0	\$0		0%	0%	0.29	0.35		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Unincorporated			Domenigoni	SR-79 (Winchester)	Warren	\$13,508,000	\$13,508,000	\$351,000	\$0		0%	0%	0.88	1.13		\$0	\$0	\$0	\$0	\$351,000	\$0	\$0
San Jacinto	Unincorporated			Domenigoni	San Diego Aqueduct	bridge	\$4,176,000	\$4,176,000	\$144,000	\$0		0%	0%	0.88	1.12		\$0	\$0	\$0	\$0	\$144,000	\$0	\$0
San Jacinto	Unincorporated			Gilman Springs	Bridge	Sanderson	\$0	\$0	\$0	\$0		0%	0%	0.42	0.84		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Unincorporated			Mid-County (Ramona)	Bridge	Warren	\$9,221,000	\$9,221,000	\$239,000	\$0		0%	0%	0.78	1.04		\$0	\$0	\$0	\$0	\$239,000	\$0	\$0
San Jacinto	Unincorporated			SR-74	Briggs	SR-79 (Winchester)	\$15,417,000	\$15,417,000	\$400,000	\$0	Between Briggs and Sultana	14%	14%	0.63	1.06		\$0	\$0	\$0	\$0	\$400,000	\$0	\$0
San Jacinto	Unincorporated			SR-79 (Hemet Bypass)	SR-74 (Florida)	Domenigoni	\$13,901,000	\$13,901,000	\$361,000	\$0		0%	0%	0.62	0.86		\$0	\$0	\$0	\$0	\$361,000	\$0	\$0
San Jacinto	Unincorporated			SR-79 (Hemet Bypass)	San Diego Aqueduct	bridge	\$4,176,000	\$4,176,000	\$144,000	\$0		0%	0%	0.62	0.86		\$0	\$0	\$0	\$0	\$144,000	\$0	\$0
San Jacinto	Unincorporated			SR-79 (Hemet Bypass)	Domenigoni	Winchester	\$6,542,000	\$6,542,000	\$170,000	\$0		0%	0%	0.59	0.76		\$0	\$0	\$0	\$0	\$170,000	\$0	\$0
San Jacinto	Unincorporated			SR-79 (San Jacinto Bypass)	Mid-County (Ramona)	SR-74 (Florida)	\$56,690,000	\$56,690,000	\$1,472,000	\$0		0%	0%	0.55	0.73		\$0	\$0	\$0	\$1,472,000	\$0	\$0	\$0
San Jacinto	Unincorporated			SR-79 (Sanderson)	Gilman Springs	Ramona	\$6,899,000	\$6,899,000	\$66,000	\$0	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	Unincorporated			SR-79 (Sanderson)	San Jacinto River	bridge	\$19,488,000	\$7,651,000	\$264,000	\$0		0%	0%	1.21	1.41	39%	\$11,837,000	\$0	\$11,837,000	\$672,000	\$0	\$0	\$11,837,000
San Jacinto	Unincorporated			SR-79 (Winchester)	Domenigoni	Keller	\$65,022,000	\$65,022,000	\$483,000	\$0		0%	0%	0.55	0.82		\$0	\$0	\$0	\$0	\$483,000	\$0	\$0
Southwest	Canyon Lake			Goetz	Railroad Canyon	Newport	\$0	\$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%	0.71	0.94		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southwest	Lake Elsinore			Railroad Canyon	I-15	Canyon Hills	\$0	\$0	\$0	\$0	Between NB I-5 On Ramp and Summit Hill	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%	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%	0%	1.60	2.03	38%	\$38,899,000	\$0	\$38,899,000	\$0	\$0	\$0	\$38,899,000
Southwest	Murietta			Clinton Keith	Copper Craft	Toulon	\$0	\$0	\$0	\$0	Between California Oaks and Toulon	35%	35%	0.76	0.95		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southwest	Murietta			Clinton Keith	Toulon	I-215	\$2,076,000	\$2,076,000	\$54,000	\$0	Between Toulon and Thousand Oaks, and Duster and McIlwain	52%	52%	0.88	1.06		\$0	\$0	\$0	\$0	\$54,000	\$0	\$0
Southwest	Murietta			Clinton Keith	I-215	Whitewood	\$0	\$0	\$0	\$0		0%	0%	0.67	0.76		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southwest	Murietta			French Valley (Date)	Murietta Hot Springs	Winchester Creek	\$7,321,000	\$7,321,000	\$54,000	\$0		0%	0%	0.77	1.21		\$0	\$0	\$0	\$0	\$54,000	\$0	\$0
Southwest	Murietta			French Valley (Date)	Winchester Creek	Margarita	\$0	\$0	\$0	\$0		0%	0%	0.04	0.08		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southwest	Murietta			Whitewood	Menifee City Limit	Keller	\$0	\$0	\$0	\$0		0%	0%	0.39	0.74		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southwest	Murietta			Whitewood	Keller	Clinton Keith	\$0	\$0	\$0	\$0		0%	0%	0.54	0.84		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southwest	Temecula			French Valley (Chery)	Jefferson	Diaz	\$3,929,000	\$3,929,000	\$29,000	\$0		0%	0%	0.00	0.58		\$0	\$0	\$0	\$0	\$29,000	\$0	\$0
Southwest	Temecula			French Valley (Chery)	Murietta Creek	bridge	\$5,846,000	\$5,846,000	\$202,000	\$0		0%	0%	0.00	0.58		\$0	\$0	\$0	\$0	\$202,000	\$0	\$0
Southwest	Temecula			French Valley (Date)	Margarita	Ynez	\$0	\$0	\$0	\$0		0%	0%	0.20	0.34		\$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	SEGMENT	FROM	TO	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%		0.18	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%		0.05	0.23		\$0	\$0	\$0	\$0	\$78,000	\$0	\$0
Central	Menifee			Briggs		Simpson	Old Newport	\$5,430,000	\$5,430,000	\$141,000				0%		0.35	0.78		\$0	\$0	\$0	\$0	\$141,000	\$0	\$0
Central	Menifee			Briggs		Salt Creek	bridge	\$8,352,000	\$8,352,000	\$288,000				0%		0.41	0.74		\$0	\$0	\$0	\$0	\$288,000	\$0	\$0
Central	Menifee			Garbani	I-215		interchange	\$63,061,000	\$42,483,000	\$0				0%		1.21	1.85	67%	\$20,578,000	\$0	\$0	\$20,578,000	\$0	\$0	\$20,578,000
Central	Menifee			Goetz		Juanita	Lesser Lane	\$11,378,000	\$11,378,000	\$295,000				0%		0.70	0.94		\$0	\$0	\$0	\$0	\$295,000	\$0	\$0
Central	Menifee			Goetz		Newport		\$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%		0.52	0.87		\$0	\$0	\$0	\$0	\$0	\$117,000	\$0
Central	Menifee			Holland		Houn	Bradley	\$11,439,000	\$11,439,000	\$85,000				0%		0.62	0.94		\$0	\$0	\$0	\$0	\$0	\$85,000	\$0
Central	Menifee			Hollan		Houn	Antelope	\$9,456,000	\$9,456,000	\$70,000				0%		0.74	0.96		\$0	\$0	\$0	\$0	\$0	\$70,000	\$0
Central	Menifee			Holland		I-215 overcrossing	bridge	\$9,744,000	\$9,744,000	\$336,000				0%		0.76	0.96		\$0	\$0	\$0	\$0	\$0	\$336,000	\$0
Central	Menifee			Holland		Antelope	Menifee	\$3,844,000	\$3,844,000	\$29,000				0%		0.17	0.50		\$0	\$0	\$0	\$0	\$0	\$29,000	\$0
Central	Menifee			McCall		I-215	Aspel	\$5,354,000	\$5,354,000	\$139,000				0%		0.34	0.65		\$0	\$0	\$0	\$0	\$0	\$139,000	\$0
Central	Menifee			McCall		I-215	interchange	\$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%		0.38	0.71		\$0	\$0	\$0	\$0	\$0	\$59,000	\$0
Central	Menifee			Murrieta		Ethanac	McCall	\$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%		0.60	0.84		\$0	\$0	\$0	\$0	\$0	\$207,000	\$0
Central	Menifee			Murrieta		Murrieta	Bundy Canyon	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee			Murrieta		Murrieta	Bundy Canyon	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Central	Menifee			Murrieta		Murrieta	\$0	\$0	\$0				0%		0.43	0.69									

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 ADJUST	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	\$3,382,000	\$3,382,000		River	24%		0.62	0.93		\$0	\$0	\$0		\$0	\$0	\$0	
Northwest	Eastvale	Hammer	Mission	\$0	\$0		Bellegrave	44%	44%	0.86	1.30		\$0	\$0	\$0		\$0	\$0	\$0	
Northwest	Eastvale	Hammer	Bellegrave	\$199,000	\$199,000		Amberhill	0%	0%	0.57	1.16		\$0	\$0	\$0		\$0	\$0	\$0	
Northwest	Eastvale	Hammer	Amberhill	\$2,787,000	\$2,787,000	\$72,000	Limonte	0%	0%	0.68	1.08		\$0	\$0	\$0	\$72,000	\$0	\$0	\$0	
Northwest	Eastvale	Hammer	Limonte	\$991,000	\$991,000		Schleisman	0%	0%	0.38	0.63		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Hammer	Schleisman	\$5,533,000	\$3,675,000	\$96,000	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	Walters	\$419,000	\$419,000		River	0%	0%	0.86	1.69		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Hellman	Walters	\$21,503,000	\$21,503,000	\$160,000	bridge	0%	0%	0.69	1.44		\$0	\$0	\$0	\$0	\$0	\$160,000	\$0	
Northwest	Eastvale	Hellman	Cucamonga Creek	\$3,828,000	\$3,828,000	\$132,000	I-15	100%	100%	0.93	1.32	92%	\$0	\$0	\$0	\$0	\$0	\$132,000	\$0	
Northwest	Eastvale	Limonte	I-15	\$289,000	\$289,000		Eastvale Gateway	0%	0%	0.43	0.94		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	I-15	\$0	\$0		interchange	0%	0%	0.67	1.07		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Eastvale Gateway	\$255,000	\$255,000		Hammer	100%	100%	0.95	1.36	90%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Eastvale	Limonte	Hammer	\$1,094,000	\$1,094,000	\$28,000	Sumner	50%	50%	0.80	1.16		\$0	\$0	\$0	\$0	\$0	\$28,000	\$0	
Northwest	Eastvale	Limonte	Sumner	\$497,000	\$497,000		Harrison	0%	0%	0.77	0.97		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Harrison	\$0	\$0		Archibald	0%	0%	0.55	0.70		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Archibald	\$2,208,000	\$2,208,000	\$57,000	Hellman (Keller SBD Co.)	0%	0%	0.00	0.35		\$0	\$0	\$0	\$0	\$0	\$57,000	\$0	
Northwest	Eastvale	Limonte	Cucamonga Creek	\$13,920,000	\$0	\$0	bridge	0%	0%	0.64	0.75		\$0	\$13,920,000	\$0	\$0	\$480,000	\$0	\$0	
Northwest	Eastvale	Limonte	Hellman	\$5,948,000	\$5,948,000	\$44,000	Archibald	0%	0%	0.67	1.01		\$0	\$0	\$0	\$0	\$0	\$44,000	\$0	
Northwest	Eastvale	Limonte	Archibald	\$6,192,000	\$6,192,000	\$176,000	San Bernardino County	33%	33%	0.83	1.14		\$0	\$0	\$0	\$0	\$0	\$176,000	\$0	
Northwest	Eastvale	Limonte	San Bernardino County	\$464,000	\$464,000		Valley	0%	0%	0.43	0.78		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Valley	\$793,000	\$793,000		Canlu-Galleano Ranch	0%	0%	0.14	0.27		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Canlu-Galleano Ranch	\$1,515,000	\$989,000	\$25,000	Bellegrave	100%	100%	1.11	1.49	65%	\$526,000	\$0	\$526,000	\$39,000	\$14,000	\$14,000	\$540,000	
Northwest	Eastvale	Limonte	Bellegrave	\$0	\$0		Wineville	12%	12%	0.61	0.84		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Wineville	\$0	\$0		SR-60	15%	15%	0.82	0.90		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	SR-60	\$0	\$0		interchange	9%	9%	0.76	0.80		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	interchange	\$2,981,000	\$2,981,000	\$77,000	Van Buren	23%	23%	0.80	0.91		\$0	\$0	\$0	\$0	\$0	\$77,000	\$0	
Northwest	Eastvale	Limonte	Van Buren	\$0	\$0		Clay	0%	0%	0.67	0.84		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Clay	\$0	\$0		Riverview	0%	0%	0.64	0.79		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Riverview	\$5,181,000	\$0	\$0	Santa Ana River	40%	40%	0.86	1.06		\$0	\$5,181,000	\$0	\$0	\$135,000	\$0	\$0	
Northwest	Eastvale	Limonte	Santa Ana River	\$13,920,000	\$6,204,000	\$214,000	bridge	0%	0%	1.13	1.32	45%	\$7,716,000	\$0	\$7,716,000	\$480,000	\$0	\$0	\$7,716,000	
Northwest	Eastvale	Limonte	bridge	\$0	\$0		Milliken	58%	58%	0.90	1.06		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Milliken	\$0	\$0		SR-60	13%	13%	0.57	0.78		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	SR-60	\$0	\$0		Mission	0%	0%	0.55	0.56		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Mission	\$32,698,000	\$9,051,000	\$0	interchange	0%	0%	0.86	1.11		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	interchange	\$0	\$0		Armstrong	100%	100%	1.22	1.47	44%	\$23,647,000	\$0	\$23,647,000	\$0	\$0	\$0	\$0	\$23,647,000
Northwest	Eastvale	Limonte	Armstrong	\$0	\$0		Mission	0%	0%	0.75	0.89		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Mission	\$0	\$0		Mountain	0%	0%	0.38	0.51		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Mountain	\$0	\$0		Hammer	7%	7%	0.74	0.85		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Hammer	\$32,698,000	\$3,489,000	\$0	interchange	0%	0%	2.57	2.77	11%	\$29,209,000	\$0	\$29,209,000	\$0	\$0	\$0	\$29,209,000	
Northwest	Eastvale	Limonte	interchange	\$4,342,000	\$4,342,000	\$113,000	Fairhaven	100%	100%	0.79	0.94		\$0	\$0	\$0	\$0	\$0	\$113,000	\$0	
Northwest	Eastvale	Limonte	Fairhaven	\$15,237,000	\$12,525,000	\$93,000	6th	78%	78%	0.96	1.14	77%	\$2,712,000	\$0	\$2,712,000	\$0	\$20,000	\$20,000	\$2,732,000	
Northwest	Eastvale	Limonte	6th	\$0	\$0		5th	0%	0%	0.52	0.78		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	5th	\$33,408,000	\$11,455,000	\$395,000	bidige	0%	0%	1.41	1.67	34%	\$21,953,000	\$21,621,000	\$332,000	\$1,152,000	\$0	\$0	\$332,000	
Northwest	Eastvale	Limonte	bidige	\$49,591,000	\$49,591,000	\$368,000	Hidden Valley	6%	6%	0.65	0.80		\$0	\$0	\$0	\$0	\$368,000	\$0	\$0	
Northwest	Eastvale	Limonte	Hidden Valley	\$0	\$0		Norco Hills	3%	3%	0.55	0.70		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Norco Hills	\$0	\$0		I-15	100%	100%	1.14	1.23	27%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	I-15	\$0	\$0		Hammer	0%	0%	0.33	0.48		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Hammer	\$0	\$0		Corydon	100%	100%	0.96	1.19	80%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Corydon	\$1,743,000	\$1,109,000	\$8,000	California	79%	79%	1.20	1.56	54%	\$634,000	\$0	\$634,000	\$13,000	\$5,000	\$5,000	\$639,000	
Northwest	Eastvale	Limonte	California	\$0	\$0		Archibald	0%	0%	0.66	0.76		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Archibald	\$0	\$0		Main	0%	0%	0.24	0.50		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Main	\$1,941,000	\$1,941,000	\$14,000	I-215	0%	0%	0.49	0.59		\$0	\$0	\$0	\$0	\$0	\$14,000		
Northwest	Eastvale	Limonte	I-215	\$105,560,000	\$30,560,000	\$1,054,000	railroad crossing	0%	0%	0.77	0.90		\$0	\$75,000,000	\$0	\$0	\$3,640,000	\$0		
Northwest	Eastvale	Limonte	railroad crossing	\$0	\$0		SR-91	0%	0%	0.49	0.48		\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	SR-91	\$0	\$0		Lincoln	0%	0%	0.44	0.64		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Lincoln	\$32,698,000	\$3,262,000	\$0	interchange	0%	0%	1.46	1.52	10%	\$29,436,000	\$935,000	\$28,501,000	\$0	\$0	\$0	\$28,501,000	
Northwest	Eastvale	Limonte	interchange	\$0	\$0		La Sierra	0%	0%	0.68	0.77		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	La Sierra	\$0	\$0		Redwood	0%	0%	0.83	1.17		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Redwood	\$0	\$0		Central	71%	71%	1.02	1.16	55%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Northwest	Eastvale	Limonte	Central	\$0	\$0		Country Club	0%	0%	0.70	0.77		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Country Club	\$4,996,000	\$1,593,000	\$45,000	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	Eastvale	Limonte	Via Vista	\$0	\$0		Alessandro	0%	0%	0.59	0.72		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Alessandro	\$0	\$0		Chicago	32%	32%	0.80	0.96		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Chicago	\$0	\$0		Magnolia	6%	6%	0.64	0.71		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Magnolia	\$0	\$0		SR-91	5%	5%	0.75	0.87		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	SR-91	\$0	\$0		Van Buren	0%	0%	0.43	0.53		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Van Buren	\$0	\$0		Spruce	43%	43%	0.85	0.99		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Spruce	\$0	\$0		Columbia	0%	0%	0.72	0.85		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Columbia	\$0	\$0		Main	0%	0%	0.62	0.71		\$0	\$0	\$0	\$0	\$0	\$0		
Northwest	Eastvale	Limonte	Main	\$32,698,000	\$9,050,000	\$0	interchange	0%	0%	2.96	3.74	28%	\$23,648,000	\$0	\$23,648,000	\$0	\$0	\$0	\$23,648,000	
Northwest	Eastvale	Limonte	interchange	\$30,272																

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	UNFUNDED EXIST NEED	MSHCP	MSHCP EXIST NEED	MSHCP UNFUNDED EXIST NEED	COMBINED UNFUNDED EXIST NEED
Northwest	Unincorporated Cantu-Galleano Ranch	Hamner	Wineville	\$0	\$0	\$0		0%	0%	0.47	0.95		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Dos Lagos (Weirick)	Temescal Canyon	I-15	\$0	\$0	\$0	Between I-15 and I-15 NB On Ramp	22%	22%	0.52	0.72		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated El Cerrito	I-15	Ontario	\$0	\$0	\$0		0%	0%	0.15	0.26		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated El Sobrante	Mockingbird Canyon	Cajalco	\$0	\$0	\$0		0%	0%	0.62	0.78		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Harley John	Washington	Scottsdale	\$0	\$0	\$0		0%	0%	0.38	0.65		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Harley John	Scottsdale	Cajalco	\$0	\$0	\$0		0%	0%	0.38	0.73		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated La Sierra	Victoria	El Sobrante	\$0	\$0	\$0	Between Victoria and Orchard View	40%	0%	0.85	1.03		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated La Sierra	El Sobrante	Cajalco	\$0	\$0	\$0		0%	0%	0.25	0.37		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Mockingbird Canyon	Van Buren	El Sobrante	\$20,871,000	\$20,871,000	\$593,000	Between Van Buren and Lindina	31%	31%	0.50	0.83		\$0	\$0	\$0	\$0	\$593,000	\$0	\$0
Northwest	Unincorporated Temescal Canyon	El Cerrito	Tuscany	\$3,168,000	\$0	\$0		0%	0%	0.68	1.07		\$0	\$3,168,000	\$0	\$0	\$90,000	\$0	\$0
Northwest	Unincorporated Temescal Canyon	Tuscany	Dos Lagos	\$0	\$0	\$0		0%	0%	0.72	1.08		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Temescal Canyon	Dos Lagos	Leroy	\$0	\$0	\$0		0%	0%	0.48	0.74		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Temescal Canyon	Leroy	Dawson Canyon	\$0	\$0	\$0		0%	0%	0.46	0.71		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Temescal Canyon	Dawson Canyon	I-15	\$0	\$0	\$0	Between I-15 NB On Ramp and 1000 ft North	43%	43%	0.66	1.01		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Temescal Canyon	I-15	interchange	\$32,698,000	\$32,698,000	\$0		0%	0%	0.85	1.35		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Temescal Canyon	I-15	Park Canyon	\$14,329,000	\$14,329,000	\$427,000	Between I-15 SB On Ramp and Squaw Mountain	27%	0%	0.69	1.02		\$0	\$0	\$0	\$0	\$427,000	\$0	\$0
Northwest	Unincorporated Temescal Canyon	Park Canyon	Indian Truck Trail	\$0	\$0	\$0		0%	0%	0.02	0.12		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northwest	Unincorporated Washington	Hermosa	Harley John	\$12,787,000	\$12,787,000	\$332,000		0%	0%	0.73	0.92		\$0	\$0	\$0	\$0	\$332,000	\$0	\$0
Northwest	Unincorporated Wood	Krameria	Cajalco	\$12,537,000	\$12,537,000	\$325,000	Between Krameria and Matiposa	17%	17%	0.56	0.83		\$0	\$0	\$0	\$0	\$325,000	\$0	\$0
Pass	Banning	8th	Wilson	\$0	\$0	\$0		0%	0%	0.25	0.37		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Lincaln	Sunset	\$0	\$0	\$0		0%	0%	0.14	0.16		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Ramsey	I-10	\$0	\$0	\$0		0%	0%	0.10	0.13		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Ramsey	8th	\$0	\$0	\$0		0%	0%	0.24	0.33		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	SR-243	I-10	\$0	\$0	\$0		0%	0%	0.31	0.46		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sun Lakes	Highland Home	\$30,502,000	\$30,502,000	\$226,000		0%	0%	0.10	0.11		\$0	\$0	\$0	\$0	\$226,000	\$0	\$0
Pass	Banning	Sun Lakes	Smith Creek	\$8,352,000	\$8,352,000	\$288,000		0%	0%	0.10	0.11		\$0	\$0	\$0	\$0	\$288,000	\$0	\$0
Pass	Banning	Sun Lakes	Montgomery Creek	\$5,568,000	\$5,568,000	\$192,000		0%	0%	0.10	0.11		\$0	\$0	\$0	\$0	\$192,000	\$0	\$0
Pass	Banning	Sun Lakes	Highland Springs	\$0	\$0	\$0		0%	0%	0.04	0.05		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sunset	Ramsey	\$0	\$0	\$0		0%	0%	0.13	0.23		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Sunset	I-10	\$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	\$0	\$0	\$0		0%	0%	0.06	0.12		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Banning	Wilson	Highland Springs	\$0	\$0	\$0		0%	0%	0.14	0.24		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	1st	Pennsylvania	\$0	\$0	\$0		0%	0%	0.48	0.57		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	1st	Pennsylvania	\$0	\$0	\$0		0%	0%	0.51	0.71		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	6th	I-10	\$0	\$0	\$0		0%	0%	0.23	0.47		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Desert Lawn	Champions	\$0	\$0	\$0		0%	0%	0.45	0.80		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Oak Valley (14th)	Highland Springs	\$0	\$0	\$0		0%	0%	0.05	0.11		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Oak Valley (14th)	Pennsylvania	\$0	\$0	\$0		0%	0%	0.14	0.26		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Oak Valley (14th)	Oak View	\$0	\$0	\$0		0%	0%	0.69	1.04		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Oak Valley (14th)	I-10	\$63,061,000	\$62,401,000	\$0		0%	0%	0.90	1.14		99%	\$660,000	\$0	\$660,000	\$0	\$0	\$660,000
Pass	Beaumont	Oak Valley (STC)	UP Railroad	\$0	\$0	\$0		0%	0%	0.01	0.23		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Oak Valley (STC)	Tukwet Canyon	\$0	\$0	\$0		0%	0%	0.09	0.38		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Beaumont	Pennsylvania	6th	\$6,588,000	\$6,588,000	\$49,000		0%	0%	0.52	0.74		\$0	\$0	\$0	\$0	\$49,000	\$0	\$0
Pass	Beaumont	Pennsylvania	I-10	\$0	\$0	\$0		0%	0%	0.51	0.63		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	Bryant	County Line	\$0	\$0	\$0		0%	0%	0.38	0.61		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	Calimesa	County Line	\$0	\$0	\$0		0%	0%	0.13	0.38		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	Calimesa	I-10	\$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	\$0	\$0	\$0	Between I-10 NB On Ramp and Calimesa, and Park and 5th	13%	13%	0.54	0.71		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	County Line	I-10	\$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	\$0	\$0	\$0		0%	0%	0.04	0.44		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	Singleton	Avenue L	\$0	\$0	\$0		0%	0%	0.43	0.64		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Calimesa	Singleton	Condit	\$12,972,000	\$12,972,000	\$96,000		0%	0%	0.74	1.14		\$0	\$0	\$0	\$0	\$96,000	\$0	\$0
Pass	Calimesa	Singleton	Roberts	\$63,061,000	\$63,061,000	\$0		0%	0%	1.04	0.99		0%	\$63,061,000	\$0	\$63,061,000	\$0	\$0	\$63,061,000
Pass	Calimesa	Tukwet Canyon	Roberts Rd	\$0	\$0	\$0		0%	0%	0.71	1.37		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Unincorporated Live Oak Canyon	Oak Valley (STC)	San Bernardino County	\$0	\$0	\$0		0%	0%	0.36	0.47		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Unincorporated San Timoteo Canyon	San Bernardino County	UP Railroad	\$0	\$0	\$0	Between San Bernardino County and Redlands	22%	22%	0.31	0.66		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pass	Unincorporated San Timoteo Canyon	UP Railroad	railroad crossing	\$52,780,000	\$52,780,000	\$1,820,000		0%	0%	0.08	0.48		\$0	\$0	\$0	\$0	\$1,820,000	\$0	\$0
San Jacinto	Hemet	Sanderson	Acacia	\$0	\$0	\$0		0%	0%	0.74	0.92		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	Sanderson	Domenigoni	\$0	\$0	\$0	Between Station and Thonson	26%	26%	0.79	1.11		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	Sanderson	RR Crossing	\$0	\$0	\$0		0%	0%	0.82	0.97		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	Sanderson	Stetson	\$0	\$0	\$0		0%	0%	0.77	1.11		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	Sanderson	Menlo	\$0	\$0	\$0		0%	0%	0.72	0.95		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	SR-74 (Florida)	Warren	\$0	\$0	\$0		0%	0%	0.62	0.96		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	SR-74 (Florida)	Columbia	\$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	\$0	\$0	\$0		0%	0%	0.38	0.63		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	State	Domenigoni	\$0	\$0	\$0		0%	0%	0.44	0.92		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	State	Chambers	\$0	\$0	\$0		0%	0%	0.51	0.93		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	State	Florida	\$0	\$0	\$0		0%	0%	0.33	0.53		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	State	Stetson	\$0	\$0	\$0		0%	0%	0.57	0.80		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	Stetson	Cawston	\$0	\$0	\$0		0%	0%	0.49	0.68		\$0	\$0	\$0	\$0	\$0	\$0	\$0
San Jacinto	Hemet	Stetson	Warren	\$4,357,000	\$4,357,000	\$113,000		0%	0%	0.59	0.96		\$0	\$0	\$0	\$0	\$113,000	\$0	\$0
San Jacinto	Hemet	Warren	Esplanade	\$19,926,000	\$19,926,000	\$517,000	Between Devonshire and Stetson	31%	31%	0.79	1.10		\$0	\$0	\$0	\$0	\$517,000	\$0	\$0
San Jacinto	Hemet	Warren	Salt Creek	\$4,176,000	\$4,176,000	\$144,000		0%	0%	0.64	1.05		\$0	\$0	\$0	\$0	\$144,000	\$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 ADJUST	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 Elinore	Corydon	Grand	\$3,336,000	\$3,336,000	\$87,000	\$0		0%	0%	0.73	1.02		\$0	\$0	\$0		\$87,000	\$0	\$0
Southwest	Lake Elinore	Diamond	Mission	\$0	\$0	\$0	\$0		0%	0%	0.73	0.93		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Lake Elinore	Franklin (Integral to Railroad)	I-15 interchange	\$32,698,000	\$32,698,000	\$0	\$0		0%	0%	0.66	1.25		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Lake Elinore	Grand	Lincoln	\$0	\$0	\$0	\$0		0%	0%	0.47	0.65		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Lake Elinore	Grand	Toft	\$0	\$0	\$0	\$0		0%	0%	0.68	0.92		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Lake Elinore	Lake	SR-74 (Riverside)	\$3,512,000	\$3,512,000	\$91,000	\$0		0%	0%	0.68	0.92		\$0	\$0	\$0		\$91,000	\$0	\$0
Southwest	Lake Elinore	Lake	Lincoln	\$39,817,000	\$32,726,000	\$335,000	\$0	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 Elinore	Lake	I-15	\$32,698,000	\$15,771,000	\$0	\$0		0%	0%	1.08	1.25	48%	\$16,927,000	\$0	\$16,927,000	\$0	\$0	\$0	\$16,927,000
Southwest	Lake Elinore	Lake	Temescal Wash	\$2,506,000	\$1,150,000	\$39,000	\$0		0%	0%	1.12	1.31	46%	\$1,356,000	\$0	\$1,356,000	\$86,000	\$0	\$0	\$1,356,000
Southwest	Lake Elinore	Mission	Railroad Canyon	\$0	\$0	\$0	\$0		0%	0%	0.48	0.74		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Lake Elinore	Nichols	Lake	\$7,850,000	\$7,850,000	\$204,000	\$0		0%	0%	0.59	0.96		\$0	\$0	\$0		\$204,000	\$0	\$0
Southwest	Lake Elinore	Nichols	Temescal Wash	\$4,176,000	\$4,176,000	\$144,000	\$0		0%	0%	0.43	1.12		\$0	\$0	\$0		\$144,000	\$0	\$0
Southwest	Lake Elinore	Nichols	I-15	\$63,061,000	\$63,061,000	\$0	\$0		0%	0%	0.43	1.12		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Lake Elinore	SR-74 (Collier/Riverside)	I-15	\$24,303,000	\$24,303,000	\$180,000	\$0	between Strickland and Collier	31%	31%	0.86	1.05		\$0	\$0	\$0		\$180,000	\$0	\$0
Southwest	Lake Elinore	SR-74 (Grand)	Riverside	\$9,733,000	\$3,691,000	\$27,000	\$0	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 Elinore	SR-74 (Riverside)	Lakeshore	\$20,175,000	\$20,175,000	\$150,000	\$0	between Lakeshore and Raven	31%	31%	0.78	0.91		\$0	\$0	\$0		\$150,000	\$0	\$0
Southwest	Lake Elinore	Temescal Canyon	I-15	\$7,411,000	\$7,411,000	\$211,000	\$0		0%	0%	0.64	1.17		\$0	\$0	\$0		\$211,000	\$0	\$0
Southwest	Lake Elinore	Temescal Canyon	Temescal Wash	\$3,480,000	\$3,480,000	\$120,000	\$0		0%	0%	0.85	1.28		\$0	\$0	\$0		\$120,000	\$0	\$0
Southwest	Murietta	California Oaks	Jefferson	\$0	\$0	\$0	\$0		0%	0%	0.47	0.61		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	California Oaks	I-15	\$0	\$0	\$0	\$0		0%	0%	0.76	0.89		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	California Oaks	Jackson	\$0	\$0	\$0	\$0		0%	0%	0.65	0.77		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Jackson	Whitewood	\$0	\$0	\$0	\$0		0%	0%	0.32	0.62		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Jefferson	Palomar	\$1,562,000	\$1,562,000	\$44,000	\$0		0%	0%	0.07	0.10		\$0	\$0	\$0		\$44,000	\$0	\$0
Southwest	Murietta	Jefferson	Nutmeg	\$0	\$0	\$0	\$0		0%	0%	0.46	0.63		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Jefferson	Murietta Hot Springs	\$30,634,000	\$30,634,000	\$227,000	\$0		0%	0%	0.47	0.80		\$0	\$0	\$0		\$227,000	\$0	\$0
Southwest	Murietta	Keller	I-215	\$0	\$0	\$0	\$0		0%	0%	0.20	0.45		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Keller	I-215	\$0	\$0	\$0	\$0		0%	0%	0.09	0.06		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Los Alamos	Jefferson	\$0	\$0	\$0	\$0		0%	0%	0.24	0.38		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Murietta Hot Springs	Jefferson	\$0	\$0	\$0	\$0		17%	17%	0.62	0.90		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Murietta Hot Springs	I-215	\$0	\$0	\$0	\$0	between Hancock and I-215	11%	11%	0.82	1.08		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Murietta Hot Springs	Margarita	\$4,057,000	\$3,899,000	\$101,000	\$0	between I-215 and I-215 NB On Ramp, and Alta Murietta and St. Maria	57%	57%	0.93	1.33	93%	\$158,000	\$0	\$158,000	\$105,000	\$4,000	\$4,000	\$162,000
Southwest	Murietta	Nutmeg	SR-79 (Winchester)	\$0	\$0	\$0	\$0	between Margarita and Calle del Lago	0%	0%	0.45	0.69		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Whitewood	Clinton Keith	\$2,708,000	\$2,708,000	\$77,000	\$0		0%	0%	0.45	0.76		\$0	\$0	\$0		\$77,000	\$0	\$0
Southwest	Murietta	Whitewood	Los Alamos	\$0	\$0	\$0	\$0		0%	0%	0.45	0.75		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Murietta	Whitewood	Murietta Hot Springs	\$4,629,000	\$4,629,000	\$47,000	\$0		0%	0%	0.15	0.16		\$0	\$0	\$0		\$47,000	\$0	\$0
Southwest	Murietta	Ynez	Jackson	\$0	\$0	\$0	\$0		0%	0%	0.62	1.00		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Butterfield Stage	Murietta Hot Springs	\$816,000	\$816,000	\$0	\$0		0%	0%	0.61	1.15		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Butterfield Stage	Calle Chapos	\$696,000	\$696,000	\$0	\$0		0%	0%	0.58	0.93		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Butterfield Stage	La Serena	\$904,000	\$904,000	\$0	\$0	between La Serena and Rancho California	100%	100%	0.95	1.21	85%	\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Butterfield Stage	Rancho California	\$846,000	\$846,000	\$0	\$0	between Rancho California and Creek	5%	5%	0.55	0.88		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Butterfield Stage	Pauba	\$725,000	\$725,000	\$21,000	\$0		0%	0%	0.49	0.84		\$0	\$0	\$0		\$21,000	\$0	\$0
Southwest	Temecula	Jefferson	Cherry	\$2,285,000	\$2,285,000	\$0	\$0		0%	0%	0.34	0.92		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Margarita	Murietta Hot Springs	\$7,644,000	\$7,644,000	\$0	\$0	between Winchester and Campos Verdes, and Salana and 250 ft North of Ramsey	5%	5%	0.65	1.04		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Old Town Front	Rancho California	\$0	\$0	\$0	\$0		0%	0%	0.68	1.37		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Pechanga Pkwy	SR-79 (Temecula Pkwy)	\$0	\$0	\$0	\$0		0%	0%	0.72	1.02		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Pechanga Pkwy	Via Gilberto	\$0	\$0	\$0	\$0		0%	0%	0.42	0.52		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	Rancho California	Jefferson	\$18,254,000	\$18,181,000	\$101,000	\$0	between I-15 SB On Ramp and I-15, and Maraga and Coatic	40%	40%	0.90	1.37	99%	\$73,000	\$0	\$73,000	\$101,000	\$0	\$0	\$73,000
Southwest	Temecula	Rancho California	I-15	\$32,698,000	\$0	\$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	\$0	\$0	\$0	\$0		0%	0%	0.43	0.74		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	I-15	\$0	\$0	\$0	\$0	between I-15 and Pechanga	100%	100%	1.08	1.42	65%	\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	Pechanga Pkwy	\$3,065,000	\$3,065,000	\$0	\$0		0%	0%	0.65	0.88		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Unincorporated	Briggs	Scott	\$6,509,000	\$6,509,000	\$169,000	\$0		0%	0%	0.41	0.70		\$0	\$0	\$0		\$169,000	\$0	\$0
Southwest	Unincorporated	Butterfield Stage	Tucalata Creek	\$0	\$0	\$0	\$0		0%	0%	0.41	0.70		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Unincorporated	Butterfield Stage (Pourroy)	Auld	\$23,076,000	\$23,076,000	\$656,000	\$0	between Auld and Honey Pine	23%	12%	0.88	0.99		\$0	\$0	\$0		\$656,000	\$0	\$0
Southwest	Unincorporated	Grand	Ortega	\$68,025,000	\$68,025,000	\$505,000	\$0	between Zinck and Stoneman, and Ontario and Canyon	16%	16%	0.80	1.06		\$0	\$0	\$0		\$505,000	\$0	\$0
Southwest	Unincorporated	Horseshief Canyon	Temescal Canyon	\$0	\$0	\$0	\$0		0%	0%	0.81	0.64		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	\$0	\$0	\$0	\$0		0%	0%	0.15	0.21		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Unincorporated	Murietta Hot Springs	SR-79 (Winchester)	\$0	\$0	\$0	\$0		4%	4%	0.46	0.86		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Unincorporated	Pala	Pechanga	\$0	\$0	\$0	\$0	between Winchester and Vane	48%	48%	0.88	1.48		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Unincorporated	Pourroy	SR-79 (Winchester)	\$2,236,000	\$2,236,000	\$64,000	\$0	between Pechanga and Rainbow Oaks	0%	0%	0.42	0.57		\$0	\$0	\$0		\$64,000	\$0	\$0
Southwest	Unincorporated	Rancho California	Butterfield Stage	\$87,369,000	\$87,369,000	\$482,000	\$0		0%	0%	0.65	0.93		\$0	\$0	\$0		\$482,000	\$0	\$0
Southwest	Unincorporated	Temescal Canyon	Horseshief Canyon Wash	\$3,340,000	\$3,340,000	\$115,000	\$0		0%	0%	0.66	0.86		\$0	\$0	\$0		\$115,000	\$0	\$0
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	\$15,739,000	\$15,739,000	\$447,000	\$0		0%	0%	0.64	0.97		\$0	\$0	\$0		\$447,000	\$0	\$0
Southwest	Unincorporated	Temescal Canyon	Indian Wash	\$1,462,000	\$1,462,000	\$50,000	\$0		0%	0%	0.61	0.80		\$0	\$0	\$0		\$50,000	\$0	\$0
Southwest	Wildomar	Bundy Canyon	Mission	\$9,704,000	\$9,704,000	\$72,000	\$0		0%	0%	0.60	0.90		\$0	\$0	\$0		\$72,000	\$0	\$0
Southwest	Wildomar	Grand	Corydon	\$0	\$0	\$0	\$0		0%	0%	0.72	0.89		\$0	\$0	\$0		\$0	\$0	\$0
Southwest	Wildomar	M																		

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-11** 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-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 tool 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**

From	To	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

From	To	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**

From	To	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**

From	To	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**

From	To	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**

From	To	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

From	To	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**

From	To	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**

From	To	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**

From	To	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

From	To	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**

From	To	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

From	To	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**

From	To	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**

From	To	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**

From	To	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

From	To	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**

From	To	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

From	To	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:

$$\frac{\text{Unit Cost Assumptions} \times \text{Recommended Network Improvements}}{\text{Change in Residential and Non-Residential Development}} = \text{TUMF}$$

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 fee values are presented in **Section 6.1**. **Exhibit K-1** details the calculation of the residential fee (and non-residential fee).

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

Updated: July 23, 2024

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

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 Industr	2.00	Light Manufacturina	1548		Heavy Industr	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		
	Personal, 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
Government/Public Sector					Government/Civic	3.00	Government Offices	208					
					Librarv	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 / ISF	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 ISF	Trip Growth (SF Growth * ITE Median)	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 ISF*	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	4.27	
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	

* - 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-Office/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

<u>Land Use Category</u>	Los		<u>Riverside</u>	San		<u>Imperial</u>	<u>Region</u>
	<u>Angeles</u>	<u>Orange</u>		<u>Bernardino</u>	<u>Ventura</u>		
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 Manufacturing	--	--	--	--	--	--	--
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

<u>Land Use Category</u>	Los		<u>Riverside</u>	San		<u>Imperial</u>	<u>Region</u>
	<u>Angeles</u>	<u>Orange</u>		<u>Bernardino</u>	<u>Ventura</u>		
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 Manufacturing	--	--	--	--	--	--	--
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

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

*Factor used for theoretical planning estimates.

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

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

Table E-5: Commercial Employment Factors

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

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

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

Attachment

WRCOG Responses to Public Comments



Building Industry Association of Southern California, Inc.

June 10, 2024

Mr. Cameron Brown
TUMF Program Manager
Western Riverside Council of Governments
3390 University Ave., Suite 200
Riverside, Ca. 92501

Via Email: Cbrown@wrcog.us

RE: 2024 Draft Nexus Study Comments

Dear Mr. Brown:

On behalf of the Riverside County Chapter of the Building Industry Association of Southern California and our hundreds of home builders, trade partners, and suppliers throughout our region we are writing today to provide initial comments on the 2024 Transportation Uniform Mitigation Fee (TUMF) Nexus Study.

First, we want to thank Western Riverside Council of Governments (WRCOG) for its early outreach to our industry regarding the 2024 TUMF Nexus Study. The two workshops held in advance of the close of the initial comment period were beneficial to our members and we appreciate the education and outreach efforts.

The proposed single-family residential fee of \$15,025 per dwelling is a 48% increase from the current fee level and will increase new home prices already burdened by a difficult interest rate environment. While we understand the costs of roadway design and construction have increased, we would respectfully ask WRCOG to carefully examine the scope and pricing of its roadway network proposal, to seek savings that will reduce the new fee as much as possible.

We appreciate WRCOG's attention to the new fee requirements under AB 602. The AB 602 analysis included as a part of this study was informative. The findings related to home square footage and trip generation resemble what our builders find anecdotally in the regional home marketplace. We believe additional refinement of the proposed Fee Tiers in the AB 602 proposed fee would be important. Home buyers in the lower Fee Tier homes, tend to be first time buyers and are more sensitive to even modest price increases. Additionally, our members might be able to assist WRCOG as you look at regional trends in home size looking forward and we would be pleased to assist you in this regard.

Finally, implementation timing of the proposed TUMF increase is of critical importance to our members. As you know, the pipeline to project approvals is often 3 to 4 years out given the challenge CEQA poses in the entitlement process. Economic assumptions of any given housing proposal have been fixed long before homes are built, so fee increases late in the process can burden or even render some projects infeasible. A TUMF increase of this magnitude will have significant economic impacts to projects currently in the development process. We would respectfully ask that WRCOG consider a phase in

approach to the new fee that is moderate and gradual. Additionally, we would ask that no new increase to the TUMF fee occur any earlier than July 1, 2025 to allow ample time for builders to prepare for the increase and factor it into their economic models moving forward.

We appreciate the opportunity to provide initial comments on the 2024 TUMF Nexus Study. We look forward to further dialogue and collaboration as the process moves forward. Our industry stands ready to assist WRCOG with market data and insights that might be helpful as you consider the new fee and its implementation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lou Monville". The signature is fluid and cursive, with a long horizontal stroke at the end.

Lou Monville
Senior Vice President, Riverside County Chapter
Building Industry Association of Southern California



Western Riverside Council of Governments

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July 22, 2024

Lou Monville
Southern California Building Industry Association (BIA)
Senior Vice President, Riverside Chapter

Dear Mr. Monville,

Thank you for your thoughtful comments regarding the Transportation Uniform Mitigation Fee (TUMF) Nexus Study. We appreciate the Southern California BIA's involvement and your detailed feedback. We would like to address a few of the comments you made in your letter.

Comment: Fee Increase and Cost Savings

You expressed concern about the significant increase in fees and suggested looking for cost savings by eliminating other facilities.

Response: We have already taken steps to address this concern. Our team thoroughly analyzed the network and eliminated unneeded projects, ensuring that the TUMF only includes necessary and justified projects.

Comment: New Fee Requirements of AB 602

You thanked WRCOG for addressing the new fee requirements of AB 602 regarding home square footage and trip generation and suggested further refinement of the proposed Fee Tiers, particularly for lower Fee Tier homes that often attract first-time buyers.

Response: We would like to give a through response on AB-602 as this questions seems to arise often.

AB 602 has been in effect since January 1, 2022. This legislation imposes several requirements on mitigation programs and nexus studies. One of the most impactful changes was a requirement that fees for residential uses be assessed proportional to the size of the dwelling unit instead of a uniform fee. Like many fee programs, the TUMF program has historically assessed a consistent fee for all residential units with only a distinction between single-family homes and multi-family units.

Since 2022, WRCOG has evaluated the impacts of AB 602 and determined how best to comply with these requirements. This process has included a detailed analytical study regarding travel behavior in the WRCOG region, which determined that there was a relationship between the size of a single-family home and the number of trips generated by that home.

This data, combined with historical data regarding residential development patterns for the past three years, allowed WRCOG to develop a potential approach to comply with AB 602. This approach creates a series of 4 tiers which pivot off a standard single-family rate to account for homes which are both smaller and larger than the average new home in the WRCOG region.

One significant benefit to this approach is that it lessens the impact of any TUMF increase on first-time home buyers, who are often the most price-sensitive home buyers. These home buyers often purchase the least expensive homes, which are also the smaller homes.

It was also determined that the best approach to implement these tiers would be as follows:

1. Calculate the base single-family fee in the Nexus Study as is our traditional practice
2. Determine the appropriate tiers based on current data related to travel behavior and development trends. Homes smaller than the current average for new homes would pay less than the base single-family rate while homes larger than the current average would pay more than the base single-family rate
3. Implement these tiers through an update to the Fee Calculation Handbook, as is the case with any specialized fee calculation for TUMF applications
4. The fees would be paid for each single-family home based on the size of the dwelling unit, which is similar to how many of the non-residential TUMF fees are calculated. The fee payment portal maintained by WRCOG automatically calculates the fee based on the actual size of each single-family home. This approach ensures that there is no additional work required by our member agency staff or WRCOG staff.

This approach requires an update to the Fee Calculation Handbook, which is a routine activity that always follows any TUMF Nexus Study updates. This updated Fee Calculation Handbook will require review and approval by WRCOG's various staff and elected official committees prior to the implementation of any new fees.

Comment: Impact on Current Projects and Phased Implementation

You raised concerns that a significant TUMF increase could profoundly impact projects currently in development, given the extended timeline for project approvals due to CEQA challenges and prior economic projections for housing projects. You requested that WRCOG consider a phased and gradual approach to implementing the new fee, with no increase until at least July 1, 2025.

Response: The Executive Committee will determine the implementation approach for the fees, including the possibility of a phased introduction. The date of implementation will also be decided by our Executive Committee, but given the regulatory requirements for new fees, any changes will likely not take effect until February 2025 at the earliest, with a later implementation very likely.

Thank you again for your valuable input and for your continued collaboration. If you have any further questions or need additional information, please do not hesitate to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Cameron Brown', with a long horizontal stroke extending to the right.

Cameron Brown
Program Manager

Cameron Brown

From: A.I.M. <ianthe83@gmail.com>
Sent: Thursday, May 30, 2024 3:42 PM
To: Cameron Brown
Subject: TUMF Nexus Study Comments

Good afternoon,

I am a resident of Riverside County (Riverside City specifically) and in reviewing your PowerPoint Presentation of your study outcomes justifying the increase in building fees, I fail to see how retail, commercial, and warehouses should be paying the lowest fees. The majority of the presentation seems to focus on this. Warehouses, Commercial businesses, and developers cause significant impact to the roads and increase in traffic to the community and also make the most profit from the improvement of roads and transportation. They should incur fees that are significantly higher than home buyers. California is already an incredibly expensive place to live and we are losing our population as it ages or is priced out of the state. I realize these costs impact both the individual and businesses, but businesses are typically able to weather these cost of living increases if they are sustainable, non-exploitative businesses to begin with (this is often the case that they rather make exorbitant profits than care about the community they are impacting). The larger burden to make these important improvements should not be placed on the shoulders of individual community members who are barely surviving in these times. Do we need improved roads and transportation, yes. But we only need these improvements at the levels we need them due to an increase of traffic often spurred by business and big builders. The burden needs to land with them. Just my two cents as a concerned homeowner.

Thank you,
Alesha Marshall



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July 22, 2024

Dear Ms. Marshall

Thank you for sharing your concerns regarding the construction of warehouses in Jurupa Valley and the benefits provided to facilitate their development. We appreciate your engagement and the time you have taken to express your views.

You raised valid points about the potential negative impacts of warehouses, including congestion, air pollution, and general nuisance. These concerns are important and need to be addressed as part of our planning and community development processes.

Warehouse and all industrial development projects are required to pay their fair share based on the traffic they generate. By law, the Nexus Study cannot assign fees beyond what the development use generates in traffic congestion. It's important to note that the Nexus Study focuses on traffic-related impacts and does not mitigate other effects such as air pollution and public nuisance.

We understand the need for a balanced approach to development that considers all impacts, and we are committed to exploring additional measures to address the concerns you and other community members have raised.

Thank you again for your valuable input. If you have any further questions or need additional information, please feel free to reach out.

Sincerely,

Cameron Brown
Program Manager

Cameron Brown

From: Savat Khamphou <Savat.Khamphou@CoronaCA.gov>
Sent: Wednesday, May 15, 2024 7:46 AM
To: Chris Gray
Cc: Cameron Brown; Karla Felix; Pedro Cevallos; Kenny Nguyen; Brett Channing
Subject: RE: Draft TUMF Nexus Study

Good morning, Chris.

Thank you for sending the Draft Nexus study. I did notice that the City of Corona's project cost for the McKinley Grade Separation at BNSF is estimated at \$105 million, yet no TUMF share is associated with it. Could it be that the study is assuming the project is complete? Since the project is not yet completed and funds are still needed, I'd like to continue discussions with WRCOG about whether TUMF funds are still an option for our project.

Thank you.



Savat Khamphou
Public Works Director

P: (951) 279-3604 C: (951) 264-8907
400 South Vicentia Avenue
Corona, CA 92882
www.coronaca.gov



City Hall hours are Monday-Thursday, 7 AM-6 PM. Closed Fridays

From: Chris Gray <cgray@wrcog.us>
Sent: Tuesday, May 14, 2024 10:56 PM
To: Chris Gray <cgray@wrcog.us>
Cc: Cameron Brown <cbrown@wrcog.us>; Karla Felix <kfelix@wrcog.us>
Subject: Draft TUMF Nexus Study

You don't often get email from cgray@wrcog.us. [Learn why this is important](#)

[CAUTION] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Evening Everyone,

The Draft TUMF Nexus Study has been posted to WRCOG's website and can be found here:

<https://www.wrcog.us/201/Studies-Documents>

Please let Cameron Brown know if you have any questions or comments on the study.

WRCOG will be hosting two public informational meetings on the Draft Nexus Study over the next 3 weeks. The first meeting is on May 21st and you can access the meeting link here:

Join Zoom Meeting

<https://us02web.zoom.us/j/89591934134?pwd=dkJGdGo2d0d5OE1MUW53NkM1NIYzUT09>



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July 22, 2024
Savat Khamphou
Public Works Director
City of Corona
Corona, CA 92882
400 South Vicentia Avenue

Dear Mr. Khamphou,

Thank you for your comments regarding the Transportation Uniform Mitigation Fee (TUMF) Nexus Study. We appreciate the City of Corona's involvement and your attention to detail in reviewing the study.

The City of Corona noticed that the McKinley Grade Separation at BNSF is estimated at \$105 million, yet there is no TUMF share associated with it. The reason for this is that McKinley received funds from outside sources such as SB132, which provide more funding than the TUMF estimate for the project. Therefore, TUMF can provide no further funding as part of this Nexus Study. However, WRCOG has recently worked closely with the City to provide funding based on the previous study. The latest TIP reflects the additional funding that could be provided.

Thank you again for your valuable input and for the continued collaboration. If you have any further questions or need additional information, please do not hesitate to reach out.

Sincerely,

Cameron Brown
Program Manager

Cameron Brown

From: Stuart McKibbin <stuart@trilakeconsultants.com>
Sent: Monday, June 10, 2024 11:19 PM
To: Cameron Brown
Cc: Randel, Travis; 'rjohnson@sanjacintoca.gov'
Subject: RE: Deadline for TUMF Nexus Study Comments: June 10th - City of San Jacinto comments

Good evening Cameron,
For the City of San Jacinto, we have no comments to make on the WRCOG's proposed specific project costs or TUMF shares.

However, the City would request that WRCOG revisit our proposed additions to the TUMF Arterial Network: Seventh Street between its western terminus and Warren Road, and the Seventh Street Bridge over MWD's San Diego Canal. The two facilities are listed in Exhibit G-1 in Appendix G.

Exhibit G-1 states there is no v/c deficiency, but we believe the analysis does not take into account the increased pressure on the City's arterial system caused by the upcoming construction of the Mid-County Parkway widening to Warren Road. Moreover, by implementing a segment of Seventh Street that is currently non-existent, we believe the analysis should consider the additional benefits to the network's regional connectivity and continuity. As of now, residents would travel west to a dead end, but closing the gap on Seventh street would relieve pressure on the other arterials in the City, particularly Sanderson Ave and Ramona Expressway.

Thank you for your consideration. See you Thursday.

Stuart E. McKibbin, PE

*Contract City Engineer
City of San Jacinto*



A SAFEbuilt COMPANY

1221 S. San Jacinto Ave. | San Jacinto, CA 92583
office: 951.654.3592 | DIR: 909.645.0678
[website](#) | [linkedin](#) | [email](#)

From: Cameron Brown <cbrown@wrcog.us>
Sent: Monday, June 3, 2024 4:35 PM
To: Alvin Medina <ALMEDINA@RIVCO.ORG>; Amer Attar <amer.attar@temeculaca.gov>; Art Vela <avela@banningca.gov>; Bob Moehling <bmoehling@murrietaca.gov>; Cameron Luna <cluna@cityofwildomar.org>; Chad Blais <cblais@ci.norco.ca.us>; Chris Gray <cgray@wrcog.us>; Dan Fairbanks <fairbanks@marchjpa.com>; Darren Henderson <darren.henderson@ghd.com>; dchristensen@beaumontca.gov; Dennis Acuna <dacuna@rivco.org>; Gil



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July 22, 2024

Stuart McKibbin
Contract City Engineer
City of San Jacinto
1221 S. San Jacinto Ave.
San Jacinto, CA 92583

Dear Mr. McKibbin,

Subject: Response to Comments on TUMF Nexus Study

I trust this letter finds you well. Thank you for your recent feedback regarding the TUMF Nexus Study. We have carefully considered the City of San Jacinto's request to revisit the proposed TUMF Arterial Network project for Seventh Street between Warren Road and the Seventh Street Bridge over MWD's San Diego Canal.

At this time, we are not considering the evaluation of new projects as part of the current study. However, I want to assure you that your request has been noted, and we will reevaluate this project at the next update of the study at the City of San Jacinto's request.

Should you have any further questions or require additional information regarding this matter, please do not hesitate to contact me directly at cbrown@wrcog.us or 951-405-6712

Thank you for your ongoing collaboration and input into the TUMF Nexus Study. We value our partnership with the City of San Jacinto and look forward to addressing your concerns in future updates.

Sincerely,

Cameron Brown
Program Manager

Cameron Brown

From: Mustafa, Nathan <NMustafa@riversideca.gov>
Sent: Monday, June 10, 2024 7:35 PM
To: Cameron Brown
Cc: Hernandez, Gilbert; Scully, Chris
Subject: TUMF Nexus Study Comments

Cameron,

Please find below our comments on the draft TUMF Nexus Study, we are happy to discuss in additional detail at your convenience:

1. “Government/Public Sector” appears to be a new category and is \$22.40/SF, this appears to be excessive. It further appears that the study adds this category and removes “Class A/B Office” which used to be \$2.45/SF. Government/Public Sector appears to include schools, whereas schools used to be exempt, has WRCOG confirmed that the TUMF can be applied to all of the proposed public sector facilities? If schools are no longer exempt and they need to pay \$22.40/SF, which would pose a significant challenge for our educational facilities amongst other public buildings.
2. The state of California continues to contend with a housing crisis. A key barrier to housing is the cost of developing housing in our state. The below report documents increasing local exactions as a key contributor to the trend of higher costs to develop housing in CA: https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Hard_Construction_Costs_March_2020.pdf
2. Single Family Residential (SFR) is increasing almost 50% from \$10,104 to \$15,025 and Multi-Family is only increasing by 15% from \$6,580 to \$7,588. This does not appear to be proportional; the traffic impact would be more similar unless there is compelling evidence to demonstrate that Multi-Family would have lesser impacts from a VMT perspective. Is some of the discrepancy the result of the potential for SFRs to include Accessory Dwelling Units (ADUs)? If so, would a separate category for ADUs be an acceptable alternative?

2A. Could the fee instead be based off of actual building square footages for single family residential? This may help alleviate the impact on more affordable single family housing and help the City to meet RHNA objectives. This would align with the VMT-based approach used within the nexus study.

2B. Riverside Public Works staff suggest that proposed increases are exacted in greater proportion on industrial developments. While it is understood that the nexus study assigned proportional fees based on VMT, heavy vehicles associated with goods movement damage our local roadways and cause more congestion on a per-vehicle basis. The VMT for these developments should be appropriately weighted to account for the impacts attempting to be addressed using the VMT-based approach. Furthermore, it is unclear whether percentage of residential VMT occurring on the regional TUMF roadway network, was a key factor when assessing proportional impacts as many residential trips occur to and from schools, retail, etc. within a municipality. To expand on this notion, the specific location of a

development is a more significant determinant of its vehicle miles traveled as opposed to the anticipated trip generation. Why is all housing of a specific type treated equally?

2C. If retail and commercial developments were adjusted to account for ITE pass-by rates, were residential developments adjusted to account for internal capture within areas zoned as mixed use? (Page 11). Furthermore, if VMT is the basis of assigning TUMF fees, do developments found to fully mitigate their regional VMT impacts through a CEQA study or those who screen out using a VMT screening tool find themselves exempted from TUMF? Unlike Level of Service, when VMT is addressed at a local level it is simultaneously addressed at a regional level.

The nexus study references that the TUMF can be used to offset a development's VMT impact, is the opposite true? Housing, when located strategically, has the potential to reduce regional Vehicle Miles Traveled.

3. Section 1.3.1 subsection 6 references the RivTAM model, which precedes the updated RivCOM model. Was this intentional for the specific analysis needed, or an error?
4. The nexus study references that a primary tool in developing fee assignment is VMT per unit; however, it is unclear that the proposed improvements will reduce VMT. Rather, the approach appears to link VMT to Level of Service. Was the potential for TUMF network improvements to induce VMT accounted for? It merits restating that local serving facilities or strategically located housing have the potential to reduce regional-level vehicle miles traveled.

Sincerely,

Nathan Mustafa, PE, TE, AICP, MBA
Deputy Public Works Director / City Engineer
City of Riverside
Public Works Department, Administration
Main: 951.826.5670
Direct: 951.826.2251
RiversideCA.gov

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July 22, 2024

Nate Mustafa
Deputy Public Works Director/City Engineer
City of Riverside
Public Works Department, Administration

Dear Mr. Mustafa,

Thank you for your comments regarding the Transportation Uniform Mitigation Fee (TUMF) Nexus Study. We appreciate the City of Riverside's involvement and your detailed review of the study.

Regarding the proposed new category of "Government/Public Sector" and the concern about excessive fees, please note that this is not a new category in the study. The fees are shown to demonstrate that the trips caused by these uses still need to be mitigated from other sources. These uses remain exempt from paying TUMF fees.

We have noted the report attached to your comments about the current key barriers the state is facing in trying to develop housing. Thank you for sharing this valuable information.

Regarding the increase in Single Family Residential (SFR) fees compared to Multi-Family Residential (MFR) fees, SFR pays higher trip rates per unit than MFR. Each category pays its fair share of the impact being created from its specific use based on its trip generation rate and its proportional growth in the region. Accessory Dwelling Units (ADUs) are exempt under the TUMF program at the discretion of the Executive Committee. This exemption can be reevaluated by the committee at a later date.

Having the fee based on actual building square footage for SFRs could help with more affordable housing and be reflective of the analysis used in the Nexus Study. AB-602 requires a square foot calculation on SFR, which will be implemented in the next update of the Fee Calculation Handbook.

Regarding the locations of the project as a determinant for trip generation, the Nexus Study calculates fees based on a combination of trip generation rates and VMT. VMT is accounted for in the RIVCOM model as it takes into account trip length, which is a factor in identifying mitigation needs. VMT is also used to determine the split in proportional impact between residential and non-residential uses.

We do make an adjustment for Transit-Oriented Development (TOD) but not specifically for mixed-use areas. TUMF does not mitigate VMT impact and cannot be used as a mitigation for those impacts.

Thank you for pointing out the reference to the RivTAM model in Section 1.3.1 subsection 6. We have made the correction to reflect that RIVCOM, not RivTAM, was used in the transportation modeling for the study.

TUMF vs SB-743

Considering your questions regarding VMT, we would like to provide a thorough response to this as these questions frequently arise on VMT vs LOS mitigation.

SB 743 was signed into law in 2014 and went into effect on July 1, 2020. SB 743 requires that the CEQA documents analyze transportation impacts of a project using vehicle miles traveled (VMT) instead of level of service (LOS) or other delay-based metrics.

SB 743 had a significant impact by changing the way in which traffic studies were done for CEQA documents. Agencies had to determine appropriate analysis tools, impact thresholds, and potential mitigation measures as a VMT-centric approach is very different from an LOS-based approach.

Recognizing the potential impacts of SB 743, WRCOG completed the first regional study regarding SB 743 implementation which developed sample guidelines, thresholds, and analytical tools to assist WRCOG member agencies with the transition to VMT as a CEQA analysis metric. This study was completed in 2018.

In 2019, WRCOG commenced an effort to develop an approach to mitigation potential VMT mitigation impacts through a program separate from TUMF. At that time, a policy decision was made to maintain the focus of TUMF to mitigate congestion, which means that TUMF primarily funds expansions of roadways, interchanges, grade separations and other facilities. While TUMF does provide some funding to Riverside Transit Agency (RTA), over 90% of TUMF funds are allocated to roadway infrastructure projects.

The purpose of a VMT mitigation program is to identify programs and projects that reduce VMT which could include bicycle/pedestrian infrastructure, subsidized transit passes, contributions to affordable housing, and other similar efforts.

This policy decision reflects a clear demarcation between TUMF and any efforts to mitigate VMT. The following should be noted:

- SB 743 does not change any of the requirements of AB 1600 and therefore has no effect on the preparation of Nexus Studies such as the TUMF Nexus Study
- Payment of TUMF fees do not provide any VMT mitigation benefits since those are separate programs for development projects

- The TUMF Program does not provide any CEQA mitigation for any development or transportation project impacts
- Any transportation infrastructure project contained in the TUMF Nexus Study will be required to assess and mitigate all environmental impacts per the requirements of CEQA including any potential impacts related to VMT

It should be noted that the National Center for Sustainable Transportation (NCST)/Institute of Transportation Studies (ITS) at University of California, Davis released a white paper entitled From LOS to VMT: Repurposing Impact Fee Programs Since Adoption of SB 743 (November 2023). This document argues the SB 743 provides an opportunity for agencies for agencies to redirect their transportation impact fee programs towards more multi-modal improvements.

However, this white paper does not say that agencies are required to change their approach to impact fees and specifically states the following on Page ii:

Furthermore, even if they cannot do so for CEQA mitigation, cities can also still impose impact fees to improve/maintain LOS under provisions of the state’s Mitigation Fee Act (MFA), so long as the fee program complies with requirements for demonstrating a “rational nexus” between the fee’s purpose, the need for the fee, the cost of facilities for addressing the need, and the allocation of the fee to new development based on its contribution to the demonstrated need.

Therefore, this document acknowledges that WRCOG has the discretion to continue to develop and implement a fee program which funds roadway infrastructure projects as long as such a program complies with the requirements of AB 1600.

Thank you again for your valuable input and for the continued collaboration. If you have any further questions or need additional information, please do not hesitate to reach out.

Sincerely,



Cameron Brown
Program Manager

June 4, 2024

Mr. Cameron Brown, Program Manager
Western Riverside Council of Governments
3390 University Ave., Suite 200
Riverside, CA 92501-3314

SUBJECT: Comments Concerning the Transportation Uniform Mitigation Fee Nexus Study, 2024 Update

Dear Mr. Brown,

The City of Moreno Valley (City) greatly appreciates the opportunity to review and provide comments concerning the Transportation Uniform Mitigation Fee (TUMF) Nexus Study, 2024 Update. The City acknowledges the ongoing collaboration and partnership necessary to develop the TUMF Program. As such, the City would like to take this opportunity to share our concerns about the recent 2024 Nexus Study update.

The draft update identifies State Route 60 (SR 60) interchanges within the City of Moreno Valley and the City's arterial roadways as adequate for the 2045 build-out. This designation eliminates funding, which is a significant shift from the 2016 Nexus Study, in which WRCOG partnered with the City as a key stakeholder to develop a comprehensive approach between our Development Impact Fee (DIF) and the regional TUMF.

The City of Moreno Valley is the second largest city in Riverside County. Nearly forty percent of the City consists of undeveloped territory, which is currently experiencing explosive growth, particularly in logistic facilities. This growth is set to establish the City as one of the largest logistic hubs in the State of California, providing freight transport to the entire Southern California region. This expected growth will drastically increase the freight transport and safety needs of the area. In addition, regional traffic emanating from growth in neighboring communities relies heavily on these critical connections.

The City respectfully requests that the 2024 Update be revised to include the following:

- Redlands Boulevard / SR 60 Interchange
- Theodore Street/WLC Parkway / SR 60 Interchange
- Theodore Street / World Logistic Center (WLC) Parkway – from Ironwood Avenue to Cactus Avenue
- Cactus Avenue – from World Logistics Center (WLC) Parkway/Alessandro Boulevard to Heacock Street
- Eucalyptus Avenue – from WLC Parkway to Gilman Springs
- Moreno Beach Drive – from Eucalyptus Avenue to Iris Avenue/ John F. Kennedy (JFK) Drive

The City strongly believes that the inclusion of these facilities will enhance the region's overall network connectivity, accomplishing the intent of the TUMF program.

Please feel free to contact me by phone at 951.413.3100 or by email at melissaw@moval.org to coordinate a time to discuss further.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Walker". The signature is written in a cursive style with a large, looped initial "M".

Melissa Walker, P.E.
Public Works Director/City Engineer



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July 29, 2024

Melissa Walker
Public Works Director/City Engineer
City of Moreno Valley
14177 Frederick St.
Moreno Valley, CA 92553

Dear Ms. Walker,

Thank you for your valuable comments on the Transportation Uniform Mitigation Fee (TUMF) Nexus Study and for acknowledging the collaboration and partnership needed to develop the TUMF Program. We appreciate the City of Moreno Valley's involvement and your continued support.

Comment: 2045 Build-Out and Funding

You mentioned that the 2024 Nexus Update identifies SR-60 Interchange and other arterial roadways as adequate for the 2045 build-out, eliminating significant funding.

Response: The TUMF Nexus Study has a 2040 future year and does not extend to local general plan buildout projections. This approach helps us align better with regional transportation planning.

Comment: Growth in Warehousing and Funding Needs

You highlighted the explosive growth in warehousing in Moreno Valley and the need for the Nexus Study to reflect the city's funding needs and the increased freight transportation and regional traffic it will create.

Response: A possible reevaluation of this concern will be considered in the next Nexus Study update. Currently, the forecast does not call for such mitigation in the World Logistics Center (WLC) plan area.

Comment: Requested Updates to Specific Road Segments

You requested that the update reflects changes to the following segments: Redlands Blvd/SR-60 Interchange, Theodore St/WLC Parkway/SR-60 Interchange, Theodore/WLC (Ironwood Ave. to Cactus Ave), Cactus Ave (WLC/Alessandro Blvd to Heacock St), Eucalyptus Ave (WLC Parkway to Gilman Springs), and Moreno Beach Drive (Eucalyptus Ave to Iris Ave/JFK Drive).

Response: We are adding the Theodore and Redlands Blvd Interchanges back into the study as they already have agreements in place. This will add an additional \$64,000,000 in potential funding for these projects. However, there is no justifiable reason for adding the other segments based on current needs, as there is no mitigation required based on the analysis.

Thank you again for your detailed feedback and for the continued collaboration. If you have any further questions or need additional information, please do not hesitate to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Cameron Brown', with a long horizontal stroke extending to the right.

Cameron Brown
Program Manager

Cameron Brown

From: Yurhi Choi <ychoi@eastvaleca.gov>
Sent: Wednesday, May 29, 2024 9:57 AM
To: Cameron Brown
Cc: Sandra Fernandez; Jimmy Chung
Subject: FW: Draft TUMF Nexus Study- Public Review Period

Hi Cameron,

The City had a chance to review the draft report and had some comments and questions on Exhibit H-1. Please see below:

- a. Schleisman from Scholar to Hamner (page 209 of 286): these segments of Schleisman are fully built out. There is no capacity for constructing additional lane(s). Therefore, New Lane cost and ROW cost are not applicable. Can we still get ITS cost allocated to these segments?
- b. Archibald from Remington (SB County) to 65th St (page 212 of 286): these segments of Archibald can accommodate additional northbound lane.
- c. Hamner from Mission to Bellegrave: the city limit is located at the center line of the street. West half is in City of Ontario, and the east half is in City of Eastvale. These segments of Hamner in Eastvale side are fully built out. There is no capacity for constructing additional lane(s).
- d. Hellman from Schleisman to Walters: the city limit is located at the center line of the street. West half is in City of Chino, and the east half is in City of Eastvale. There is one northbound lane, and future will accommodate two. Should the calculation be updated so it accounts for the improvements in the Eastvale side only?
- e. Hellman bridge: see comments in d above.
- f. Limonite from Harrison to Archibald: there are currently five lanes, and it can accommodate additional eastbound lane. Update the table to account for additional lane.
- g. River from Hellman and Archibald (page 212 of 286): the segment shall be updated to Hall Ave. River from Hall to Archibald already has four lanes.

There is a project that is eligible for TUMF credit. I worked on the credit amount with Chris Gray, and my colleague took over the coordination. I am not sure if the agreement is already in place, but if it is not, will the figures need to be updated per the new study? The max TUMF share seems low (i.e. Hamner from Amberhill to Limonite) when compared to 2016 Nexus Study.

Let me know if you have any questions.

Thanks!

Yurhi

From: Jimmy Chung <jchung@eastvaleca.gov>
Sent: Wednesday, May 15, 2024 10:58 AM
To: Yurhi Choi <ychoi@eastvaleca.gov>
Subject: FW: Draft TUMF Nexus Study- Public Review Period

Fyi.

From: Mark Orme <morme@eastvaleca.gov>
Sent: Wednesday, May 15, 2024 5:02 AM
To: Amanda Wells <Awells@eastvaleca.gov>; Gustavo Gonzalez <ggonzalez@eastvaleca.gov>; Jimmy Chung <jchung@eastvaleca.gov>



July 22, 2024

Yurhi Choi
Senior Engineer
City of Eastvale
12363 Limonite Avenue, Suite 910
Eastvale, CA 91752

Subject: City of Eastvale – Nexus Study Comments

Dear Ms. Choi:

Thank you for adding your comment on the TUMF Nexus Study during our public comment review period. We appreciate the feedback received. We would like to provide feedback regarding your comments that we received.

- 1) Schleisman from Scholar to Hamner are fully built out. Can ITS costs be allocated to those segments?
 - a. *Schleisman along this segment is nearly 95% built out. There is only a small amount of funds remaining on the estimated cost. However, these funds can be used towards ITS, restriping to allow the max lanes, and other TUMF eligible expenses.*
- 2) Hamner from Mission to Bellegrave is divided with San Bernardino County. There is no longer any capacity.
 - a. *The Nexus Study already considers the piece outside of the City and County via a "Percent Complete" factor built into the Nexus Study project table. We also realize that the segment is built out on the Eastvale side and will revise the study to show that it is 100% complete.*
- 3) Hellman from Schleisman to Walters is divided with San Bernardino County. One additional NB lane with plans to make it into two.
 - a. *Same as answer for #2. Calculations already account for the work needed on the Eastvale side.*
- 4) Limonite from Harris to Archibald can accommodate an additional EB lane. Will the Nexus Study account for the lane.
 - a. *The Nexus Study analysis shows that no mitigation is needed beyond 4 lanes. The program can't justify adding funding for an additional lane.*
- 5) River from Hellman to Archibald already has 4 lanes
 - a. *This completion is accounted for in the Nexus Study as being 48% complete*
- 6) Please review the amount allocated to Hamner from Amberhill to Limonite as it seems like it is a decrease from 2016.
 - a. *The decrease is due to the percent completion in the Nexus Study update to what it was in the 2017 Nexus Study. 2017 had this at 14% complete while the new update has it at 55% complete.*

If you have any questions regarding this response, please contact me at (951) 405-6712 or by e-mail at cbrown@wrcog.us.

Regards,

A handwritten signature in blue ink, appearing to be 'Cameron Brown', with a long horizontal stroke extending to the right.

Cameron Brown
Program Manager

Cameron Brown

To: John Pourkazemi
Subject: Deadline for TUMF Nexus Study Comments: June 10th

From: John Pourkazemi <jpourkazemi@cityofperris.org>
Sent: Monday, June 10, 2024 10:56 AM
To: Cameron Brown <cbrown@wrcog.us>; Chris Gray <cgray@wrcog.us>
Cc: Clara Miramontes <CMiramontes@cityofperris.org>; Brad Brophy <bbrophy@CityofPerris.org>; Grace V. Alvarez <galvarez@cityofperris.org>; Habib Motlagh <habibtrilake@gmail.com>
Subject: FW: Deadline for TUMF Nexus Study Comments: June 10th

Hello Chris and Cameron,

In review of the draft 2024 Nexus as shown in the table below listing the TUMF share associated with the projects, we would like to verify that the requested amounts of TUMF share as allocated in the Central Zone TIP for the three Ethanac projects are confirmed and maintained per current max TUMF share, as previously discussed.

Existing Projects				
Street	From	To	Current Max TUMF Share	2024 DRAFT Nexus TUMF Max Share
11th/Case	Perris	Goetz	\$ 2,625,000.00	\$ 4,582,000.00
Case	Goetz	I-215	\$ 16,936,000.00	\$ 20,876,000.00
Case	(Bridge over SJ River)		\$ 534,000.00	\$ 1,740,000.00
Ethanac	SR-74	Keystone	\$ 6,414,000.00	\$ 4,666,000.00
Ethanac	Keystone	Goetz	\$ 8,324,000.00	\$ 6,056,000.00
Ethanac	(Bridge over SJ River)		\$ 7,958,000.00	\$ 5,568,000.00
Ethanac	I-215	Sherman	\$ 2,433,000.00	\$ 5,316,000.00
Goetz	(Bridge over SJ River)		\$ 2,077,000.00	\$ 3,398,000.00
Evans	Nuevo	Ellis	\$ 10,521,000.00	\$ 17,705,000.00
Evans	(Bridge over SJ River)		\$ 7,378,000.00	\$ 11,136,000.00
Ethanac/I-215 Interchange			\$ 15,766,000.00	\$ 32,698,000.00
SR-74/Case Rd/I-215 Interchange			\$ 8,815,000.00	\$ 21,835,000.00
New Projects				
Street	From	To	Current Max TUMF Share	2024 DRAFT Nexus TUMF Max Share
Ellis	Goetz	Evans	\$ -	\$ 9,526,000.00
Evans	(Bridge over I-215)		\$ -	\$ 8,352,000.00
Fees				
Land Use Type	Units	Fee Per Unit Current Nexus	Fee Per Unit 2024 DRAFT Nexus	
Single Family Residential	DU	\$ 9,418	\$ 15,025	
Multi Family Residential	DU	\$ 6,134	\$ 7,588	
Industrial	SF GFA	\$ 1.77	\$ 2.26	
Retail	SF GFA	\$ 12.31	\$ 10.88	
Service	SF GFA	\$ 4.56	\$ 9.47	
Government/Public	SF GFA	\$ 16.08	\$ 22.40	



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July 22, 2024

John Pourkazemi
City Engineer
City of Perris
101 N D St.
Perris, CA 92570

Dear Mr. Pourkazemi,

Subject: Response to Comments on TUMF Nexus Study

I hope this letter finds you well. Thank you for your comments regarding the TUMF Nexus Study. We appreciate the City of Perris's diligence in verifying the TUMF share of certain projects in the Central Zone TIP, specifically for the three Ethanac projects.

To address your concern, please note that these projects are "grandfathered" into the program based on the 2017 Nexus Study. The city already has allocations on the TIP and reimbursement agreements for these projects. Rest assured, this funding will not be removed, and the maximum share will remain unchanged.

Should you have any further questions or require additional information, please do not hesitate to contact me directly at [Your Phone Number] or [Your Email Address].

Thank you once again for your attention to the TUMF Nexus Study. We value our ongoing partnership with the City of Perris and look forward to continuing our collaboration.

Sincerely,

Cameron Brown
Program Manager

Cameron Brown

To: Chris Gray
Subject: RE: Draft TUMF Nexus Report

From: Jason Simpson <jsimpson@Lake-Elsinore.org>

Sent: Thursday, April 25, 2024 9:19 AM

To: Chris Gray <cgray@wrcog.us>

Subject: Draft TUMF Nexus Report

Hi Chris,

I hope this email finds you well. I am reaching out regarding the draft Nexus Study. Upon review, the City has some questions regarding segments listed in Table 4.4. I would appreciate clarity on the following:

- Franklin Interchange - listed as \$0
- Nichols Road Bridge - listed as \$0
- Lake Street Bridge listed as \$1.15M – Note: Lake Street would require widening to 6 lanes; the current bridge accommodates only 2 lanes
- Temescal Canyon from I-15 to Lake Street: Does this encompass Temescal Canyon in both City and County jurisdictions?
- In general: Are other segments with figures greater than \$0 updated to reflect their new Maximum TUMF share?

Could we schedule a meeting to discuss these segments at your earliest convenience? Addressing these points beforehand will be beneficial before meeting with any Council Members. Thank you for your time.

Best regards,

Jason Simpson
City Manager
PH:951-674-3124 x204





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July 29, 2024

Jason Simpson
City Manager
City of Lake Elsinore
130 S Main St.
Lake Elsinore, CA 92530

Dear Mr. Simpson,

Subject: Response to Comments on TUMF Nexus Study

I hope this letter finds you well. Thank you for your recent correspondence regarding the TUMF Nexus Study. We appreciate the City of Lake Elsinore's diligence in verifying the allocation of funds to specific projects listed in Table 4.4.

In response to your inquiry, we have carefully reviewed and adjusted the study to include allocations for the Franklin Interchange, Nichols Rd Bridge, and Lake St Bridge projects. These projects add an additional \$37,000,000 in potential funding to the city. Detailed information regarding the allocated amounts for each project can be found in Exhibit H-1 of the study document.

Should you require any further assistance or clarification regarding the adjustments made, please feel free to contact me directly at cbrown@wrcog.us.

Thank you once again for your interest and valuable feedback on the TUMF Nexus Study. We look forward to continuing our collaboration with the City of Lake Elsinore.

Sincerely,

Cameron Brown
Program Manager

Cc: Chris Gray <cgray@wrcog.us>

Subject: RE: TUMF: Winchester Road north of Keller Road

Hello Cameron,

I noticed a draft of the Nexus Study is available online. Do you know if the error has been addressed? I didn't see a line item for SR-79 (Winchester) north of Keller Road.

Thanks

From: Cameron Brown <cbrown@wrcog.us>

Sent: Monday, April 1, 2024 12:48 PM

To: Tsang, Kevin <KTSANG@RIVCO.ORG>

Cc: Chris Gray <cgray@wrcog.us>

Subject: RE: TUMF: Winchester Road north of Keller Road

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kevin,

I looked over this and discussed with our consultant on the Nexus Study. This was indeed an error in the 2017 study and it is being revised in the updated study to a 4 lane facility with a future mitigation at 6 lanes. There is a portion of the segment that is already widened to 5 lanes and the Nexus Study will take that into consideration in determining the TUMF share.

Cameron Brown
Program Manager
Western Riverside Council of Governments
3390 University Ave., Suite 200
Riverside, CA 92501-3314
Phone: (951) 405-6712
Mobile: (951) 836-2525
www.wrcog.us

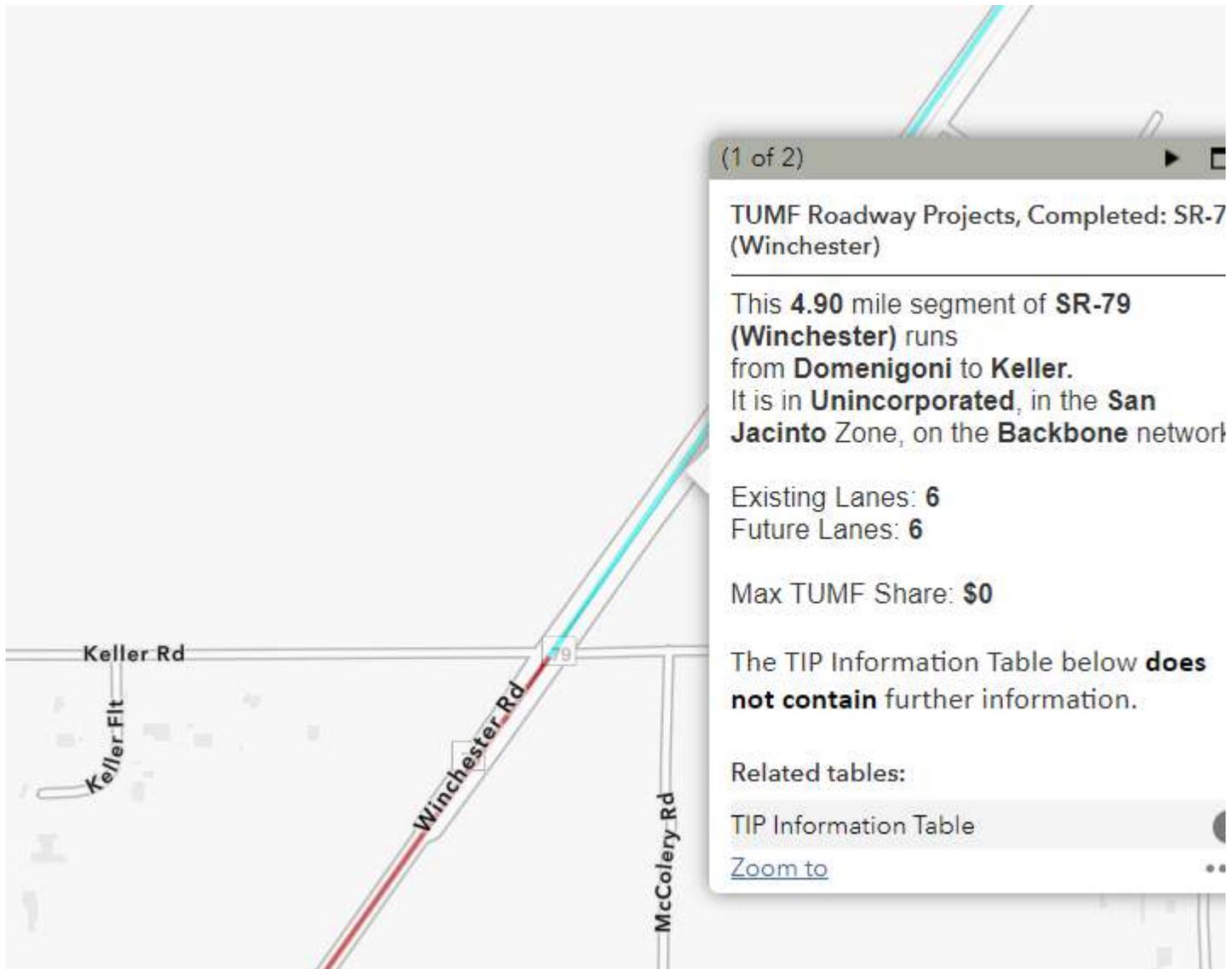
"Respect Local Control... Provide Regional Perspective... Make a Difference"



From: Tsang, Kevin <KTSANG@RIVCO.ORG>
Sent: Thursday, March 28, 2024 3:35 PM
To: Chris Tzeng <ctzeng@wrcog.us>
Cc: Williams, Russell <RUWILLIA@RIVCO.ORG>
Subject: TUMF: Winchester Road north of Keller Road

Hello Chris,

We had a developer ask for clarification on the segment of Winchester Road north of Keller Road. In TUMF, the GIS indicates it is constructed with 6-lanes, but in reality, it is only 4-lanes. Is there a need to correct this in the TUMF and would this yield any budget for TUMF to cover two additional lanes?



Thanks,

Kevin Tsang, P.E.
Riverside County, TLMA
Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Tel: (951) 955-6828



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July 22, 2024

Kevin Tsang
Riverside County, TLMA
Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Dear Mr. Tsang,

Thank you for your comments regarding the Transportation Uniform Mitigation Fee (TUMF) Nexus Study. We appreciate the County of Riverside's involvement and your attention to detail in reviewing the study.

We are currently making corrections to the Nexus Study Draft to list the correct number of lanes on Winchester. The segment will be updated to reflect it as a 4-lane segment with plans to expand to 6 lanes in the future. This adjustment will make it eligible for additional funding.

Thank you again for your valuable input and for the continued collaboration. If you have any further questions or need additional information, please do not hesitate to reach out.

Sincerely,

Cameron Brown
Program Manager

Cameron Brown

From: Dooley Family <ourk9nina@charter.net>
Sent: Friday, June 7, 2024 6:16 PM
To: Cameron Brown
Subject: 2024 TUMF Program Nexus Study

Dear Ms. Brown,

I have been a resident of Jurupa Valley since August of 1992, and as a family we've been utterly fed-up with the amount of warehouses that have been erected, and continue to be erected with little benefit to the community. They are the most harmful business entity in terms of congestion (especially for those of us that have to commute), air quality, job creation, being a nuisance and harmful to the overall health of the area. I am appalled when looking at the proposed increases that they will continue to over-populate and be unwelcome neighbors to the residents with impunity due to the galling lowest fees that they are afforded, yet they are the biggest burden to any community in the Inland Empire. I can't help but wonder how influential their lobby must be on the members to gain such favorable rates. Very infuriating and unacceptable! They need to do better!

Thank you for your time.

Sincerely,
Delilah Dooley



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July 22, 2024

Cameron Brown
Program Manager
Western Riverside Council of Governments (WRCOG)
3390 University Ave, Suite 200
Riverside, CA 94501
cbrown@wrcog.us

Dear Ms. Dooley,

Thank you for sharing your concerns regarding the construction of warehouses in Jurupa Valley and the benefits provided to facilitate their development. We appreciate your engagement and the time you have taken to express your views.

You raised valid points about the potential negative impacts of warehouses, including congestion, air pollution, and general nuisance. These concerns are important and need to be addressed as part of the planning and community development processes at the local jurisdiction level.

Warehouses and all industrial development projects are required to pay their fair share based on the traffic they generate. By law, the TUMF Nexus Study cannot assign fees beyond what the development use generates in traffic congestion. It's important to note that the Nexus Study only addresses traffic-related impacts and does not mitigate other effects such as air pollution and public nuisance.

We understand the need for a balanced approach to development that considers all impacts, and we are committed to exploring additional measures to address the concerns you and other community members have raised.

Thank you again for your valuable input.

Sincerely,

Cameron Brown
Program Manager



Now more than ever.
Help Build It!

Board of Directors

June 10, 2024

Connie French
President
Jackie Steed
Vice President
Anna Miller
Secretary
Saomorn Pang
Treasurer

Sothern California Association of Governements
Attention: Cameron Brown

Dear Cameron,

I am writing to advocate for the reduction of TUMF fees, specifically aimed at facilitating the construction of affordable housing within Western Riverside County. As we strive to address the pressing issue of housing affordability, it is imperative that we adopt measures that incentivize and enable the creation of housing options accessible to individuals and families across all income levels.

Candace Brewington
Jeannette Hartmann
Luanne Jobgen
Dan Keck
Scott Peterson
Michael Shirley
Gary Thornhill
Paul Villamil
Scott Williams

Impact fees, while intended to support the growth and improvement of our community's infrastructure, often serve as significant barriers to the development of affordable housing projects, such as those we build through Habitat for Humanity. These fees, which are levied on developers to mitigate the impact of new construction on public services and facilities, can substantially increase the overall cost of building affordable housing units. For every additional dollar that is added to the cost of developing affordable units, we need to find another dollar through donors, fundraising, grants, or loans. Consequently, this added financial burden can deter developers from pursuing such projects, exacerbating the shortage of affordable housing in our area.

Advisory Board

David Boone
Landon Boucher
John Bunge
Estella Cline
Brad Eskildsen
Chris Hart
Larry Markham
Michael McCracken

By reducing or waiving TUMF fees for affordable housing developments, we can stimulate the creation of much-needed housing options for low- and moderate-income residents. Not only will this help alleviate the strain on our housing market, but it will also contribute to the overall health and diversity of our community.

Chief Executive Officer

Tammy Marine

Affordable housing is not just a social issue but also an economic one. Access to stable and affordable housing is a fundamental determinant of individual and family well-being, impacting everything from health outcomes to educational attainment and economic mobility. By prioritizing the reduction of development impact fees for affordable housing, we are investing in the long-term prosperity and vitality of our community. By working together to reduce the financial barriers to affordable housing development, we can take meaningful steps towards creating a more inclusive and equitable community for all residents.

Best regards,

Tammy Marine,
President/CEO

Federal Tax ID
33-0461804



27475 Ynez Road #390, Temecula, CA 92591
Phone: (951) 296-3362 Fax: (951) 296-3363
www.habitativ.org



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July 22, 2024

Tammy Marine
Chief Executive Officer
Habitat for Humanity
41615 Winchester Road #214
Temecula, CA 92590

Dear Ms. Marine,

Subject: Response to Comments on TUMF Nexus Study

I hope this letter finds you well. Thank you for your thoughtful comments on the TUMF Nexus Study. We appreciate your dedication to affordable housing and the important work that Habitat for Humanity does in our community.

We understand your concerns that impact fees can serve as a significant barrier to the development of affordable housing projects, substantially increasing the overall cost of building these units. Your suggestion to waive the TUMF fee for affordable housing developments to stimulate the creation of housing options for low- and moderate-income residents is noted.

Affordable housing is indeed a critical social and economic issue in the region. To support this, low-income housing is exempt from the payment of TUMF fees. This exemption is designed to reduce the financial burden on affordable housing developments and to encourage the creation of housing options for those in need, thereby investing in the long-term growth and stability of our community.

Should you have any further questions or require additional information, please feel free to contact me directly at cbrown@wrcog.us or 951-405-6712.

Thank you once again for your valuable feedback and your ongoing efforts to improve housing affordability in our region.

Sincerely,

Cameron Brown
Program Manager

June 1, 2024

Cameron Brown – TUMF – Program Manager
Western Riverside Council of Governments
Email: cbrown@wrcog.us

Dear Mr. Brown,

Thank you for the opportunity to comment on the 2024 Draft TUMF Nexus Study. TUMF development impact fees are necessary and important to make growth pay its way. A Mitigation Fee is required to follow two basic rules

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.

The methodology to calculate the TUMF fees rely on inaccurate and out-of-date assumptions and relies almost exclusively on **Level-of-Service (LOS)** targets and ITE 11th edition trip rates for different land use categories. The current standard for all transportation analysis has been **Vehicle Miles Traveled (VMT)** since SB 743 was passed in 2013 and became the primary standard in 2020. Currently, the TUMF Nexus study only uses VMT to determine the 'relative distribution of traffic impacts between residential and non-residential uses'. This is not sufficient since capacity expansion will induce more VMT and VMT growth is a CEQA environmental impact. Moreover, the mindset that 'All new developments...cause an increase in travel demand. To meet the increased travel demand and **keep traffic flowing**, improvements to transportation facilities become necessary to sustain pre-development conditions.' This is 1960s era traffic analysis. The type and location of the development (i.e., location efficiency) shifts transportation demands from vehicle traffic to other transportation modes. A TUMF fee that shifts from an automobile centric peak period delay-centric analysis is needed.

In order to properly apportion the 'fair share' of regional VMT to different land-use categories and the reasonable relationship between the development impact fee, the following changes should be included in the Nexus study framework.

1. Include average VMT by land-use type to weight trip rates. VMT needs to be characterized by land-use type including differentials between SFR and MFR housing to capture location efficiency and housing density impacts on average trip length. The current methodology omits this location efficiency to focus on LOS metrics of peak capacity.
2. Include VMT and the weight class of the vehicles to accurately reflect road damage, highway planning, and capacity requirements for passenger, medium-duty, and heavy-duty trips. The fourth-power law clearly indicates that heavier vehicle axle loads do exponentially more damage and are therefore the bulk of the road development costs. Bin average trip rates by class (passenger, medium-duty, heavy-duty) and use passenger-class equivalents (PCE) weightings or a similar metric to apportion additional cost to heavier vehicle classes that consume additional capacity and have higher average VMT.¹

¹ <https://www.fhwa.dot.gov/reports/tswstudy/Vol3-Chapter9.pdf>

3. Apportion home-based-work trips equally between residential and non-residential land-use categories. As the definition implies, the home-based-work trip has an origin of home and a destination of work – thus the category should not be explicitly assigned to residential only trips. If half of non-work-based trips are assigned to the new employment categories, it will decrease costs of new home TUMF fees.
4. Avoid peak PM trip rates as the metric as this shifts burdens based on time-of-travel, rather than total usage via VMT metrics. Roadway capacity is an LOS metric and trip rates bias results in a manner that is not proportional to total use – inconsistent with nexus proportionality requirements.
5. Update WRCOG special requirements for calculating warehouse project gross square footage to reflect ITE 11th edition daily trip rates which include better parameterizations of high-cube warehouses than the ITE 9th edition trip rates used for that biased analysis

Given the significant changes requested it is possible that rerunning the modeling exercise will be required, during which time better assumptions should be made regarding model inputs of key factors including:

- Household growth projections (update to Connect SoCal 2024 rather than 2020)
- Employment growth projections (ditto)
- Apply different trip lengths based on type of trip
- Include vehicle weight as a factor impacting road usage for both capacity, stress, and traffic.
- Include accurate estimates of current and future industrial growth using CEQANET documentation of approved and planned projects

Given the programmatic goal of the TUMF nexus study fee, a wholesale re-evaluation of the purpose of the fee needs to be considered to better align with County climate adaptation and greenhouse gas emissions policy goals of reducing VMT. Alternative options for Mitigation Fees have been explored by other areas, as described by Barbour, 2022, ‘From LOS to VMT: Repurposing Impact Fee Programs Since Adoption of SB 743’.

- Apply a LOS-based approach but only for transit efficiency (San Francisco, El Cerrito). Roadway LOS under this nexus would only be applicable insofar as it slowed down transit access (bus, shuttle, rail)
- Apply a solely VMT-based metric and measures of need (San Mateo County, Culver City). The metric is VMT-focused (trip rates multiplied by trip lengths) rather than LOS-focused (measuring trips only and impacts on nearby roads/intersections). The VMT-based metric will necessarily capture ‘location efficiency’ of projects and make development fees cheaper in infill areas with more transit and mobility options, and thus reduce sprawl.
- VMT analysis in General Plan or Climate Action plan (San Diego, Vacaville). SB 743 compliance mechanisms were put in the General Plan with impact fees to fund VMT-reducing infrastructure. In Vacaville, VMT increases were considered a significant and overriding consideration and thus traditional auto-LOS were allowed to proceed.

Table 1 shows how the VMT scenarios would likely change based on better estimates of residential growth and warehouse growth within the region. Residential growth rate is based on Connect

SoCal 20202, Connect SoCal 20243, or CA Department of Finance Table P-24 Projections. Warehouse build out is based on 2018-2023 built industrial square footage from Riverside County Assessor Parcel database and future growth is based on CEQA environmental planning documents – see RivCo_warehouse_list.xlsx attachment, based on WarehouseCITY v1.19 open data product (McCarthy and Phillips, 2023).

Connect SoCal 2020 estimates of residential growth for Riverside County are 50% higher than Connect SoCal 2024 estimates and almost 200% higher than the California Department of Finance projects for the same 2018-2045 time period. Connect SoCal 2020 estimates of industrial build out are only 69 million square feet for the WRCOG region – over 91 million square feet of industrial projects (almost exclusively warehouses and distribution centers) were built from 2018 through 2023, another 117.8M SQ FT are approved for construction, and a further 148M SQ FT are undergoing CEQA Review. Connect SoCal 2020 is a useless projection of industrial development in the WRCOG region based on wildly inaccurate data.

Table 1 – VMT changes based on different input assumptions for TUMF nexus study inputs.

VMT Ratios 5 scenarios	Residential growth rate 2018-2045	Industrial build out (SQ FT) 2018-2045	VMT home-based	VMT non-home based	Total VMT growth	fraction home-based VMT
Connect SoCal 2020	34%	69,000,000	43,227,904	12,372,533	55,600,437	0.78
Connect SoCal 2024 Residential - Warehouse moratorium on new approvals	23%	208,800,000	29,242,406	13,463,424	42,705,830	0.68
Connect SoCal 2024 Residential - All warehouse projects approved	23%	357,700,000	29,242,406	14,553,613	43,796,018	0.67
CA DoF Residential - Warehouse moratorium	12%	208,800,000	15,256,907	10,065,353	25,322,261	0.60
CA DoF Residential - All warehouse projects approved	12%	357,700,000	15,256,907	17,951,683	33,208,591	0.46

In every scenario using the alternative inputs, the fraction of ‘home-based VMT’ declines substantially. In the most dramatic scenario with low residential growth and high warehouse growth, the VMT fraction from industrial is significantly higher than home-based trips. And I note

² <https://scag.ca.gov/read-plan-adopted-final-connect-socal-2020>

³ <https://scag.ca.gov/connect-socal>

⁴ <https://dof.ca.gov/forecasting/demographics/projections/>

that this is still using the existing assumption that home-based work trips are 100% due to residential trips; changing the fraction from 1 to 0.5 would drastically shift the fees to non-residential sectors since home-based work trips are the largest source of home-based VMT in the RIVCOM model outputs.

As a second example, I wanted to point out the inconsistency of the TUMF fee allocation of home-based-work trips compared to an emblematic warehouse project. The World Logistics Center was approved a few years ago and broke ground last year. In its Final EIR, it shows the following project trips table on p.4.15-47 - <https://www.moval.org/cdd/pdfs/projects/wlc/FEIR.pdf>

Table 4.15.O: Project Trips by Vehicle Type

Vehicle Type	AM Peak Hour			PM Peak Hour			Vehicles	Surface Street PCEs	Freeway PCEs
	In	Out	Total	In	Out	Total			
PHASE 1									
Autos	1,197	466	1,663	412	1,396	1,807	30,879	30,879	30,879
Light Trucks	97	55	152	77	90	167	1,340	2,009	2,009
Medium Trucks	130	74	204	103	121	223	1,792	3,585	2,689
Heavy Trucks	345	197	542	273	320	594	4,760	14,279	7,140
Total	1,769	792	2,561	866	1,927	2,792	38,771	50,753	42,717
PHASE 2									
Autos	923	356	1,279	313	1,075	1,388	23,835	23,835	23,835
Light Trucks	75	43	118	60	70	130	1,046	1,569	1,569
Medium Trucks	100	57	157	79	93	173	1,389	2,778	2,083
Heavy Trucks	266	151	418	211	248	459	3,680	11,040	5,520
Total	1,365	606	1,971	663	1,486	2,149	29,950	39,222	33,007
FULL PROJECT BUILD-OUT									
Autos	2,120	821	2,941	726	2,471	3,195	54,714	54,714	54,714
Light Trucks	172	98	271	137	160	297	2,385	3,578	3,578
Medium Trucks	230	131	361	182	214	396	3,181	6,363	4,772
Heavy Trucks	611	348	959	484	568	1,052	8,440	25,319	12,660
Total	3,134	1,398	4,532	1,529	3,413	4,941	68,721	89,975	75,724

PCE = passenger car equivalent.

Source: Traffic Impact Analysis Report for the World Logistics Center, Parsons Brinckerhoff, September 2014.

Total number of vehicle trips is 68,721 vehicles per day. This exceeds the total number of non-home-based vehicle VM daily projected by the TUMF nexus study of 45,949 trips in Table 6.2 of the TUMF Nexus study by over 20,000 daily trips. Does a project like the World Logistics Center act as a node for trips? It is preposterous to claim that it does not, yet the TUMF nexus study says only the home growth matters and projects like the WLC should not pay TUMF fees for even half of the home-based-work trips they generate.

Given that the total square footage of warehouse growth in the WRCOG region is between 5-7 times larger than the WLC, this assumptions has huge distributional implications on what type of development pays proportional TUMF fees.

WRCOG has a key opportunity its TUMF program to better serve the needs of the region in addressing the housing crisis. Please consider significant revisions to TUMF nexus study fees to stop subsidizing warehouse growth.

Sincerely,
Mike McCarthy, PhD - 92508



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July 22, 2024

Dear Mr. McCarthy,

Subject: Response to Comments on TUMF Nexus Study

Thank you for your detailed comments regarding the TUMF Nexus Study. We appreciate your insights on the use of Vehicle Miles Traveled (VMT) and Level-of-Service (LOS) targets, and the recommendations for adjusting the TUMF fee structure.

Considering your comments based around SB-743 and VMT, we would like to give a detailed response to the relationship between SB-743 and VMT.

SB 743 was signed into law in 2014 and went into effect on July 1, 2020. SB 743 requires that the CEQA documents analyze transportation impacts of a project using vehicle miles traveled (VMT) instead of level of service (LOS) or other delay-based metrics.

SB 743 had a significant impact by changing the way in which traffic studies were done for CEQA documents. Agencies had to determine appropriate analysis tools, impact thresholds, and potential mitigation measures as a VMT-centric approach is very different from an LOS-based approach.

Recognizing the potential impacts of SB 743, WRCOG completed the first regional study regarding SB 743 implementation which developed sample guidelines, thresholds, and analytical tools to assist WRCOG member agencies with the transition to VMT as a CEQA analysis metric. This study was completed in 2018.

In 2019, WRCOG commenced an effort to develop an approach to mitigation potential VMT mitigation impacts through a program separate from TUMF. At that time, a policy decision was made to maintain the focus of TUMF to mitigate congestion, which means that TUMF primarily funds expansions of roadways, interchanges, grade separations and other facilities. While TUMF does provide some funding to Riverside Transit Agency (RTA), over 90% of TUMF funds are allocated to roadway infrastructure projects.

The purpose of a VMT mitigation program is to identify programs and projects that reduce VMT which could include bicycle/pedestrian infrastructure, subsidized transit passes, contributions to affordable housing, and other similar efforts.

This policy decision reflects a clear demarcation between TUMF and any efforts to mitigate VMT. The following should be noted:

- SB 743 does not change any of the requirements of AB 1600 and therefore has no effect on the preparation of Nexus Studies such as the TUMF Nexus Study

- Payment of TUMF fees do not provide any VMT mitigation benefits since those are separate programs for development projects
- The TUMF Program does not provide any CEQA mitigation for any development or transportation project impacts
- Any transportation infrastructure project contained in the TUMF Nexus Study will be required to assess and mitigate all environmental impacts per the requirements of CEQA including any potential impacts related to VMT

It should be noted that the National Center for Sustainable Transportation (NCST)/Institute of Transportation Studies (ITS) at University of California, Davis released a white paper entitled From LOS to VMT: Repurposing Impact Fee Programs Since Adoption of SB 743 (November 2023). This document argues the SB 743 provides an opportunity for agencies for agencies to redirect their transportation impact fee programs towards more multi-modal improvements.

However, this white paper does not say that agencies are required to change their approach to impact fees and specifically states the following on Page ii:

Furthermore, even if they cannot do so for CEQA mitigation, cities can also still impose impact fees to improve/maintain LOS under provisions of the state’s Mitigation Fee Act (MFA), so long as the fee program complies with requirements for demonstrating a “rational nexus” between the fee’s purpose, the need for the fee, the cost of facilities for addressing the need, and the allocation of the fee to new development based on its contribution to the demonstrated need.

Therefore, this document acknowledges that WRCOG has the discretion to continue to develop and implement a fee program which funds roadway infrastructure projects as long as such a program complies with the requirements of AB 1600.

You recommended adjusting the TUMF fee based away from an automobile-centric peak period delay-centric analysis. TUMF addresses issues beyond CEQA, and peak period delay is the most prominent on the network in terms of LOS and VMT impact.

Moving on to your other comments, you suggested several changes to the Nexus study framework:

1. Include average VMT by land-use type to weight trip rates.
2. Include VMT and the weight class of vehicles to reflect road damage, highway planning, and capacity requirements.
3. Apportion home-based-work trips equally between residential and non-residential categories.
4. Avoid peak PM trip rates as the metric.
5. Update the special requirement for calculating warehouse project gross square footage to reflect ITE 11th edition daily trip rates.

Our responses to these suggestions are as follows:

1. Including average VMT by land-use type and weighting trip rates can be considered if the necessary tools and data are available. Presently, these tools do not exist in a way to quickly analyze every development.
2. Including VMT and vehicle weight class for accurate reflection of road damage and planning needs will also depend on the availability of appropriate tools and data.
3. Home-based trips should be apportioned to the home-based end since residential trip ends are the main factor in generating trips.
4. The concern about peak PM trip rates has been addressed in our approach to balancing LOS and VMT impacts.
5. Once the Nexus Study is adopted, the fee calculation handbook will be updated to reflect the latest fee and current ITE trip generation rates for warehouse projects.

You also suggested re-evaluating the purpose of the TUMF fee to better align with County objectives and looking at alternatives used in other areas. Regarding this, the TUMF program is overseen by elected officials from the WRCOG Executive Committee, who provide direction on the program's purpose and fee implementation. These elected officials make the final determination on the County's objectives regarding traffic mitigation.

Regarding the review of Table 1 and VMT scenarios, the Nexus Study uses data available at the start of the analysis. For this update, Connect SoCal was adopted years after the study commenced. This is why we regularly update the Nexus Study every four years to incorporate new demographics and trip behavior.

Finally, you mentioned that the TUMF fee is inconsistent with home-based-work trips compared to warehouse projects and used WLC as an example. This comparison involves disparate data pieces. The WLC table presents total peak hour trip generation at build-out, while Table 6.2 is used to apportion the fee between different non-residential land uses based on employment changes and median trip generation rates, not representing total trip numbers.

Thank you again for your valuable feedback and suggestions. We update the Nexus Study on a regular basis. While we are not considering any significant revisions to the Nexus Study at this time, many of your suggestions will be considered as we undertake this effort again in the future.

Sincerely,



Cameron Brown
Program Manager

Attachment

Recommended Fee Schedule

Land Use Type	Units	Fee Per Unit
Single Family Residential	DU	\$15,476
Multi Family Residential	DU	\$7,816
Industrial	SF	\$2.33
Retail	SF	\$11.21
Service	SF	\$9.76



Western Riverside Council of Governments Finance Directors Committee

Staff Report

Subject: The Economy and Financial Markets
Contact: Richard Babbe, Managing Director, Public Financial Management,
babber@pfm.com, (213) 415-1631
Date: August 22, 2024

Recommended Action(s):

1. Receive and file.

Summary:

Richard Babbe of Public Financial Management Asset Management, WRCOG's investment advisor, will provide a presentation regarding the current economic data, the financial markets, and their impact on WRCOG member agencies.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide information regarding an interest rate overlook as well as where equity markets are headed. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #3 (Ensure fiscal solvency and stability of the Western Riverside Council of Governments).

Discussion:

Background

Broader macroeconomic trends can have a significant impact on local government finances. For example, changes in the stock market can impact investment returns while changes in interest rates can impact borrowing costs. These trends can also impact development activity and other items which also impact municipal finances. This presentation will address the current overall level of economic activity, inflation, financial market activity, and other factors, and how they might impact WRCOG members.

Prior Action(s):

None.

Financial Summary:

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

Attachment(s):

None.