CRYSTAL RUIZ, MAYOR
CLARISA SANCHEZ, MAYOR PRO TEM
PHIL AYALA, COUNCILMEMBER
ALONSO LEDEZMA, COUNCILMEMBER
VALERIE VANDEVER, COUNCILMEMBER

REGULAR MEETING AGENDA
CITY COUNCIL OF THE CITY OF SAN JACINTO
TUESDAY, JULY 21, 2026
5:30 CLOSED SESSION
6:30 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583
951-487-7330

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the office of the City Clerk at 951-487-7330 ext. 339. Notification 48 hours prior to a meeting will enable the City to make reasonable arrangements to ensure accessibility to that meeting [28 CFR 35.102.35.104 ADA Title II].

The City Council meeting may be observed virtually by accessing https://horizon.agendalink.app/engage-v2/sanjacintoca/agendas and selecting the "Watch" button next to the corresponding agenda for the meeting date, or in person at the San Jacinto Community Center.

Public Comments will only be accepted in person during the meeting or in writing to the City Clerk no later than 3:00 PM on the day of the meeting.

Watch the Meeting (Official Livestream)
The official way to watch and listen to the City Council meeting is through the City's AgendaLink livestream by selecting the **"Watch"** option for the applicable meeting on the City's website.

Provide Live Public Comment by Telephone
Members of the public wishing to provide live public comment may participate by telephone using the Microsoft Teams dial-in information below. The telephone line is intended **only** for individuals who wish to address the City Council during the designated Public Comment period. The City Council meeting may be observed virtually by accessing https://horizon.agendalink.app/engage-v2/sanjacintoca/agendas and selecting the "Watch" button next to the corresponding agenda for the meeting date, or in person at the San Jacinto Community Center.

Dial in by phone:
+1 (951) 465-7684
Conference ID: 444 922 998#

Public Comment Workflow

When the Mayor opens the Public Comment portion of the meeting, the process will be as follows:

- Members of the public will call the Teams dial-in number and wait in the Teams lobby.
- Callers should remain in the Teams lobby until the applicable Public Comment period opens. They should not be admitted before the Mayor opens Public Comment.
- The Clerk will admit one caller at a time from the lobby as they are ready to speak. If multiple callers are waiting, they should remain in the lobby until it is their turn.
- Once admitted, callers should be able to speak. If necessary, the Clerk can unmute the caller.
- The Mayor will recognize the caller, and the caller should first state their name for the record before providing their public comment.
- Each caller will have up to three (3) minutes to speak.
- After completing their comments, callers may either hang up, or the Clerk may remove them from the meeting before admitting the next speaker.

Written public comments *may only be submitted via email* to comments@sanjacintoca.gov or by hard copy to the Office of the City Clerk at 595 S. San Jacinto Ave., San Jacinto, CA 92583, no later than 3:00 p.m. on the day of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Please identify the agenda item number and "PUBLIC COMMENT" in the subject line of the email or hard copy document. All written correspondence received by the 3:00 p.m. deadline will be distributed to the legislative body prior to the meeting and retained with the official meeting record. All email comments shall be subject to the same rules as would otherwise govern in-person speaker comments at the Council meeting.

Reading of Public Comments: The City Clerk will read all email comments, provided that the reading shall not exceed three (3) minutes or such other time as the Council may provide, consistent with the time limit for speakers at a Council meeting. The email comments submitted shall become part of the record of the Council meeting.

1. ORGANIZATION

1.1 Public Comments on Closed Session Items

1.2 Closed Session
1.2.1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: Interim City Manager

1.3 Closed Session Report

1.4 Roll Call

1.5 Invocation

1.6 Pledge of Allegiance

1.7 Special Presentation(s)
— 1.7.1. Faith & Freedom 250 Proclamation
— 1.7.2. Employee of the Month Recognition for June - Jessica Mendez
— 1.7.3. Nominator of the Month Recognition for June - Deborah Rodriguez
— 1.7.4. Riverside County Sheriff's Award Recognition for San Jacinto Station

1.8 Mayor/Council Member Reports

1.9 Late Items

2. PUBLIC COMMENTS

3. CONSENT CALENDAR

A. City Council

A1. Waiver of Full Reading of Ordinance(s), and Reading by Title Only

A2. Minutes of the Regular City Council Meeting of June 16, 2026
RECOMMENDATION:
Staff recommends that the City Council APPROVE the City Council Regular Meeting Minutes of June 16, 2026.

A3. Minutes of the Regular City Council Meeting of July 7, 2026
RECOMMENDATION:
Staff recommends that the City Council APPROVE the City Council Regular Meeting Minutes of July 7, 2026.

A4. Warrants and Disbursements - June 2026
RECOMMENDATION:
Staff recommends that the City Council REVIEW and APPROVE the Warrants and Disbursements for the period of June 2026 in the amount of $8,855,259.41.

A5. Treasurer’s Report at April 30, 2026

RECOMMENDATION:

Staff recommends that the City Council RECEIVE and FILE the Treasurer’s Report for the month ending April 30, 2026.

A6. Treasurer’s Report at May 31, 2026

RECOMMENDATION:

Staff recommends that the City Council RECEIVE and FILE the Treasurer’s Report for the month ending May 31, 2026.

A7. Resolution Approving San Jacinto Power 2026 Integrated Resource Plan

RECOMMENDATION:

Staff recommends that the City Council ADOPT Resolution No. 4142, approving the San Jacinto Power 2026 Integrated Resource Plan.

A8. Working Hours for Esplanade Avenue Widening Phase 1 Warren Road to Sanderson Avenue (CIP# 06-145)

RECOMMENDATION:

Staff recommends that the City Council AUTHORIZE working hours for Granite Construction Company.

A9. League of California Cities Open Letter Supporting Comprehensive Tort Reform to Protect California Taxpayers, Survivors, and Essential Public Services

RECOMMENDATION:

Staff recommends that the City Council:

— 1. APPROVE the City of San Jacinto joining the League of California Cities and other public agencies and organizations as a signatory to the open letter to the California State Legislature titled “Urgent Need for Comprehensive Tort Reform to Protect California Taxpayers, Survivors, and Essential Public Services”; and

— 2. AUTHORIZE the Interim City Manager, or designee, to sign and submit substantially similar letters of support or coalition letters consistent with this City Council-approved position relating to public entity tort reform, public agency liability exposure, insurance and risk pool stability, and the protection of taxpayer-funded essential public services.

A10. Resolution No. 4137– Authorization to Participate in the County of Riverside’s Urban County Programs for Fiscal Years 2027, 2028, and 2029, and Approval of a Cooperation Agreement with the County of Riverside

RECOMMENDATION:

Staff recommends that the City Council:

— 1. ADOPT Resolution No. 4137 authorizing the City’s participation in the County of Riverside’s Urban County Programs;

— 2. APPROVE a Cooperation Agreement with the County of Riverside for the City’s use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds for Fiscal Years 2027, 2028, and 2029; and

— 3. AUTHORIZE the City Manager to execute the Cooperation Agreement and related documents, with minor modifications as approved by the City Attorney.

4. PUBLIC HEARING

4.1 A proposal by Taylor and Clark Consulting on behalf of Chacon, LLC, to establish a master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres.

RECOMMENDATION:

The Planning Commission recommends that the City Council:

— 1. DETERMINE that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and ADOPT a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA);

— 2. ADOPT Resolution No. 4138 to ADOPT the General Plan Amendment entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT PLAN23-0004 FROM VERY LOW DESNITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE CHACON FARMS RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE;

— 3. INTRODUCE Ordinance No. 26-04 to APPROVE the Change of Zone entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, APPROVING ZONE CHANGE PLAN23-0005, CHANGING THE ZONING FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW DENSITY (RL) LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE; and

— 4. ADOPT Resolution No. 4141 to APPROVE the Project entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT (PLAN23-0004) FROM VERY LOW DESNITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, A CHANGE OF ZONE (PLAN23-0005) CHANGING THE ZONING FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW DENSITY (RL), A PLANNED DEVELOPMENT PERMIT TO EASTABLISH A PLANNED RESIDENTIAL DEVELOPMENT WITH 419 DWELING UNITS, AND TENTATIVE TRACT MAP 39076 TO SUBDIVIDE THE 73.97 ACRE PROPERTY LOCATED AT THE AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE.

4.2 Appeal of the Conditions of Approval for the Magnet Shopping Center that includes a Grocery Store, Retail Shops/Pads, Restaurants Pads with Drive-Thru Service, a Car Wash with Drive-Thru Service, a Gas Station with a Convenience Store that includes alcohol sales and a Tentative Parcel Map to create 12 commercial lots on 14.50 acres.

RECOMMENDATION:

Staff Recommends that the City Council:

— 1. DETERMINE, based on the whole of the administrative record, that the Project, with incorporation of the mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, will not have a significant effect on the environment; determine that the recommended revisions to the Conditions of Approval do not result in any new or substantially more severe environmental impacts or otherwise require additional environmental review; and AFFIRM the Planning Commission's adoption of the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act.

— 2. GRANT the appeal in part, solely to the extent reflected in staff's recommended revisions to the Conditions of Approval, and DENY the remainder of the appeal; and,

— 3. UPHOLD, AS MODIFIED, the Planning Commission's approval of PROJ23-0013 to establish the Magnet Shopping Center, including: a. Site Plan and Design Review No. USE23-0009 for the overall site plan and design of the shopping center; b. Tentative Parcel Map No. 38831, SUB23-0005, to subdivide the project site into 12 commercial lots; c. Conditional Use Permit No. USE24-0052 to allow alcohol sales within a service station consisting of a gasoline station and a 3,956-square-foot convenience store; d. Minor Use Permit No. USE23-0011 for a 3,886-square-foot restaurant with outdoor seating and a drive-through lane, identified as Pad 1; e. Minor Use Permit No. USE23-0012 for a 3,203-square-foot restaurant with a drive-through lane, identified as Pad 2; f. Minor Use Permit No. USE24-0038 for a 5,705-square-foot retail and restaurant building with a drive-through lane, identified as Pad 3; g. Minor Use Permit No. USE23-0013 for a 3,203-square-foot restaurant with a drive-through lane, identified as Pad 4; and h. Minor Use Permit No. USE23-0014 for an automated 3,588-square-foot car wash with three queuing lanes; subject to the Conditions of Approval, including the modifications recommended by staff.

4.3 Proposed Resolution Confirming the Inclusion of CR&R 2025 Delinquent Solid Waste Charges on the County Property Tax Roll for FY 2026-2027

RECOMMENDATION:

Staff recommends that the City Council:

— 1. CONDUCT the Public Hearing;

— 2. ADOPT Resolution No. 4140, confirming the inclusion of CR&R 2025 Delinquent Solid Waste Charges on the County Property Tax Roll for FY 2026-2027;

— 3. DETERMINE the amount of delinquent, unpaid residential solid waste charges billed during calendar year 2025;

— 4. DETERMINE that the delinquent charges constitute a special assessment and lien against the affected parcels; and

— 5. DIRECT that the delinquent charges be collected on the Riverside County secured property tax roll for FY 2026–2027.

4.4 Proposed Resolution Confirming the Collection and Assessment of Time and Materials Charges Associated with Unpaid Nuisance Abatement Actions and Administrative Citations for Inclusion on the County Property Tax Roll for FY 2026-2027

RECOMMENDATION:

Staff recommends that the City Council:

— 1. CONDUCT the Public Hearing;

— 2. ADOPT Resolution No. 4139, confirming the collection and assessment of time and materials charges associated with unpaid nuisance abatement actions and administrative citations for inclusion on the County Property Tax Roll for FY 2026-2027;

— 3. DETERMINE the time and materials charges associated with unpaid nuisance abatement actions and administrative citations;

— 4. DETERMINE that these charges constitute a special assessment and lien against the affected parcels; and

— 5. DIRECT that the confirmed charges be included on the Riverside County secured property tax roll for FY 2026–2027.

5. CITY MANAGER UPDATE

6. FUTURE REQUESTS FROM CITY COUNCIL TO CITY MANAGER

7. ADJOURNMENT

DOCUMENTS RELATED TO OPEN SESSION AGENDAS (SB343) - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the public counter located in the Administration Building of City Hall, 595 S. San Jacinto Avenue, San Jacinto, CA 92583.

I, Julia Espinoza, City Clerk of the City of San Jacinto, do hereby certify that I caused to be posted the foregoing agenda this July 16, 2026 as requested by law.

_____

Julia Espinoza, City Clerk

Posted Date: July 16, 2026

Date Posted: July 16, 2026

Proclamation

Of The City of San Jacinto

Faith & Freedom 250

***WHEREAS**, the year 2026 marks the 250th anniversary of the Declaration of Independence, commemorating the founding of the United States of America and the enduring principles of liberty, equality, justice, and self-government upon which our nation was established; and*

***WHEREAS,** Faith & Freedom 250 is a nationwide educational and commemorative initiative recognizing this historic milestone by encouraging Americans to reflect upon the principles, sacrifices, and convictions that have shaped our nation's journey over the past 250 years; and*

***WHEREAS**, the Faith & Freedom 250 initiative includes Faith & Freedom Week, observed from June 28 through July 6, 2026, and promotes historical understanding, constitutional literacy, civic engagement, national unity, and thoughtful reflection on the relationship between faith, freedom, justice, responsibility, and national renewal; and*

***WHEREAS,** Faith & Freedom 250 seeks to bring together communities, educators, civic organizations, veterans, elected officials, faith-based organizations, and citizens in recognizing America's heritage while encouraging civic responsibility, mutual respect, service to others, and a shared commitment to the common good; and*

***WHEREAS**, the City of San Jacinto recognizes the importance of commemorating our nation's Semiquincentennial by honoring the sacrifices and contributions of those who have shaped our nation's history and by encouraging future generations to remain informed, engaged, and committed to preserving the ideals of liberty, justice, and self-government.*

***NOW THEREFORE,** the City Council of the City of San Jacinto does hereby proclaim June 28, 2026, as Faith & Freedom 250 Day in the City of San Jacinto and encourages all residents to commemorate this historic observance by reflecting upon our nation's history, honoring the enduring principles of liberty, justice, responsibility, and unity, and renewing their commitment to civic engagement, service, and the continued strength of our community and nation.*

_____

Crystal Ruiz, Mayor

_____

Clarisa Sanchez, Mayor Pro Tem

_____

Phil Ayala, Councilmember

_____

Valerie Vandever, Councilmember

_____

Alonso Ledezma, Councilmember

July 21, 2026

TO:	City Council
REQUESTED BY:	Julia Espinoza, City Clerk
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Minutes of the Regular City Council Meeting of June 16, 2026

RECOMMENDATION:

Staff recommends that the City Council **APPROVE** the City Council Regular Meeting Minutes of June 16, 2026.

Attachments

June 16, 2026 City Council Regular Meeting Minutes.pdf

CRYSTAL RUIZ, MAYOR
CLARISA SANCHEZ, MAYOR PRO TEM
PHIL AYALA, COUNCILMEMBER
ALONSO LEDEZMA, COUNCILMEMBER
VALERIE VANDEVER, COUNCILMEMBER

ACTION MINUTES
JOINT MEETING OF THE CITY OF SAN JACINTO CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE SAN JACINTO REDEVELOPMENT AGENCY - REGULAR MEETING
TUESDAY, JUNE 16, 2026
6:30 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583

1. ORGANIZATION

1.1 Roll Call

City Clerk Julia Espinoza conducted the roll call:

Present: Mayor Pro Tem Clarisa Sanchez, Councilmember Phil Ayala, Councilmember Alonso Ledezma, Councilmember Valerie Vandever.

Absent: Mayor Crystal Ruiz

M/S/C (Ledezma/Ayala) to approve the absence of Mayor Ruiz. Motion carried 4/0.

Ayes: **Sanchez, Ayala, Ledezma, Vandever**

Nays: **None**

Absent: **Ruiz**

Abstain: **None**

1.2 Invocation

Councilmember Vandever gave the invocation.

1.3 Pledge of Allegiance

Councilmember Ayala led the Pledge of Allegiance.

1.4 Special Presentation(s)

— Employee of the Month Recognition for May

— Nominator of the Month Recognition for May

— Juneteenth Proclamation

1.5 Mayor/Council Member Reports

Councilmembers provided their reports.

1.6 Late Items

There were no late items.

2. PUBLIC COMMENTS

There was one (1) public comment:

- Lester Fountain

3. CONSENT CALENDAR

A. City Council

A1. Waiver of Full Reading of Ordinace(s), and Reading by Title Only

A2. Minutes of the Regular City Council Meeting of June 2, 2026

A3. Resolutions Regarding the 2026 General Municipal Election

A4. 2026 Biennial Notice for Conflict of Interest Codes

A5. Warrants and Disbursements - May 2026

A6. Appropriations Limit FY 2026-27

A7. Subdivision Improvement Agreement No. 1 Tract 28224

Councilmember Vandever recused herself from item 3.A.7. due to a conflict of interest.

M/S/C (Ledezma/Ayala) moved to approve item 3.A.7. Subdivison Improvement Agreement No. 1 Tract 28224. Motion carried 3/0.

Ayes: Ayala, Sanchez, Ledezma

Nays: None

Absent: Ruiz

Abstain: Vandever

A8. A Professional Services Agreement with CG Resource Management and Engineering, Inc. (CGRME) for professional storm water compliance, Water Quality Management Plan document review, and inspections for FY 2026-2027 through FY 2029-2030.

A9. Amendment to Cooperative Agreement For Parking Citation Processing Services

A10. Professional Services Agreement with Lynn Merrill and Associates for NPDES Technical Support Services for FY 2026-2027 and FY 2027-2028, with an Option to Extend for One Additional One-Year Term

A11. Extension of Professional Services Agreement with The Retail Coach for Retail Recruitment

A12. Approve Interim City Manager Employment Agreement

M/S/C (Vandever/Ledezma) moved to approve the balance of the consent calendar. Motion carried 4/0.

Ayes: Ayala, Sanchez, Vandever, Ledezma

Nays: None

Absent: Ruiz

Abstain: None

4. PUBLIC HEARING

4.1 Proposed Resolution for Landscaping, Lighting, and Park District No. 2 (the "District") FY 2026-2027 Annual Levy of Assessments

Public Hearing was opened at 7:19 PM and closed at 7:20 PM

M/S/C (Ledezma/Vandever) moved to adopt Resolution No. 4134, confirming a diagram and assessment and levying the assessment for the District for FY 2026-2027.

Ayes: Vandever, Sanchez, Ledezma
Nays: None
Absent: Ruiz
Abstain: Ayala

4.2 Proposed Resolution for Landscaping, Lighting, and Park District No. 1 (the "District") FY 2026-2027 Annual Levy of Assessments

Public Hearing was opened at 7:29 PM and closed at 7:29 PM

M/S/C (Ledezma/Vandever) moved to adopt Resolution No. 4133, confirming a diagram and assessment and levying the assessment for the District for FY 2026-2027.

Ayes: Vandever, Sanchez, Ledezma, Ayala
Nays: None
Absent: Ruiz
Abstain: None

4.3 Resolution for Assessment District 2003-1 FY 2026-2027 Annual Levy

Public Hearing was opened at 7:35 PM and closed at 7:35 PM

M/S/C (Ledezma/Vandever) moved to adopt Resolution No. 4132 - Assessment District 2003-1 FY 2026-2027 Annual Levy

Ayes: Sanchez, Ledezma, Ayala, Vandever
Nays: None
Absent: Ruiz
Abstain: None

4.4 Adoption of the 2025 Urban Water Management Plan and 2025 Water Shortage Contingency Plan

Public Hearing was opened at 7:43 PM and closed at 7:43 PM

M/S/C (Ayala/Ledezma) moved to adopt Resolution No. 4130, City of San Jacinto 2025 Urban Water Management Plan

Ayes: Ledezma, Ayala, Vandever, Ayala
Nays: None
Absent: Ruiz
Abstain: None
M/S/C (Ayala/Ledezma) moved to adopt Resolution No. 4131, City of San Jacinto 2025 Water Shortage Contingency Plan

Ayes: Vandever, Ayala, Sanchez, Ledezma
Nays: None
Absent: Ruiz
Abstain: None

4.5 Vacant Positions
Public Hearing was opened at 7:50 PM and closed at 7:50 PM
M/S/C (Ledezma/Vandever) moved to accept the results of the report for the Vacant Positions in the City of San Jacinto.

Ayes: Ayala, Vandever, Sanchez, Ledezma
Nays: None
Absent: Ruiz
Abstain: None

5. DISCUSSION ITEMS

5.1 Adoption of FY 2026-2027 Budget
M/S/C (Ledezma/Vandever) moved to adopt Resolution No. 4136, adopting the FY Budget 2026-2027 for the General Fund and all other funds.

Ayes: Sanchez, Vandever, Ayala, Ledezma
Nays: None
Absent: Ruiz
Abstain: None

A. Successor Agency to the Redevelopment Agency of the City of San Jacinto

A1. Adoption of Successor Agency's FY 2026-2027 Budget
M/S/C (Ledezma/Vandever) moved to adopt Resolution No. SA 26-01, adopting the FY 2026-2027 Operating and Capital Budget for the Successor Agency to the Redevelopment Agency of the City of San Jacinto (SA)

Ayes: Ledezma, Ayala, Sanchez, Vandever
Nays: None
Absent: Ruiz
Abstain: None

6. CITY MANAGER UPDATE

7. FUTURE REQUESTS FROM CITY COUNCIL TO CITY MANAGER

8. ADJOURNMENT

With no further business before the City Council, Mayor Pro Tem Sanchez adjourned the meeting at 9:31 p.m. in honor and remembrance of Arthur Fernandez Jr. and his son, Arthur "Bubba" Fernandez III, who tragically lost their lives in an automobile accident on June 5, 2026.

July 21, 2026

TO:	City Council
REQUESTED BY:	Julia Espinoza, City Clerk
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Minutes of the Regular City Council Meeting of July 7, 2026

RECOMMENDATION:

Staff recommends that the City Council **APPROVE** the City Council Regular Meeting Minutes of July 7, 2026.

Attachments

July 7, 2026 City Council Regular Meeting Minutes.pdf

City Council Regular Meeting Action Minutes

Tuesday, July 7, 2026

CRYSTAL RUIZ, MAYOR
CLARISA SANCHEZ, MAYOR PRO TEM
PHIL AYALA, COUNCILMEMBER
ALONSO LEDEZMA, COUNCILMEMBER
VALERIE VANDEVER, COUNCILMEMBER

ACTION MINUTES
CITY COUNCIL - REGULAR MEETING
5:30 PM CLOSED SESSION
6:30 PM OPEN SESSION

COMMUNITY CENTER
625 S. PICO AVENUE
SAN JACINTO, CA 92583

1. ORGANIZATION

1.1 Public Comments on Closed Session Items

1.2 Closed Session

1.2.1. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: 1 case.

1.3 Closed Session Report

City Attorney Craig Hayes indicated that there was no reportable action from the Closed Session.

1.4 Roll Call

City Clerk Julia Espinoza conducted the roll call:

Present: Mayor Pro Tem Clarisa Sanchez, Councilmember Phil Ayala, Councilmember Alonso Ledezma, Councilmember Valerie Vandever

Absent: Mayor Crystal Ruiz

M/S/C (Ledezma/Ayala) to approve the absence of Mayor Ruiz. Motion carried 4/0.

Ayes: **Vandever, Ayala, Sanchez, Ledezma**

Nays: **None**

Absent: **Ruiz**

Abstain: **None**

1.5 Invocation

Councilmember Vandever gave the invocation.

1.6 Pledge of Allegiance

Councilmember Ledezma led the Pledge of Allegiance.

1.7 Special Presentation(s)

1.7.1. Public Safety Recognition

1.8 Mayor/Council Member Reports

Councilmembers provided their reports.

1.9 Late Items

There were no late items.

2. PUBLIC COMMENTS

2.1 Public Comments

There were four (4) public comments:

- George Evans
- Michael Siordia
- Andrea Mares
- Terry Larned

3. CONSENT CALENDAR

A. City Council

A1. Waiver of Full Reading of Ordinance(s), and Reading by Title Only

A2. Warrants and Disbursements - April 2026

A3. Report of City-Wide User Fee Increase

M/S/C (Ledezma/Sanchez) moved to approve the consent calendar. Motion carried 4/0.

Ayes: Ayala, Sanchez, Vandever, Ledezma

Nays: None

Absent: Ruiz

Abstain: None

4. PUBLIC HEARING

4.1 A proposal by Taylor and Clark Consulting on behalf of Richard Michael and Ramona Dairy, LLC, to establish a master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres.

Applicant requested to move the item to the July 21, 2026, City Council Meeting.

There was one public comment:

- Cassandra Vo

M/S/C (Ledezma/Vandever) made a motion to continue the item to the July 21, 2026, City Council Meeting. Motion carried 4/0.

Ayes: **Ledezma, Ayala, Sanchez, Vandever**

Nays: **None**

Absent: **Ruiz**

Abstain: **None**

5. FUTURE REQUESTS FROM CITY COUNCIL TO CITY MANAGER

6. ADJOURNMENT

With no further business before the City Council, Mayor Pro Tem Sanchez adjourned the meeting at 7:18 p.m.

City of San Jacinto:

_____

Crystal Ruiz, Mayor

ATTEST:

_____

Julia Espinoza, City Clerk

July 21, 2026

TO:	City Council
REQUESTED BY:	Tessa Murphy, Account Clerk III
APPROVED BY:	Kimberly Ganimian, Finance Director
SUBJECT:	Warrants and Disbursements - June 2026

RECOMMENDATION:

Staff recommends that the City Council **REVIEW** and **APPROVE** the Warrants and Disbursements for the period of June 2026 in the amount of $8,855,259.41.

DISCUSSION:

The City Council, in its oversight role, formally reviews disbursements of City funds made by Accounts Payable warrants, bi-weekly payrolls, and electronic funds (wire) transfers. The following information is provided for such review and approval:

	Warrants/Wire	**Pay Date**	**Amount**
Accounts Payable	#156194-156636	Various	$ 6,791,665.45
Payroll: Pay Period #12 Includes Warrants, Direct Deposits, Taxes, Garnishments	#254306-254308	06/11/2026	$ 292,843.86
Payroll: Pay Period #13 Includes Warrants, Direct Deposits, Taxes, Garnishments	#254309-254314	06/25/2026	$ 295,235.98
Electronic Funds		Various	$ 1,475,514.12
		Total Disbursements-June 1-30, 2026	$ 8,855,259.41

Prepared by: Tessa Murphy, Account Clerk III

Note: Payroll information is on file in the Finance Department.

FISCAL IMPACT:

Expenditures by warrant, payroll direct deposit, and electronic funds (wire) transfers have been appropriated.

Attachments

Warrant Register- June 2026.pdf

Warrant Register

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156194	6/5/2026	AIDA BERMUDEZ					107.25
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	107.25	
156195	6/5/2026	ALEJANDRO RAMIREZ					99.67
			WATER040926	REFUND WATER DEPOSIT	050-0000-229.08-70	99.67	
156196	6/5/2026	AMIR WHITAKER					935.14
			REFUND060226	REFUND CITATION OVERPYMNT	010-0000-304.03-39	935.14	
156197	6/5/2026	ANITA MARTINEZ					153.69
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	153.69	
156198	6/5/2026	PHIL AYALA					52.87
			AYALA052126	MILEAGE REIMBURSEMENT	010-1100-411.31-20	52.87	
156199	6/5/2026	BABCOCK LABORATORIES, INC.					100.00
			CE61301-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	100.00	
156200	6/5/2026	BEEDOCTOR BEE REMOVAL LLC					509.66
			103	LIVE BEE REMOVAL	050-9000-450.34-05	509.66	
156201	6/5/2026	BELAL RAHMAN					6,341.90
			RAHMAN051826	REFUND CRP-005295-2026	065-0000-211.21-02	5,000.00	
			RAHMAN051826	REFUND CRP-005295-2026	011-0000-308.06-01	1,278.00	
			RAHMAN051826	REFUND CRP-005295-2026	017-0000-310.07-96	63.90	
156202	6/5/2026	CARLOS HUMBERTO VARGAS MAR					125.11
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	125.11	
156203	6/5/2026	CELLHIRE USA LLC					120.90
			3193574	SMALL IRIDIUM RENTAL	010-3130-431.21-18	60.45	
			3193577	SMALL IRIDIUM RENTAL	010-3130-431.21-18	60.45	
156204	6/5/2026	CISCO'S CUSTOM MASONRY					5,680.00
			1727	REPAIR STUCCO ON DOORS	010-2500-425.33-10	2,800.00	
			1750	REMOVE & REPLACE CONCRETE	323-8831-500.34-05	2,880.00	
156205	6/5/2026	KINGDOM CAUSES INC DBA CIT					42,736.27
			2026-0400117	APR 2026 SVCS	010-9500-950.34-05	36,703.80	
			2026-0400137	APR 2026 SVCS	010-9500-950.34-05	6,032.47	
156206	6/5/2026	CIVILTEC ENGINEERING INC					47,712.69
			55323	PROF SVCS THROUGH 4/30/26	199-9999-425.40-01	47,712.69	
156207	6/5/2026	CRAIG ORONA CONSULTING					3,000.00
			6	MONTHLY CONSULT SVCS	199-9999-425.40-01	3,000.00	
156208	6/5/2026	D.M.C. TREE CARE					6,850.00
			1194	TREE TRIMMING	025-7100-410.34-05	6,850.00	
156209	6/5/2026	DANIEL ALVAREZ					56.56
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	56.56	
156210	6/5/2026	DAVE'S HAULING CO, INC					11,597.72
			5292026	MAY 2026 STREETS CLEAN UP	010-4150-410.34-05	10,962.72	
			612026B	EASEMENT CLEAN UP	010-4150-410.34-05	635.00	
156211	6/5/2026	DEVEAU BURR GROUP LLC					5,250.00
			1644	JUNE 2026 CONSULT SVCS	199-9999-425.40-01	5,250.00	

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156212	6/5/2026	DREW DIEDERICH					126.74
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	126.74	
156213	6/5/2026	DUCK PROPERTIES LLC					85.08
			WATER05136	REFUND WATER DEPOSIT	050-0000-229.08-70	85.08	
156214	6/5/2026	EASTERN MUNICIPAL WATER DI					132,350.20
			EMWD060126	UTILITY WATER SERVICES	050-9000-450.35-20	81,152.82	
			EMWD060126	UTILITY WATER SERVICES	010-7100-410.35-10	64.62	
			EMWD060126	UTILITY WATER SERVICES	025-7100-410.35-10	1,842.63	
			EMWD060126	UTILITY WATER SERVICES	025-7250-410.35-10	1,480.25	
			EMWD060126	UTILITY WATER SERVICES	025-7251-410.35-10	2,364.81	
			EMWD060126	UTILITY WATER SERVICES	025-7252-410.35-10	84.98	
			EMWD060126	UTILITY WATER SERVICES	055-4170-450.35-10	105.27	
			EMWD060126	UTILITY WATER SERVICES	034-3200-431.35-10	351.84	
			EMWD060126	UTILITY WATER SERVICES	301-8831-500.35-10	3,076.94	
			EMWD060126	UTILITY WATER SERVICES	303-8831-500.35-10	923.79	
			EMWD060126	UTILITY WATER SERVICES	304-8831-500.35-10	62.55	
			EMWD060126	UTILITY WATER SERVICES	305-8831-500.35-10	1,276.44	
			EMWD060126	UTILITY WATER SERVICES	306-8831-500.35-10	426.36	
			EMWD060126	UTILITY WATER SERVICES	307-8831-500.35-10	2,762.91	
			EMWD060126	UTILITY WATER SERVICES	310-8831-500.35-10	253.55	
			EMWD060126	UTILITY WATER SERVICES	313-8831-500.35-10	1,937.95	
			EMWD060126	UTILITY WATER SERVICES	317-8831-500.35-10	32.84	
			EMWD060126	UTILITY WATER SERVICES	321-8831-500.35-10	1,155.11	
			EMWD060126	UTILITY WATER SERVICES	326-8831-500.35-10	1,999.77	
			EMWD060126	UTILITY WATER SERVICES	327-8831-500.35-10	3,074.80	
			EMWD060126	UTILITY WATER SERVICES	331-8831-500.35-10	218.13	
			EMWD060126	UTILITY WATER SERVICES	332-8831-500.35-10	1,184.14	
			EMWD060126	UTILITY WATER SERVICES	338-8831-500.35-10	3,132.76	
			EMWD060126	UTILITY WATER SERVICES	345-8831-500.35-10	1,847.89	
			EMWD060126	UTILITY WATER SERVICES	362-8831-500.35-10	482.72	
			EMWD060126	UTILITY WATER SERVICES	363-8831-500.35-10	5,473.90	
			EMWD060126	UTILITY WATER SERVICES	308-8831-500.35-10	2,180.24	
			EMWD060126	UTILITY WATER SERVICES	311-8831-500.35-10	2,902.19	
			EMWD060126	UTILITY WATER SERVICES	323-8831-500.35-10	359.62	
			EMWD060126	UTILITY WATER SERVICES	325-8831-500.35-10	339.72	
			EMWD060126	UTILITY WATER SERVICES	330-8831-500.35-10	394.43	
			EMWD060126	UTILITY WATER SERVICES	334-8831-500.35-10	46.56	
			EMWD060126	UTILITY WATER SERVICES	339-8831-500.35-10	42.95	
			EMWD060126	UTILITY WATER SERVICES	341-8831-500.35-10	500.90	
			EMWD060126	UTILITY WATER SERVICES	343-8831-500.35-10	2,019.00	
			EMWD060126	UTILITY WATER SERVICES	346-8831-500.35-10	846.68	
			EMWD060126	UTILITY WATER SERVICES	351-8831-500.35-10	417.66	

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156214	6/5/2026	EASTERN MUNICIPAL WATER DI	EMWD060126	UTILITY WATER SERVICES	353-8831-500.35-10	258.70	
			EMWD060126	UTILITY WATER SERVICES	355-8831-500.35-10	81.30	
			EMWD060126	UTILITY WATER SERVICES	358-8831-500.35-10	225.21	
			EMWD060126	UTILITY WATER SERVICES	359-8831-500.35-10	605.88	
			EMWD060126	UTILITY WATER SERVICES	361-8831-500.35-10	62.20	
			EMWD060126	UTILITY WATER SERVICES	364-8831-500.35-10	26.10	
			EMWD060126	UTILITY WATER SERVICES	365-8831-500.35-10	176.04	
			EMWD060126	UTILITY WATER SERVICES	376-8831-500.35-10	3,449.26	
			EMWD060126	UTILITY WATER SERVICES	402-8835-500.35-10	645.79	
156215	6/5/2026	EMPOWER RETIREMENT, LLC					125.00
			EMPOWER052626	GROUP #109947	085-0000-202.21-29	125.00	
156216	6/5/2026	ERIK ROJAS					31.66
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	31.66	
156217	6/5/2026	FRESH START HOMES LLC					121.78
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	121.78	
156218	6/5/2026	FRESH START HOMES LLC					45.96
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	45.96	
156219	6/5/2026	GALLAGHER BENEFIT SERVICES					17,600.00
			2026051773	COMP STUDY	010-1210-412.34-05	17,600.00	
156220	6/5/2026	GI BUILDERS LLC					9,235.00
			1291	CITY HALL DOOR INSTALL	010-2500-425.33-10	9,235.00	
156221	6/5/2026	GRAINGER					15.61
			9923676895	SUPPLIES	055-4170-450.21-12	15.61	
156222	6/5/2026	HARVEY GRONWALD					158.60
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	77.84	
			WATER042326	REFUND CREDIT BALANCE	050-0000-308.09-10	80.76	
156223	6/5/2026	HI-WAY SAFETY,INC.					935.79
			186833	CROSS PIECE	010-4150-410.21-12	935.79	
156224	6/5/2026	HIRSCH PIPE & SUPPLY CO.,					10.89
			1855154	SUPPLIES	050-9000-450.21-12	10.89	
156225	6/5/2026	HOME DEPOT CREDIT SERVICES					378.85
			6343295	SUPPLIES	010-4150-410.21-12	378.85	
156226	6/5/2026	HPS WEST, INC					39,919.14
			IN0004870	PARTS	199-9999-425.40-01	39,919.14	
156227	6/5/2026	MISSION SQUARE					16,347.80
			6773343	GROUP #300434	085-0000-202.21-29	8,295.68	
			6773343	GROUP #300434	085-0000-202.21-48	521.89	
			6965489	GROUP #100338	085-0000-202.21-29	7,530.23	

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156228	6/5/2026	INFOSEND INC.					4,483.26
			308663	DATA PROCESS/MAIL PREP	050-1400-414.34-05	1,645.33	
			308663	DATA PROCESS/MAIL PREP	055-1400-414.34-05	1,645.33	
			310091	DATA PROCESS/MAIL PREP	050-1400-414.34-05	596.30	
			310091	DATA PROCESS/MAIL PREP	055-1400-414.34-05	596.30	
156229	6/5/2026	INLAND EMPIRE LANDSCAPE, I					190,596.76
			48777	IRRIGATION REPAIRS	025-7100-410.34-05	36.40	
			48777	IRRIGATION REPAIRS	025-7250-410.34-05	78.78	
			48777	IRRIGATION REPAIRS	402-8835-500.34-05	381.50	
			48777	IRRIGATION REPAIRS	301-8831-500.34-05	806.69	
			48777	IRRIGATION REPAIRS	311-8831-500.34-05	1,134.33	
			48777	IRRIGATION REPAIRS	313-8831-500.34-05	1,073.86	
			48777	IRRIGATION REPAIRS	320-8831-500.34-05	480.43	
			48777	IRRIGATION REPAIRS	321-8831-500.34-05	491.38	
			48777	IRRIGATION REPAIRS	323-8831-500.34-05	30.30	
			48777	IRRIGATION REPAIRS	325-8831-500.34-05	127.36	
			48777	IRRIGATION REPAIRS	326-8831-500.34-05	479.18	
			48777	IRRIGATION REPAIRS	327-8831-500.34-05	272.92	
			48777	IRRIGATION REPAIRS	329-8831-500.34-05	333.54	
			48777	IRRIGATION REPAIRS	303-8831-500.34-05	121.27	
			48777	IRRIGATION REPAIRS	330-8831-500.34-05	78.82	
			48777	IRRIGATION REPAIRS	332-8831-500.34-05	825.07	
			48777	IRRIGATION REPAIRS	338-8831-500.34-05	843.28	
			48777	IRRIGATION REPAIRS	341-8831-500.34-05	333.57	
			48777	IRRIGATION REPAIRS	343-8831-500.34-05	879.48	
			48777	IRRIGATION REPAIRS	345-8831-500.34-05	1,625.79	
			48777	IRRIGATION REPAIRS	346-8831-500.34-05	151.53	
			48777	IRRIGATION REPAIRS	349-8831-500.34-05	268.10	
			48777	IRRIGATION REPAIRS	305-8831-500.34-05	72.76	
			48777	IRRIGATION REPAIRS	351-8831-500.34-05	78.84	
			48777	IRRIGATION REPAIRS	353-8831-500.34-05	715.55	
			48777	IRRIGATION REPAIRS	355-8831-500.34-05	254.55	
			48777	IRRIGATION REPAIRS	358-8831-500.34-05	48.51	
			48777	IRRIGATION REPAIRS	359-8831-500.34-05	485.08	
			48777	IRRIGATION REPAIRS	306-8831-500.34-05	181.90	
			48777	IRRIGATION REPAIRS	362-8831-500.34-05	109.11	
			48777	IRRIGATION REPAIRS	363-8831-500.34-05	903.95	
			48777	IRRIGATION REPAIRS	307-8831-500.34-05	964.63	
			48777	IRRIGATION REPAIRS	376-8831-500.34-05	1,650.67	
			48777	IRRIGATION REPAIRS	308-8831-500.34-05	1,291.74	
			48777	IRRIGATION REPAIRS	386-8831-500.34-05	266.86	
			48777	IRRIGATION REPAIRS	309-8831-500.34-05	90.98	

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156229	6/5/2026	INLAND EMPIRE LANDSCAPE, I	48920	MAY 2026 MAINTENANCE	010-7100-410.34-05	1,396.62	
			48920	MAY 2026 MAINTENANCE	025-7100-410.34-05	3,868.29	
			48920	MAY 2026 MAINTENANCE	025-7250-410.34-05	5,308.27	
			48920	MAY 2026 MAINTENANCE	025-7251-410.34-05	1,237.67	
			48920	MAY 2026 MAINTENANCE	025-7252-410.34-05	16,997.24	
			48920	MAY 2026 MAINTENANCE	050-9000-450.34-05	254.82	
			48920	MAY 2026 MAINTENANCE	301-8831-500.34-05	2,926.41	
			48920	MAY 2026 MAINTENANCE	302-8831-500.34-05	262.09	
			48920	MAY 2026 MAINTENANCE	303-8831-500.34-05	2,201.05	
			48920	MAY 2026 MAINTENANCE	305-8831-500.34-05	733.69	
			48920	MAY 2026 MAINTENANCE	306-8831-500.34-05	558.16	
			48920	MAY 2026 MAINTENANCE	307-8831-500.34-05	3,301.56	
			48920	MAY 2026 MAINTENANCE	308-8831-500.34-05	3,326.02	
			48920	MAY 2026 MAINTENANCE	309-8831-500.34-05	1,805.54	
			48920	MAY 2026 MAINTENANCE	310-8831-500.34-05	262.09	
			48920	MAY 2026 MAINTENANCE	311-8831-500.34-05	2,014.24	
			48920	MAY 2026 MAINTENANCE	313-8831-500.34-05	3,550.92	
			48920	MAY 2026 MAINTENANCE	316-8831-500.34-05	58.24	
			48920	MAY 2026 MAINTENANCE	317-8831-500.34-05	72.81	
			48920	MAY 2026 MAINTENANCE	319-8831-500.34-05	218.41	
			48920	MAY 2026 MAINTENANCE	320-8831-500.34-05	1,826.71	
			48920	MAY 2026 MAINTENANCE	321-8831-500.34-05	2,617.48	
			48920	MAY 2026 MAINTENANCE	322-8831-500.34-05	1,654.10	
			48920	MAY 2026 MAINTENANCE	323-8831-500.34-05	458.55	
			48920	MAY 2026 MAINTENANCE	325-8831-500.34-05	580.83	
			48920	MAY 2026 MAINTENANCE	326-8831-500.34-05	2,097.11	
			48920	MAY 2026 MAINTENANCE	327-8831-500.34-05	2,625.92	
			48920	MAY 2026 MAINTENANCE	329-8831-500.34-05	1,283.94	
			48920	MAY 2026 MAINTENANCE	330-8831-500.34-05	2,062.77	
			48920	MAY 2026 MAINTENANCE	331-8831-500.34-05	473.22	
			48920	MAY 2026 MAINTENANCE	332-8831-500.34-05	1,559.07	
			48920	MAY 2026 MAINTENANCE	334-8831-500.34-05	582.43	
			48920	MAY 2026 MAINTENANCE	338-8831-500.34-05	1,283.94	
			48920	MAY 2026 MAINTENANCE	339-8831-500.34-05	174.73	
			48920	MAY 2026 MAINTENANCE	340-8831-500.34-05	78.87	
			48920	MAY 2026 MAINTENANCE	341-8831-500.34-05	1,184.76	
			48920	MAY 2026 MAINTENANCE	343-8831-500.34-05	1,192.24	
			48920	MAY 2026 MAINTENANCE	345-8831-500.34-05	1,393.98	
			48920	MAY 2026 MAINTENANCE	346-8831-500.34-05	893.70	
			48920	MAY 2026 MAINTENANCE	349-8831-500.34-05	2,096.74	
			48920	MAY 2026 MAINTENANCE	351-8831-500.34-05	578.39	
			48920	MAY 2026 MAINTENANCE	353-8831-500.34-05	22,377.64	

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156229	6/5/2026	INLAND EMPIRE LANDSCAPE, I	48920	MAY 2026 MAINTENANCE	355-8831-500.34-05	5,362.50	
			48920	MAY 2026 MAINTENANCE	358-8831-500.34-05	1,378.32	
			48920	MAY 2026 MAINTENANCE	359-8831-500.34-05	822.11	
			48920	MAY 2026 MAINTENANCE	361-8831-500.34-05	990.99	
			48920	MAY 2026 MAINTENANCE	362-8831-500.34-05	526.61	
			48920	MAY 2026 MAINTENANCE	363-8831-500.34-05	3,698.98	
			48920	MAY 2026 MAINTENANCE	364-8831-500.34-05	141.97	
			48920	MAY 2026 MAINTENANCE	365-8831-500.34-05	371.12	
			48920	MAY 2026 MAINTENANCE	367-8831-500.34-05	436.82	
			48920	MAY 2026 MAINTENANCE	368-8831-500.34-05	56.79	
			48920	MAY 2026 MAINTENANCE	376-8831-500.34-05	1,525.45	
			48920	MAY 2026 MAINTENANCE	386-8831-500.34-05	303.35	
			48920	MAY 2026 MAINTENANCE	388-8831-500.34-05	145.61	
			48920	MAY 2026 MAINTENANCE	402-8835-500.34-05	23,142.65	
			48920	MAY 2026 MAINTENANCE	409-8835-500.34-05	7,597.40	
			48920	MAY 2026 MAINTENANCE	410-8835-500.34-05	6,785.22	
			48921	MAY 2026 VALVE CHECKS	010-7100-410.34-05	247.71	
			48921	MAY 2026 VALVE CHECKS	025-7100-410.34-05	896.10	
			48921	MAY 2026 VALVE CHECKS	025-7250-410.34-05	582.83	
			48921	MAY 2026 VALVE CHECKS	025-7251-410.34-05	138.42	
			48921	MAY 2026 VALVE CHECKS	025-7252-410.34-05	1,391.50	
			48921	MAY 2026 VALVE CHECKS	050-9000-450.34-05	14.57	
			48921	MAY 2026 VALVE CHECKS	301-8831-500.34-05	313.27	
			48921	MAY 2026 VALVE CHECKS	302-8831-500.34-05	29.14	
			48921	MAY 2026 VALVE CHECKS	303-8831-500.34-05	254.99	
			48921	MAY 2026 VALVE CHECKS	304-8831-500.34-05	36.43	
			48921	MAY 2026 VALVE CHECKS	305-8831-500.34-05	116.57	
			48921	MAY 2026 VALVE CHECKS	306-8831-500.34-05	116.57	
			48921	MAY 2026 VALVE CHECKS	307-8831-500.34-05	240.42	
			48921	MAY 2026 VALVE CHECKS	308-8831-500.34-05	677.53	
			48921	MAY 2026 VALVE CHECKS	309-8831-500.34-05	80.14	
			48921	MAY 2026 VALVE CHECKS	310-8831-500.34-05	58.28	
			48921	MAY 2026 VALVE CHECKS	311-8831-500.34-05	393.41	
			48921	MAY 2026 VALVE CHECKS	313-8831-500.34-05	531.83	
			48921	MAY 2026 VALVE CHECKS	316-8831-500.34-05	14.57	
			48921	MAY 2026 VALVE CHECKS	317-8831-500.34-05	7.29	
			48921	MAY 2026 VALVE CHECKS	319-8831-500.34-05	21.86	
			48921	MAY 2026 VALVE CHECKS	320-8831-500.34-05	233.13	
			48921	MAY 2026 VALVE CHECKS	321-8831-500.34-05	422.55	
			48921	MAY 2026 VALVE CHECKS	322-8831-500.34-05	262.27	
			48921	MAY 2026 VALVE CHECKS	323-8831-500.34-05	87.42	
			48921	MAY 2026 VALVE CHECKS	325-8831-500.34-05	160.28	

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156229	6/5/2026	INLAND EMPIRE LANDSCAPE, I	48921	MAY 2026 VALVE CHECKS	326-8831-500.34-05	626.54	
			48921	MAY 2026 VALVE CHECKS	327-8831-500.34-05	386.12	
			48921	MAY 2026 VALVE CHECKS	329-8831-500.34-05	356.98	
			48921	MAY 2026 VALVE CHECKS	330-8831-500.34-05	276.84	
			48921	MAY 2026 VALVE CHECKS	331-8831-500.34-05	72.86	
			48921	MAY 2026 VALVE CHECKS	332-8831-500.34-05	262.27	
			48921	MAY 2026 VALVE CHECKS	334-8831-500.34-05	21.86	
			48921	MAY 2026 VALVE CHECKS	338-8831-500.34-05	349.70	
			48921	MAY 2026 VALVE CHECKS	339-8831-500.34-05	43.71	
			48921	MAY 2026 VALVE CHECKS	341-8831-500.34-05	240.42	
			48921	MAY 2026 VALVE CHECKS	343-8831-500.34-05	582.83	
			48921	MAY 2026 VALVE CHECKS	345-8831-500.34-05	735.82	
			48921	MAY 2026 VALVE CHECKS	346-8831-500.34-05	327.84	
			48921	MAY 2026 VALVE CHECKS	349-8831-500.34-05	240.42	
			48921	MAY 2026 VALVE CHECKS	351-8831-500.34-05	152.99	
			48921	MAY 2026 VALVE CHECKS	353-8831-500.34-05	684.82	
			48921	MAY 2026 VALVE CHECKS	355-8831-500.34-05	488.12	
			48921	MAY 2026 VALVE CHECKS	358-8831-500.34-05	145.71	
			48921	MAY 2026 VALVE CHECKS	359-8831-500.34-05	203.99	
			48921	MAY 2026 VALVE CHECKS	361-8831-500.34-05	21.86	
			48921	MAY 2026 VALVE CHECKS	362-8831-500.34-05	196.70	
			48921	MAY 2026 VALVE CHECKS	363-8831-500.34-05	437.12	
			48921	MAY 2026 VALVE CHECKS	364-8831-500.34-05	14.57	
			48921	MAY 2026 VALVE CHECKS	365-8831-500.34-05	36.43	
			48921	MAY 2026 VALVE CHECKS	367-8831-500.34-05	123.85	
			48921	MAY 2026 VALVE CHECKS	368-8831-500.34-05	14.57	
			48921	MAY 2026 VALVE CHECKS	376-8831-500.34-05	706.68	
			48921	MAY 2026 VALVE CHECKS	386-8831-500.34-05	58.28	
			48921	MAY 2026 VALVE CHECKS	388-8831-500.34-05	7.29	
			48921	MAY 2026 VALVE CHECKS	402-8835-500.34-05	954.38	
			48921	MAY 2026 VALVE CHECKS	409-8835-500.34-05	203.99	
			48921	MAY 2026 VALVE CHECKS	410-8835-500.34-05	269.46	
			48923	EMWD RECHARGE BASIN	025-7252-410.34-05	3,336.80	
156230	6/5/2026	LARRY SEVESIND					116.90
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	116.90	
156231	6/5/2026	LAZ KARP ASSOCIATES, LLC					10,296.41
			SI1052507	APRIL 2026 SVCS	056-4150-410.34-05	10,296.41	
156232	6/5/2026	MATHEW VALDEZ					116.85
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	116.85	
156233	6/5/2026	MATRIX AUDIO VISUAL DESIGN					8,511.56
			20161	CITY HALL AV UPDATE	017-2290-418.40-45	8,511.56	

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156234	6/5/2026	NBS					1,500.00
			202604-1771	PROF SVCS THROUGH 3/25/26	045-8800-450.30-90	1,500.00	
156235	6/5/2026	O'REILLY AUTO PARTS					49.97
			5531-239231	SUPPLIES	055-4170-450.33-50	30.41	
			5531-239646	SUPPLIES	055-4170-450.33-50	19.56	
156236	6/5/2026	ONLINE INFORMATION SERVICE					1,210.80
			468300000465	COLLECTIONS TRANSACTIONS	050-1400-414.34-05	1,210.80	
156237	6/5/2026	OPTERRA ENERGY SERVICES, L					3,084.92
			90081467	APR 2026 O&M FEES	050-9000-450.34-05	2,629.42	
			90081466	APR 2026 M&V FEES	050-9000-450.34-05	455.50	
156238	6/5/2026	OVERNIGHT INDUSTRIAL SUPPL					292.76
			1503	SUPPLIES	010-7100-410.21-12	292.76	
156239	6/5/2026	PATRICIA CASE					20.97
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	20.97	
156240	6/5/2026	PR ARC BORROWER LLC					109.66
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	109.66	
156241	6/5/2026	THOMAS PRILL					191.91
			PRILL052026 26-074	REIMBURSE TRAVEL EXPENSES	048-1400-414.31-20	191.91	
156242	6/5/2026	TRAVIS RANDEL					740.97
			RANDEL052726 26-095	REIMBURSE TRAVEL EXPENSES	010-9600-960.31-20	740.97	
156243	6/5/2026	RIVERSIDE COUNTY SHERIFF D					1,558,084.71
			SH0000050535	CONTRACT LAW BP #10	010-3100-431.34-04	1,398,324.61	
			SH0000050535	CONTRACT LAW BP #10	010-3100-431.34-06	25,047.90	
			SH0000050535	CONTRACT LAW BP #10	034-3100-431.34-04	134,712.20	
156244	6/5/2026	ROGELIO MERIDA					139.00
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	131.66	
			WATER051326	REFUND CREDIT BALANCE	050-0000-308.09-10	7.34	
156245	6/5/2026	ROMERIL PLUMBING & HARDWAR					140.38
			20596	SUPPLIES	050-9000-450.21-12	115.38	
			20612	SUPPLIES	055-4170-450.21-12	25.00	
156246	6/5/2026	CRYSTAL RUIZ					77.87
			RUIZ052026 26-090	MILEAGE REIMBURSEMENT	010-1100-411.31-20	77.87	
156247	6/5/2026	RYCONN PROPERTY MANAGEMENT					66.10
			WATER040926	REFUND CREDIT BALANCE	050-0000-308.09-10	66.10	
156248	6/5/2026	CLARISA SANCHEZ					138.17
			SANCHEZ052126 26-087	REIMBURSE TRAEL EXPENSES	010-1100-411.31-20	138.17	
156249	6/5/2026	SEBASTIAN HARVEY					41.96
			WATER040926	REFUND WATER DEPOSIT	050-0000-229.08-70	41.96	
156250	6/5/2026	SELENEIDE CHAMU-VALENTIN					109.51
			WATER051326	REFUND WATER DEPOSIT	050-0000-229.08-70	109.51	
156251	6/5/2026	SFR V TRANCHE 5 BORROWER L					22.24
			WATER040926	REFUND CREDIT BALANCE	050-0000-308.09-10	22.24	

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156252	6/5/2026	SOUTH COAST AQMD					1,520.27
			4718015	ICE EM ELEC GEN-DIESEL	050-9000-450.30-90	583.72	
			4720314	FY EMISSIONS FLAT FEE	050-9000-450.21-12	176.41	
			4718188	ICE EM ELEC-GEN OTH FUEL	034-3200-431.33-10	583.73	
			4720969	FY EMISSIONS FLAT FEE	034-3200-431.33-10	176.41	
156253	6/5/2026	SOUTHERN CALIFORNIA MULCH,					16,538.88
			37978	BLOWER SVCS	025-7100-410.34-05	14,383.75	
			37979	BLOWER SVCS	313-8831-500.34-05	1,077.56	
			37979	BLOWER SVCS	323-8831-500.34-05	1,077.57	
156254	6/5/2026	STAPLES ADVANTAGE					564.39
			6061828385	SUPPLIES	010-4200-410.21-10	130.30	
			6061828385	SUPPLIES	010-4200-410.21-10	57.61	
			6064328208	SUPPLIES	010-3320-431.21-10	8.75	
			6064328208	SUPPLIES	011-3300-431.21-10	34.99	
			6064328208	SUPPLIES	011-1700-417.21-10	43.74	
			6064328209	SUPPLIES	010-4200-410.21-10	187.58	
			6064913698	SUPPLIES	010-2500-425.21-10	101.42	
156255	6/5/2026	STATE CONTROLLER'S OFFICE					522.11
			FTB-00008985	2025 FTB OFFSETS	056-4150-410.34-05	522.11	
156256	6/5/2026	SUNRISE AT PARKHILL					1,037.59
			Z22-052826	REIMBURSE 50% SCE	322-8831-500.35-14	49.02	
			Z22-052826	REIMBURSE 50% LHMWD	322-8831-500.35-10	988.57	
156257	6/5/2026	T-MOBILE USA, INC.					3,810.40
			TM052126	TELEPHONE SERVICES	010-1100-411.35-17	219.88	
			TM052126	TELEPHONE SERVICES	010-1200-412.35-17	149.38	
			TM052126	TELEPHONE SERVICES	010-1210-412.35-17	28.11	
			TM052126	TELEPHONE SERVICES	011-1700-417.35-17	174.96	
			TM052126	TELEPHONE SERVICES	011-3300-431.35-17	118.78	
			TM052126	TELEPHONE SERVICES	010-3320-431.35-17	476.35	
			TM052126	TELEPHONE SERVICES	010-4140-410.35-17	298.45	
			TM052126	TELEPHONE SERVICES	010-4150-410.35-17	294.20	
			TM052126	TELEPHONE SERVICES	010-4200-410.35-17	33.51	
			TM052126	TELEPHONE SERVICES	010-7100-410.35-17	332.63	
			TM052126	TELEPHONE SERVICES	010-7101-410.35-17	51.59	
			TM052126	TELEPHONE SERVICES	010-1400-414.35-17	63.70	
			TM052126	TELEPHONE SERVICES	017-2290-418.35-17	597.11	
			TM052126	TELEPHONE SERVICES	050-9000-450.35-17	614.91	
			TM052126	TELEPHONE SERVICES	055-1400-414.35-17	22.07	
			TM052126	TELEPHONE SERVICES	055-4170-450.35-17	236.21	
			TM052126	TELEPHONE SERVICES	010-1110-411.35-17	75.99	
			TM052126	TELEPHONE SERVICES	010-2500-425.35-17	22.57	

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156258	6/5/2026	THE COMMUNITY BUILDING GRO					136.58
			WATER042326	REFUND WATER DEPOSIT	050-0000-229.08-70	136.58	
156259	6/5/2026	TIERRA WEST ADVISORS, INC					3,947.50
			SJ-0426	APRIL 2026 SVCS	199-9999-425.40-01	3,947.50	
156260	6/5/2026	ULINE					2,736.21
			208579463	SUPPLIES	025-7100-410.34-05	2,736.21	
156261	6/5/2026	UNIFIRST CORPORATION					162.18
			2200403866	FLOOR MATS	010-4200-410.34-05	40.07	
			2200403879	UNIFORM SERVICES	010-4150-410.21-35	122.11	
156262	6/5/2026	VALERIE VANDEVER					151.82
			VANDEVER052826 26-083	MILEAGE REIMBURSEMENT	010-1100-411.31-20	73.95	
			VANDEVER052026 26-089	MILEAGE REIMBURSEMENT	010-1100-411.31-20	77.87	
156263	6/5/2026	VIKING MAINTENANCE SERVICE					2,217.80
			6253726	JUNE 2026 SVCS	010-7400-425.34-05	155.25	
			6253726	JUNE 2026 SVCS	010-2500-425.34-05	1,241.97	
			6253726	JUNE 2026 SVCS	010-4200-410.34-05	820.58	
156264	6/5/2026	VOYAGER FLEET SYSTEMS, INC					1,701.83
			8691587092622	FLEET FUEL	011-3300-431.21-70	163.79	
			8691587092622	FLEET FUEL	010-2500-425.21-70	38.71	
			8691587092622	FLEET FUEL	010-3320-431.21-70	958.79	
			8691587092622	FLEET FUEL	024-3100-431.21-70	540.54	
156265	6/5/2026	WELL TEC SERVICE, INC					37,000.00
			209221	SITE CLEAN UP & RESTORE	050-9000-450.33-30	37,000.00	
156266	6/5/2026	WILLDAN					7,638.12
			002-38034	APR 2026 INSPECTION SVCS	011-3300-431.30-90	7,638.12	
156267	6/12/2026	AL'S KUBOTA TRACTOR					687.21
			330083	SUPPLIES	010-4150-410.21-80	687.21	
156268	6/12/2026	AT&T					245.00
			625722	TRACKING SERVICES	010-3100-431.30-90	245.00	
156269	6/12/2026	DANIEL BARBA					357.98
			BARBA051826 26-086	REMIBURSE TRAVEL EXPENSES	010-3320-431.31-20	357.98	
156270	6/12/2026	BEST BEST & KRIEGER, LLP					1,556.10
			1063449	PROF SVC THROUGH 5/31/26	010-1111-411.30-90	1,556.10	
156271	6/12/2026	BOOT BARN					598.84
			INV00611910	WORK BOOTS	010-4150-410.21-35	278.93	
			INV00611911	WORK BOOTS	010-4150-410.21-35	319.91	
156272	6/12/2026	ISAURO CASTILLO-CALDERON					330.00
			CASTILLO060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	330.00	
156273	6/12/2026	CHARTER COMMUNICATIONS					421.04
			188853601050726	INTERNET SERVICES	010-3100-431.34-05	421.04	
156274	6/12/2026	CISCO'S CUSTOM MASONRY					1,600.00
			1749	REPLACE BLOCK WALL	345-8831-500.34-05	1,600.00	

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156275	6/12/2026	OCCUPATIONAL HEALTH CENTER					284.00
			90793422	DOT PHYSICAL	010-1210-412.30-90	142.00	
			91056203	DOT PHYSICAL	010-1210-412.30-90	142.00	
156276	6/12/2026	DENISE CUEVAS					60.00
			CUEVAS060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	60.00	
156277	6/12/2026	DAVE'S HAULING CO, INC					11,890.12
			5172026A	CHANNEL CLEAN UP	025-7252-410.34-05	228.36	
			4192026	VACANT LOT CLEAN UP	010-3320-431.34-05	609.04	
			5312026A	VACANT LOT CLEAN UP	010-3320-431.34-05	228.39	
			5312026B	VACANT LOT CLEAN UP	010-3320-431.34-05	228.39	
			5312026C	VACANT LOT CLEAN UP	010-3320-431.34-05	152.26	
			612026A	BASIN CLEAN UP	332-8831-500.34-05	304.52	
			5302026	MAY 2026 PARKS CLEAN UP	010-3100-431.34-05	27.68	
			5302026	MAY 2026 PARKS CLEAN UP	010-4150-410.34-05	461.40	
			5302026	MAY 2026 PARKS CLEAN UP	010-7100-410.34-05	27.68	
			5302026	MAY 2026 PARKS CLEAN UP	025-7100-410.34-05	1,671.33	
			5302026	MAY 2026 PARKS CLEAN UP	025-7250-410.34-05	193.80	
			5302026	MAY 2026 PARKS CLEAN UP	025-7252-410.34-05	1,567.41	
			5302026	MAY 2026 PARKS CLEAN UP	301-8831-500.34-05	55.36	
			5302026	MAY 2026 PARKS CLEAN UP	303-8831-500.34-05	55.36	
			5302026	MAY 2026 PARKS CLEAN UP	307-8831-500.34-05	27.68	
			5302026	MAY 2026 PARKS CLEAN UP	308-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	311-8831-500.34-05	304.52	
			5302026	MAY 2026 PARKS CLEAN UP	313-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	320-8831-500.34-05	166.12	
			5302026	MAY 2026 PARKS CLEAN UP	321-8831-500.34-05	83.04	
			5302026	MAY 2026 PARKS CLEAN UP	322-8831-500.34-05	166.12	
			5302026	MAY 2026 PARKS CLEAN UP	325-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	326-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	327-8831-500.34-05	83.04	
			5302026	MAY 2026 PARKS CLEAN UP	329-8831-500.34-05	83.04	
			5302026	MAY 2026 PARKS CLEAN UP	330-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	331-8831-500.34-05	83.04	
			5302026	MAY 2026 PARKS CLEAN UP	332-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	338-8831-500.34-05	163.78	
			5302026	MAY 2026 PARKS CLEAN UP	341-8831-500.34-05	55.36	
			5302026	MAY 2026 PARKS CLEAN UP	343-8831-500.34-05	55.36	
			5302026	MAY 2026 PARKS CLEAN UP	345-8831-500.34-05	110.72	
			5302026	MAY 2026 PARKS CLEAN UP	346-8831-500.34-05	83.04	
			5302026	MAY 2026 PARKS CLEAN UP	349-8831-500.34-05	27.68	
			5302026	MAY 2026 PARKS CLEAN UP	353-8831-500.34-05	1,408.25	
			5302026	MAY 2026 PARKS CLEAN UP	355-8831-500.34-05	249.12	

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156277	6/12/2026	DAVE'S HAULING CO, INC	5302026	MAY 2026 PARKS CLEAN UP	362-8831-500.34-05	27.68	
			5302026	MAY 2026 PARKS CLEAN UP	363-8831-500.34-05	138.40	
			5302026	MAY 2026 PARKS CLEAN UP	367-8831-500.34-05	83.04	
			5302026	MAY 2026 PARKS CLEAN UP	376-8831-500.34-05	737.10	
			642026	CHANNEL CLEAN UP	010-4140-410.34-05	761.30	
			652026	EASEMENT CLEAN UP	010-4150-410.34-05	289.00	
			662026	BASIN CLEAN UP	320-8831-500.34-05	228.39	
156278	6/12/2026	DESERT SPORTS RESURFACING					9,000.00
			490	PICKLEBALL CT REPAIRS	025-7100-410.34-05	9,000.00	
156279	6/12/2026	DEWEY PEST CONTROL					225.00
			18084673	JUNE 2026 SERVICES	010-2500-425.34-05	70.00	
			18092641	JUNE 2026 SERVICES	034-3200-431.34-05	70.00	
			18101672	JUNE 2026 SERVICES	010-2500-425.34-05	65.00	
			18131142	JUNE 2026 SERVICES	034-3200-431.34-05	20.00	
156280	6/12/2026	EASTERN MUNICIPAL WATER DI					119,627.08
			EMWD060926A	MAY 2026 SWR/TRSH STLMNT	055-0000-308.07-30	(81,738.97)	
			EMWD060926A	MAY 2026 SWR/TRSH STLMNT	055-0000-201.20-40	201,366.05	
156281	6/12/2026	EASTERN MUNICIPAL WATER DI					113,375.03
			EMWD060926B	APR 2026 SWR/TRSH STLMNT	055-0000-308.07-30	(82,600.74)	
			EMWD060926B	APR 2026 SWR/TRSH STLMNT	055-0000-201.20-40	195,975.77	
156282	6/12/2026	EASTERN MUNICIPAL WATER DI					147,666.55
			EMWD060926C	MAR 2026 SWR/TRSH STLMNT	055-0000-308.07-30	(91,486.27)	
			EMWD060926C	MAR 2026 SWR/TRSH STLMNT	055-0000-201.20-40	239,152.82	
156283	6/12/2026	BERTRAND EICHPERGER					734.96
			EICHPERGR060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	734.96	
156284	6/12/2026	ELEVATE PRINTCO, LLC					217.46
			1803	EMROIDERY SVC & SHIRTS	010-1110-411.21-10	217.46	
156285	6/12/2026	ESGIL-SAFEBUILT, LLC					2,191.05
			3915639	MAY 2026 SVCS	011-3300-431.30-90	2,191.05	
156286	6/12/2026	CYNTHIA ESPINOSA					374.10
			ESPINOSA060126 26-092	MILEAGE REIMBURSEMENT	010-9600-960.31-20	374.10	
156287	6/12/2026	JULIA ESPINOZA					449.99
			ESPINOZA060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	449.99	
156288	6/12/2026	FEDEX					105.06
			9-326-98962	FREIGHT	010-1110-411.21-65	105.06	
156289	6/12/2026	FLOCK SAFETY					56,500.00
			INV-95420	SAFETY VIDERO INTEGRATION	010-3100-431.34-05	56,500.00	
156290	6/12/2026	FM LOCK AND SAFE					1,413.75
			500602	LOCKS	010-7100-410.21-12	1,413.75	

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156291	6/12/2026	FRONTIER					1,095.41
			FRONTIER060126	TELEPHONE SERVICES	010-3100-431.35-16	373.24	
			FRONTIER060126	TELEPHONE SERVICES	050-9000-450.35-16	215.47	
			FRONTIER060126	TELEPHONE SERVICES	055-4170-450.35-16	215.46	
			FRONTIER060926	TELEPHONE SERVICES	010-3100-431.35-16	193.25	
			FRONTIER060926	TELEPHONE SERVICES	010-6100-425.35-16	97.99	
156292	6/12/2026	SABRINA GLAZE					60.00
			GLAZE060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	60.00	
156293	6/12/2026	HAAKER EQUIPMENT COMPANY					2,102.33
			INV38127	SUPPLIES	010-4140-410.33-30	2,102.33	
156294	6/12/2026	HEMET VALLEY TOOL					48.94
			QS-1877	SUPPLIES	010-4140-410.21-35	48.94	
156295	6/12/2026	HI-WAY SAFETY,INC.					1,526.51
			186435	STREET SIGNS	024-4150-410.21-36	1,526.51	
156296	6/12/2026	HOME DEPOT CREDIT SERVICES					3,852.73
			1342377	SUPPLIES	025-7252-410.34-05	178.22	
			8362410	SUPPLIES	010-4140-410.21-80	1,086.41	
			902335	SUPPLIES	010-4140-410.21-80	2,068.27	
			9721792	SUPPLIES	010-4140-410.21-80	519.83	
156297	6/12/2026	ROB JOHNSON					104.75
			JOHNSON060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	104.75	
156298	6/12/2026	FUAAD KHAN					700.00
			KHAN060326	REIMBURSE STUDENT LOAN	010-2500-425.31-20	700.00	
156299	6/12/2026	LAKE HEMET MUNICIPAL WATER					1,433.24
			LHMWD060926	UTILITY WATER SERVICES	322-8831-500.35-10	940.72	
			LHMWD060926	UTILITY WATER SERVICES	302-8831-500.35-10	83.69	
			LHMWD060926	UTILITY WATER SERVICES	367-8831-500.35-10	106.05	
			LHMWD060926	UTILITY WATER SERVICES	367-8831-500.35-10	302.78	
156300	6/12/2026	MATTHEW ALLERT					60.11
			ALLERT060926	REIMB OVERTIME MEAL	010-3100-431.21-18	60.11	
156301	6/12/2026	JESSICA MENDEZ					576.20
			MENDEZ060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	576.20	
156302	6/12/2026	LUIS MEZA					15.00
			MEZA060326	REIBURSE H/D/V EXPENSES	010-2500-425.11-90	15.00	
156303	6/12/2026	MINUTEMAN PRESS					175.51
			85662	148 WEEKLY NOTICES	048-1400-414.36-10	175.51	
156304	6/12/2026	MIRIAM LANDIN					123.57
			WATER052726	REFUND WATER DEPOSIT	050-0000-229.08-70	123.57	
156305	6/12/2026	MULTI W SYSTEMS, INC.					1,850.00
			32630698	LEAK REPAIR	320-8831-500.34-05	1,850.00	

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156306	6/12/2026	NUTRIEN AG SOLUTIONS, INC.					6,839.23
			58845460	SUPPLIES	010-4140-410.21-14	6,805.60	
			58845465	SUPPLIES	010-4150-410.21-14	33.63	
156307	6/12/2026	O'REILLY AUTO PARTS					118.46
			5531-242424	SUPPLIES	010-4150-410.21-12	118.46	
156308	6/12/2026	OPENGOV, INC.					3,150.00
			INV26867	811 INTEGRATION	017-2290-418.34-05	262.50	
			INV26867	811 INTEGRATION	017-0000-103.12-34	2,887.50	
156309	6/12/2026	JUAN ORTIZ					351.50
			ORTIZ060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	150.00	
			ORTIZ060326A	TUITION REIMBURSEMENT	010-2500-425.31-20	201.50	
156310	6/12/2026	PATRIOTIC CUSTOMS					195.75
			3025	CUSTOM PRODUCTS	010-3100-431.21-10	195.75	
156311	6/12/2026	PURE GOLD FORENSICS, INC					2,870.00
			1299	DNA COLLECTION	010-3100-431.34-05	2,870.00	
156312	6/12/2026	PUREFLOW FILTRATION DIV					513,082.50
			5031R1	TREATMENT PLANT EQUIPMENT	199-9999-425.40-01	513,082.50	
156313	6/12/2026	COUNTY OF RIVERSIDE					8,513.00
			PU0000006287	FLEET FUEL	010-7100-410.21-70	2,883.65	
			PU0000006287	FLEET FUEL	010-4140-410.21-70	699.94	
			PU0000006287	FLEET FUEL	010-4150-410.21-70	2,028.11	
			PU0000006287	FLEET FUEL	055-4170-450.21-70	452.08	
			PU0000006287	FLEET FUEL	050-9000-450.21-70	2,449.22	
156314	6/12/2026	COUNTY OF RIVERSIDE					81,033.72
			TL0000018108	TRAFFIC SIGNAL INSTALL	010-4150-410.32-05	10,013.64	
			TL0000018198	FEB 2026 SLF COSTS	010-4150-410.32-05	71,020.08	
156315	6/12/2026	RIVERSIDE COUNTY SHERIFF D					1,640,427.49
			SH0000050611	CONTRACT LAW BP #11	010-3100-431.34-04	1,475,802.27	
			SH0000050611	CONTRACT LAW BP #11	010-3100-431.34-06	28,947.73	
			SH0000050611	CONTRACT LAW BP #11	034-3100-431.34-04	135,677.49	
156316	6/12/2026	ROMERIL PLUMBING & HARDWAR					68.48
			20576	SUPPLIES	010-4140-410.21-12	2.16	
			20622	SUPPLIES	010-4150-410.21-12	66.32	
156317	6/12/2026	PABLO SAMANO					378.58
			SAMANO060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	378.58	
156318	6/12/2026	SHRED-IT USA					1,328.09
			8014531317	SHREDDING SERVICES	010-3100-431.34-05	1,328.09	
156319	6/12/2026	SOUTHERN CALIFORNIA EDISON					46,923.57
			SCE061026	ELECTRICITY SERVICES	010-2500-425.35-14	2,515.97	
			SCE061026	ELECTRICITY SERVICES	010-3100-431.35-14	2,466.72	
			SCE061026	ELECTRICITY SERVICES	010-4150-410.35-14	629.07	
			SCE061026	ELECTRICITY SERVICES	010-4200-410.35-14	978.31	

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156319	6/12/2026	SOUTHERN CALIFORNIA EDISON	SCE061026	ELECTRICITY SERVICES	010-7100-410.35-14	61.27	
			SCE061026	ELECTRICITY SERVICES	010-7400-425.35-14	2,479.01	
			SCE061026	ELECTRICITY SERVICES	025-7100-410.35-14	214.76	
			SCE061026	ELECTRICITY SERVICES	025-7250-410.35-14	616.11	
			SCE061026	ELECTRICITY SERVICES	025-7251-410.35-14	14.81	
			SCE061026	ELECTRICITY SERVICES	025-7252-410.35-14	751.53	
			SCE061026	ELECTRICITY SERVICES	025-7260-410.35-14	532.83	
			SCE061026	ELECTRICITY SERVICES	034-3200-431.35-14	76.43	
			SCE061026	ELECTRICITY SERVICES	050-9000-450.35-14	26,512.01	
			SCE061026	ELECTRICITY SERVICES	055-4170-450.35-14	297.19	
			SCE061026	ELECTRICITY SERVICES	201-8850-500.35-14	194.04	
			SCE061026	ELECTRICITY SERVICES	301-8831-500.35-14	70.75	
			SCE061026	ELECTRICITY SERVICES	302-8831-500.35-14	15.39	
			SCE061026	ELECTRICITY SERVICES	303-8831-500.35-14	30.84	
			SCE061026	ELECTRICITY SERVICES	304-8831-500.35-14	44.55	
			SCE061026	ELECTRICITY SERVICES	305-8831-500.35-14	30.90	
			SCE061026	ELECTRICITY SERVICES	306-8831-500.35-14	111.44	
			SCE061026	ELECTRICITY SERVICES	307-8831-500.35-14	423.99	
			SCE061026	ELECTRICITY SERVICES	308-8831-500.35-14	89.90	
			SCE061026	ELECTRICITY SERVICES	309-8831-500.35-14	39.17	
			SCE061026	ELECTRICITY SERVICES	311-8831-500.35-14	72.15	
			SCE061026	ELECTRICITY SERVICES	313-8831-500.35-14	33.20	
			SCE061026	ELECTRICITY SERVICES	316-8831-500.35-14	15.44	
			SCE061026	ELECTRICITY SERVICES	317-8831-500.35-14	15.15	
			SCE061026	ELECTRICITY SERVICES	320-8831-500.35-14	99.17	
			SCE061026	ELECTRICITY SERVICES	321-8831-500.35-14	171.67	
			SCE061026	ELECTRICITY SERVICES	322-8831-500.35-14	35.69	
			SCE061026	ELECTRICITY SERVICES	323-8831-500.35-14	50.89	
			SCE061026	ELECTRICITY SERVICES	325-8831-500.35-14	32.66	
			SCE061026	ELECTRICITY SERVICES	326-8831-500.35-14	185.75	
			SCE061026	ELECTRICITY SERVICES	327-8831-500.35-14	451.81	
			SCE061026	ELECTRICITY SERVICES	329-8831-500.35-14	55.53	
			SCE061026	ELECTRICITY SERVICES	330-8831-500.35-14	66.57	
			SCE061026	ELECTRICITY SERVICES	331-8831-500.35-14	55.89	
			SCE061026	ELECTRICITY SERVICES	332-8831-500.35-14	46.37	
			SCE061026	ELECTRICITY SERVICES	338-8831-500.35-14	133.64	
			SCE061026	ELECTRICITY SERVICES	339-8831-500.35-14	17.01	
			SCE061026	ELECTRICITY SERVICES	341-8831-500.35-14	58.80	
			SCE061026	ELECTRICITY SERVICES	342-8831-500.35-14	25.29	
			SCE061026	ELECTRICITY SERVICES	343-8831-500.35-14	120.26	
			SCE061026	ELECTRICITY SERVICES	345-8831-500.35-14	214.17	
			SCE061026	ELECTRICITY SERVICES	346-8831-500.35-14	16.48	

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156319	6/12/2026	SOUTHERN CALIFORNIA EDISON	SCE061026	ELECTRICITY SERVICES	349-8831-500.35-14	86.32	
			SCE061026	ELECTRICITY SERVICES	351-8831-500.35-14	75.92	
			SCE061026	ELECTRICITY SERVICES	353-8831-500.35-14	42.46	
			SCE061026	ELECTRICITY SERVICES	355-8831-500.35-14	41.96	
			SCE061026	ELECTRICITY SERVICES	358-8831-500.35-14	15.52	
			SCE061026	ELECTRICITY SERVICES	359-8831-500.35-14	15.48	
			SCE061026	ELECTRICITY SERVICES	361-8831-500.35-14	16.41	
			SCE061026	ELECTRICITY SERVICES	362-8831-500.35-14	71.59	
			SCE061026	ELECTRICITY SERVICES	363-8831-500.35-14	19.00	
			SCE061026	ELECTRICITY SERVICES	365-8831-500.35-14	18.04	
			SCE061026	ELECTRICITY SERVICES	367-8831-500.35-14	32.46	
			SCE061026	ELECTRICITY SERVICES	368-8831-500.35-14	14.49	
			SCE061026	ELECTRICITY SERVICES	376-8831-500.35-14	15.79	
			SCE061026	ELECTRICITY SERVICES	402-8835-500.35-14	790.42	
			SCE061026	ELECTRICITY SERVICES	309-8831-500.35-14	17.84	
			SCE061026	ELECTRICITY SERVICES	345-8831-500.35-14	3,328.06	
			SCE061026	ELECTRICITY SERVICES	321-8831-500.35-14	17.02	
			SCE061026	ELECTRICITY SERVICES	332-8831-500.35-14	122.73	
			SCE061026	ELECTRICITY SERVICES	346-8831-500.35-14	598.31	
			SCE061026	ELECTRICITY SERVICES	310-8831-500.35-14	103.20	
			SCE061026	ELECTRICITY SERVICES	409-8835-500.35-14	309.97	
156320	6/12/2026	STAPLES ADVANTAGE					260.92
			6064913696	SUPPLIES	010-4200-410.21-10	36.39	
			6063416829	SUPPLIES	010-2500-425.21-10	162.80	
			6065775714	SUPPLIES	010-2500-425.21-10	61.73	
156321	6/12/2026	STATE OF CALIFORNIA DEPT O					315.00
			48749	BA ANALYSIS	010-3100-431.34-05	245.00	
			48798	BA ANALYSIS	010-3100-431.34-05	70.00	
156322	6/12/2026	THE THOMSEN COMPANY, INC.					19,515.00
			2026-035	ESPLANADE WIDENING	199-9999-425.40-01	10,055.00	
			2026-031	STORM DRAIN SEWER REALIGN	199-9999-425.40-01	4,985.00	
			2026-032	ESPLANADE WIDENING	199-9999-425.40-01	2,750.00	
			2026-034	WIDENING & DRAIN IMPRVMNT	199-9999-425.40-01	1,725.00	
156323	6/12/2026	JILL THERIOT					2,000.00
			THERIOT060326	REIMBURSE STUDENT LOAN	010-2500-425.31-20	2,000.00	
156324	6/12/2026	THOMSON REUTERS-WEST PAYME					538.46
			853574693	SOFTWARE SUBSCRIPTION	010-3100-431.34-05	269.23	
			853696468	SOFTWARE SUBSCRIPTION	010-3100-431.34-05	269.23	
156325	6/12/2026	TONY'S TIRES					90.00
			TT042826	BIG RIG TIRE PATCHING	010-4140-410.33-50	40.00	
			TT060326	TIRE PATCHING	010-7100-410.33-50	50.00	

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156326	6/12/2026	U.S. POSTAL SERVICE					219.00
			USPS060126	PO BOX RENEWAL	010-0000-103.12-34	219.00	
156327	6/12/2026	ULINE					2,752.23
			208779927	PICNIC TABLE	025-7100-410.34-05	2,752.23	
156328	6/12/2026	UNIFIRST CORPORATION					625.06
			2200403883	UNIFORM SERVICES	010-4140-410.21-35	93.38	
			2200406372	FLOOR MATS	010-4200-410.34-05	40.07	
			2200406381	UNIFORM SERVICES	010-4150-410.21-35	122.11	
			2200406388	UNIFORM SERVICES	010-4140-410.21-35	93.38	
			2200406392	UNIFORM SERVICES	010-7100-410.21-35	93.17	
			2200406392	UNIFORM SERVICES	010-7101-410.21-35	20.77	
			2200409085	UNIFORM SERVICES	010-4200-410.34-05	40.07	
			2200409094	UNIFORM SERVICES	010-4150-410.21-35	122.11	
156329	6/12/2026	VALERIE VANDEVER					287.52
			VANDEVER052126 26-083	REIMBURSE TRAVEL EXPENSES	010-1100-411.31-20	287.52	
156330	6/12/2026	JUAN VILLARROEL					251.00
			VILLAROEL060326	CWEA MEMBER RENEWAL	010-2500-425.31-20	251.00	
156331	6/12/2026	CALMAT CO DBA VULCAN MATER					374.54
			6644316	ASPHALT	010-4150-410.21-12	374.54	
156332	6/12/2026	WEST COAST ARBORISTS, INC					35,000.00
			244682	TREE MAINTENANCE SVCS	010-4150-410.34-05	35,000.00	
156333	6/12/2026	DEREK WILLIAMSON					592.16
			WILLIAMSN060126	REIMBURSE TRAVEL EXPENSES	017-2290-418.31-20	387.00	
			WILLIAMSN60126	REIMBURSE TRAVEL EXPENSES	017-2290-418.31-20	205.16	
156334	6/12/2026	WREGIS					40.00
			WR59735	RETIRED CERTIFICATES	048-1400-414.34-05	40.00	
156335	6/12/2026	RENE YARNALL					372.65
			YARNALL060226 26-093	MILEAGE REIMBURSEMENT	010-9600-960.31-20	372.65	
156336	6/12/2026	YUNEX LLC					1,587.65
			5610008300	APRIL 2026 RESPONSES	010-4150-410.34-05	1,587.65	
156337	6/19/2026	ABM					84.00
			10000761798	MAY 2026 SERVICES	010-3100-431.34-05	84.00	
156338	6/19/2026	ADT SECURITY SERVICES					44.99
			1219873970	ALARM SVCS	010-0000-103.12-34	44.99	
156339	6/19/2026	AL'S KUBOTA TRACTOR					654.24
			330882	SUPPLIES	010-4150-410.21-12	654.24	
156340	6/19/2026	ALWAYS EVOLVING FLEET MAIN					2,397.36
			5769	HEADER REPLACEMENT	010-4150-410.33-50	2,397.36	
156341	6/19/2026	AMERICAN FORENSIC NURSES					117.00
			80359	2 BLOOD DRAWS	010-3100-431.34-05	117.00	

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156342	6/19/2026	B & W PIPE & SUPPLY					465.49
			176997	SUPPLIES	343-8831-500.34-05	213.70	
			176998	SUPPLIES	343-8831-500.34-05	22.61	
			177000	SUPPLIES	343-8831-500.34-05	43.37	
			177012	SUPPLIES	332-8831-500.34-05	185.81	
156343	6/19/2026	BABCOCK LABORATORIES, INC.					1,384.00
			CE61426-0278	WATER TESTING	050-9000-450.30-90	1,184.00	
			CF60013-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	100.00	
			CF60413-0278	COLIFORMS BY MMO/MUG&HPC	050-9000-450.30-90	100.00	
156344	6/19/2026	BANK OF AMERICA BUSINESS C					45,329.36
			0133-0626	JUNE 2026 PYMT-ESPINOZA	010-2500-425.99-99	686.08	
			0581-0626	JUNE 2026 PYMT- YARNALL	010-2500-425.99-99	434.74	
			1331-0626	JUNE 2026 PYMT- MAGNER	010-2500-425.99-99	9,647.00	
			1392-0626	JUNE 2026 PYMT- RANDEL	010-2500-425.99-99	3,249.39	
			2040-0626	JUNE 2026 PYMT-WILLIAMSON	010-2500-425.99-99	2,944.80	
			2357-0626	JUNE 2026 PYMT-WHITE	010-2500-425.99-99	2,939.51	
			2400-0626	JUNE 2026 PYMT-OSBORN	010-2500-425.99-99	2,546.03	
			2820-0626	JUNE 2026 PYMT-ESPINOSA	010-2500-425.99-99	5,686.58	
			4440-0626	JUNE 2026 PYMT-DAUDERT	010-2500-425.99-99	5,019.90	
			4594-0626	JUNE 2026 PYMT-PRILL	010-2500-425.99-99	1,031.13	
			5351-0626	JUNE 2026 PYMT-YANG	010-2500-425.99-99	440.59	
			6050-0626	JUNE 2026 PYMT-SULLENS	010-2500-425.99-99	1,658.00	
			8728-0626	JUNE 2026 PYMT-JOHNSON	010-2500-425.99-99	2,333.64	
			9690-0626	JUNE 2026 PYMT-ROY	010-2500-425.99-99	6,711.97	
156345	6/19/2026	BEST BEST & KRIEGER, LLP					47,117.20
			1063438	PROF SVC THROUGH 5/31/26	010-1111-411.30-90	20,557.65	
			1063438	PROF SVC THROUGH 5/31/26	010-1111-411.30-90	196.35	
			1063444	PROF SVC THROUGH 5/31/26	010-3320-431.30-90	1,239.20	
			1063445	PROF SVC THROUGH 5/31/26	065-0000-211.21-32	1,911.00	
			1063446	PROF SVC THROUGH 5/31/26	010-1111-411.30-90	205.90	
			1063447	PROF SVC THROUGH 5/31/26	199-9999-425.40-01	17,002.50	
			1063448	PROF SVC THROUG 5/31/26	199-9999-425.40-01	2,702.70	
			1063450	PROF SVC THROUGH 5/31/26	010-1111-411.30-90	81.90	
			1063452	PROF SVC THROUGH 5/31/26	065-0000-211.21-02	3,220.00	
156346	6/19/2026	BIO-TOX LABORATORIES					8,433.00
			49041	ANALYSIS	010-3100-431.34-05	3,229.00	
			49042	ANALYSIS	010-3100-431.34-05	5,114.00	
			49092	ANALYSIS	010-3100-431.34-05	90.00	
156347	6/19/2026	BOOT BARN					185.95
			INV00258058	WORK BOOTS	010-4150-410.21-35	185.95	

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156348	6/19/2026	CANON FINANCIAL SERVICES I					1,985.31
			43370387	COPIER COPIES	010-4200-410.34-05	300.71	
			43370387	COPIER COPIES	010-3100-431.34-05	398.84	
			43370387	COPIER COPIES	010-2500-425.34-05	1,285.76	
156349	6/19/2026	CLARK'S TOWING AND RECOVER					3,265.00
			22405	EVIDENCE TOW	010-3100-431.30-90	207.50	
			22406	EVIDENCE TOW	010-3100-431.30-90	207.50	
			22408	EVIDENCE TOW	010-3100-431.30-90	195.00	
			22409	EVIDENCE TOW	010-3100-431.30-90	270.00	
			22410	EVIDENCE TOW	010-3100-431.30-90	270.00	
			22411	EVIDENCE TOW	010-3100-431.30-90	2,115.00	
156350	6/19/2026	COMPLETE TOWING & RECOVERY					1,248.67
			26-23856	TOWING SVC	010-3100-431.30-90	85.00	
			26-23872	TOWING SVC	010-3100-431.30-90	85.00	
			26-23893	TOWING SVC	010-3100-431.30-90	92.50	
			26-23894	TOWING SVC	010-3100-431.30-90	92.50	
			26-23910	TOWING SVC	010-3100-431.30-90	85.00	
			26-23914	TOWING SVC	010-3100-431.30-90	85.00	
			26-23915	TOWING SVC	010-3100-431.30-90	107.20	
			26-23918	TOWING SVC	010-3100-431.30-90	93.40	
			26-23982	TOWING SVC	010-3100-431.30-90	115.60	
			26-23988	TOWING SVC	010-3100-431.30-90	92.50	
			26-24085	TOWING SVC	010-3100-431.30-90	92.50	
			6580	OIL CHANGE	010-3100-431.33-50	222.47	
156351	6/19/2026	CORE & MAIN LP					1,362.50
			Z110477	SUPPLIES	050-9000-450.21-12	1,372.96	
			Z110477	S/B 8.75% SALES & USE TAX	010-0000-201.20-45	(10.46)	
156352	6/19/2026	CRIME SCENE CLEANERS					250.00
			20260526	BIOHAZARD CLEAN UP	010-3100-431.34-05	250.00	
156353	6/19/2026	CROSSFLOW DISTRIBUTING, IN					163.50
			7C27A061026	DRINKING WATER DELIVERY	010-3100-431.21-10	93.25	
			C210B061026	DRINKING WATER DELIVERY	010-2500-425.21-10	70.25	
156354	6/19/2026	CROWN EQUIPMENT CORPORATIO					150.00
			215087289	PLANNED MAINTENANCE	010-4150-410.33-30	150.00	
156355	6/19/2026	DESERT SPORTS RESURFACING					15,000.00
			491	BASKETBALL CT RESURFACING	332-8831-500.34-05	15,000.00	
156356	6/19/2026	BERTRAND EICHPERGER					400.00
			EICHPERGER51526	REIMBURSE WORK BOOTS	050-9000-450.21-35	400.00	
156357	6/19/2026	ENGLAND, THIMS & MILLER, I					216.25
			226272	PROF SVC THROUGH 5/30/26	017-2290-418.34-05	216.25	
156358	6/19/2026	ESRI-ENVIRONMENTAL SYSTEMS					1,750.00
			900267760	ANNUAL SUBSCRIPTION	017-0000-103.12-34	1,750.00	

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156359	6/19/2026	FEDEX					18.73
			9-317-51569	FREIGHT	010-1400-414.21-65	18.73	
156360	6/19/2026	GRAINGER					227.79
			9930698353	SUPPLIES	010-7100-410.21-12	227.79	
156361	6/19/2026	HEMET VALLEY TOOL					1,531.21
			QS-1967	SUPPLIES	050-9000-450.21-12	140.29	
			QS-2008	SUPPLIES	010-4150-410.21-80	1,390.92	
156362	6/19/2026	HERITAGE LANDSCAPE SUPPLY					19,634.52
			0026916869-006	SUPPLIES	025-7100-410.34-05	897.19	
			0027003575-004	SUPPLIES	025-7100-410.34-05	16,714.90	
			0027205626-001	SUPPLIES	025-7251-410.34-05	1,110.55	
			0027532239-001	SUPPLIES	402-8835-500.34-05	911.88	
156363	6/19/2026	HI-WAY SAFETY,INC.					5,777.94
			187306	CUSTOM SIGNS	010-7100-410.21-12	5,777.94	
156364	6/19/2026	HINDERLITER DE LLAMAS & AS					1,723.66
			SIN064364	CONTRACT & AUDIT SVCS	010-2500-425.30-90	1,031.62	
			SIN064544	CONTRACT SVCS	010-2500-425.30-90	692.04	
156365	6/19/2026	HIRSCH PIPE & SUPPLY CO.,					536.28
			1873648	SUPPLIES	338-8831-500.34-05	2.41	
			1873669	SUPPLIES	050-9000-450.21-12	344.88	
			1874262	SUPPLIES	050-9000-450.21-12	95.70	
			1879562	SUPPLIES	050-9000-450.21-12	93.29	
156366	6/19/2026	HOME DEPOT CREDIT SERVICES					1,516.19
			8343638	SUPPLIES	050-9000-450.21-12	410.78	
			1371356	SUPPLIES	010-7100-410.21-80	581.65	
			6344464	SUPPLIES	055-4170-450.21-12	523.76	
156367	6/19/2026	HPS WEST, INC					123,461.27
			IN0004925	SUPPLIES	199-9999-425.40-01	123,461.27	
156368	6/19/2026	INLAND EMPIRE LANDSCAPE, I					3,003.12
			48950	IRRIGATION REPAIRS	410-8835-500.34-05	3,003.12	
156369	6/19/2026	JAV ELECTRIC					878.00
			9237	NEW LAMP SOCKET INSTALLS	025-7100-410.34-05	878.00	
156370	6/19/2026	JAYNES BROTHERS CONSTRUCTI					2,950.00
			061026JRA	REMOVE & INSTALL SLIDE	025-7252-410.34-05	2,950.00	
156371	6/19/2026	JON'S FLAGS & POLES, INC.					6,536.68
			F92626	POLE, FLAG & ROPE	025-7100-410.34-05	6,536.68	
156372	6/19/2026	KYLE GROUNDWATER, INC.					7,204.00
			1690	MAY 2026 SERVICES	050-9000-450.30-90	7,204.00	
156373	6/19/2026	LYNN MERRILL AND ASSOCIATE					737.77
			26-10	NPDES SUPPORT	010-4140-410.34-06	737.77	
156374	6/19/2026	MARTHA HERNANDEZ					40.00
			HERNANDEZ061526	GARDEN KEY DEPOSIT REFUND	010-0000-229.08-70	40.00	

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156375	6/19/2026	IVAN MEZA					251.00
			MEZA060926	REIMB CWEA MEMBER RENEWAL	055-4170-450.31-20	251.00	
156376	6/19/2026	MINUTEMAN PRESS					186.83
			85996	200 WEEKLY NOTICES	048-1400-414.36-10	186.83	
156377	6/19/2026	MULTI W SYSTEMS, INC.					27,654.38
			32630723	PVC CONDUIT INSTALL	055-4170-450.33-30	12,780.00	
			32630767	MONITORING SYSTEM INSTALL	326-8831-500.34-05	14,874.38	
156378	6/19/2026	NPG CORPORATION					9,996.00
			1124876	STORM DRAIN REPAIRS	010-4150-410.34-05	9,996.00	
156379	6/19/2026	NUTRIEN AG SOLUTIONS, INC.					1,393.84
			58845541	SUPPLIES	010-4140-410.21-14	1,393.84	
156380	6/19/2026	O'REILLY AUTO PARTS					1,177.30
			5531-241169	SUPPLIES	010-4150-410.33-50	507.58	
			5531-242873	SUPPLIES	010-4150-410.33-50	669.72	
156381	6/19/2026	PACIFIC HYDROTECH CORPORAT					377,249.44
			8	WORK COMPLETED	199-9999-425.40-01	384,575.00	
			8	RETENTION WITHHELD	199-0000-210.20-25	(19,228.75)	
			24	WORK COMPLETED	199-9999-425.40-01	12,529.67	
			24	WORK COMPLETED	199-9999-425.40-01	(12,529.67)	
			24	WORK COMPLETED	199-9999-425.40-01	12,529.67	
			24	RETENTION WITHHELD	199-0000-210.20-25	(626.48)	
156382	6/19/2026	PAYNE PEST MANAGEMENT INC					3,510.00
			239976B	SEMI-MONTHLY SVC	343-8831-500.34-05	350.00	
			441567	MONTHLY SVC	353-8831-500.34-05	85.00	
			441568	MONTHLY SVC	376-8831-500.34-05	85.00	
			441569	MONTHLY SVC	025-7100-410.34-05	85.00	
			441570	MONTHLY SVC	025-7252-410.34-05	85.00	
			459620	SVC AT WARNEKE PARK	338-8831-500.34-05	420.00	
			459640	SVC AT WARNEKE PARK	338-8831-500.34-05	2,400.00	
156383	6/19/2026	SALVADOR PEREIDA					220.00
			PEREIDA060926	CERT RENEWAL REIBURSEMENT	050-9000-450.31-20	220.00	
156384	6/19/2026	PLUMBERS DEPOT, INC.					3,614.17
			PD-61475	SUPPLIES	010-7100-410.21-80	2,843.78	
			PD-61476	SUPPLIES	055-4170-450.21-12	770.39	
156385	6/19/2026	THOMAS PRILL					325.00
			PRILL060326	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	325.00	
156386	6/19/2026	PROBITY AUTOMOTIVE SPECIAL					1,424.85
			19924	SMOG INSPECTION	055-4170-450.33-50	90.00	
			19927	FLUID RESERVOIR REPAIR	010-7100-410.33-50	1,334.85	
156387	6/19/2026	RASP HEATING & AIR CONDITI					17,872.81
			564	HEAT PUMP PACKAGE UNIT	025-7100-410.34-05	15,372.81	
			573	DUCT & INFRASTRUCE UPGRDE	025-7100-410.34-05	2,500.00	

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156388	6/19/2026	COUNTY OF RIVERSIDE					9,764.96
			PU0000006301	FLEET FUEL	010-7100-410.21-70	2,744.58	
			PU0000006301	FLEET FUEL	055-4170-450.21-70	734.41	
			PU0000006301	FLEET FUEL	010-4150-410.21-70	2,002.84	
			PU0000006301	FLEET FUEL	055-4170-450.21-70	1,692.83	
			PU0000006301	FLEET FUEL	050-9000-450.21-70	2,590.30	
156389	6/19/2026	RIVERSIDE ASSESSOR-COUNTY					280.00
			RECORDER043026	APR 2026 RECORDATIONS	010-3320-431.30-90	280.00	
156390	6/19/2026	RIVERSIDE COUNTY SHERIFF D					5,495.75
			SH0000050536	CNTRCT LAW ABC-OTS GRANT	010-3100-431.34-04	5,495.75	
156391	6/19/2026	ROGERS,ANDERSON,MALODY & S					18,400.00
			81044	MAY 2026 BILLING	010-1400-414.30-90	4,400.00	
			81046	MAY 2026 BILLING	010-1400-414.30-90	14,000.00	
156392	6/19/2026	ROMERIL PLUMBING & HARDWAR					672.51
			20618	SUPPLIES	025-7252-410.34-05	90.71	
			20618	SUPPLIES	010-7100-410.21-12	117.17	
			20620	SUPPLIES	010-7101-410.21-12	123.06	
			20626	SUPPLIES	050-9000-450.21-12	61.26	
			20627	SUPPLIES	010-7100-410.21-12	280.31	
156393	6/19/2026	SOUTHERN CALIFORNIA EDISON					61.13
			SCE061526	ELECTRICITY SERVICES	010-6500-425.35-14	37.55	
			SCE061526	ELECTRICITY SERVICES	025-7252-410.35-14	23.58	
156394	6/19/2026	SSD ALARM					646.32
			R-00663112	JULY 2026 SERVICES	050-0000-103.12-34	238.03	
			R-00663112	JULY 2026 SERVICES	010-0000-103.12-34	156.00	
			R-00663112	JULY 2026 SERVICES	010-0000-103.12-34	95.83	
			R-00663112	JULY 2026 SERVICES	010-0000-103.12-34	156.46	
156395	6/19/2026	STAPLES ADVANTAGE					2,700.97
			6066217885	SUPPLIES	010-3100-431.21-10	2,701.96	
			6066217886	CREDIT INV #6066217888	010-3320-431.21-10	(8.75)	
			6066217886	CREDIT INV #6066217888	011-3300-431.21-10	(34.99)	
			6066217886	CREDIT INV #6066217885	011-1700-417.21-10	(43.74)	
			6066217888	SUPPLIES	010-2500-425.21-10	86.49	
156396	6/19/2026	T-MOBILE USA, INC.					400.00
			L2605290013	CELL TOWER DUMP	010-3100-431.30-90	400.00	
156397	6/19/2026	TALLEY METAL SUPPLY					47.34
			126753	SUPPLIES	010-4140-410.21-12	15.82	
			126782	SUPPLIES	010-4140-410.21-12	31.52	
156398	6/19/2026	TONY'S TIRES					45.00
			TT052726	TIRE PATCHING	050-9000-450.33-50	45.00	
156399	6/19/2026	TYLER TECHNOLOGIES, INC					20.00
			045-563166	ECHECK RETURN ACTIVITY	010-1400-414.30-90	20.00	

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156400	6/19/2026	UNDERGROUND SERVICE ALERT					323.35
			25-264128	REGULATORY COSTS	050-9000-450.34-05	55.35	
			520260696	MONTHLY TICKET CHARGES	050-9000-450.34-05	268.00	
156401	6/19/2026	UNIFIRST CORPORATION					792.68
			2200403874	UNIFORM SERVICES	050-9000-450.21-35	147.67	
			2200403886	UNIFORM SERVICES	055-4170-450.31-20	85.43	
			2200406376	UNIFORM SERVICES	050-9000-450.21-35	147.67	
			2200406390	UNIFORM SERVICES	055-4170-450.21-35	85.43	
			2200409088	UNIFORM SERVICES	050-9000-450.21-35	147.67	
			2200409099	UNIFORM SERVICES	010-4140-410.21-35	93.38	
			2200409100	UNIFORM SERVICES	055-4170-450.21-35	85.43	
156402	6/19/2026	CALMAT CO DBA VULCAN MATER					748.62
			6667734	ASPHALT	010-4150-410.21-12	248.44	
			6685046	ASPHALT	010-4150-410.21-12	249.69	
			6685336	ASPHALT	010-4150-410.21-12	250.49	
156403	6/19/2026	WAXIE SANITARY SUPPLY					85.72
			83972306	SUPPLIES	010-3100-431.21-30	85.72	
156404	6/26/2026	ABDELFATAH ELBILY					6.42
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	6.42	
156405	6/26/2026	ABDELRAHMAN QATASH					32.24
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	32.24	
156406	6/26/2026	ABEL BARAJAS					377.00
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	377.00	
156407	6/26/2026	ADALBERTO COVARRUBIAS					233.24
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	233.24	
156408	6/26/2026	ADAM ALLEN					0.26
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	0.26	
156409	6/26/2026	ADOLFO RAMOS					8.51
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	8.51	
156410	6/26/2026	ADRAZEN NETWORKS					1,253.31
			26-136-1	ACCESS CONTROL DOORS	017-2290-418.40-45	1,253.31	
156411	6/26/2026	ADRIAN BERNAL					236.81
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	236.81	
156412	6/26/2026	ADRIANA CASTILLO					131.21
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	131.21	
156413	6/26/2026	ADRIANA CASTILLO					71.35
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	71.35	
156414	6/26/2026	ADRIANA MACIAS					78.00
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	78.00	
156415	6/26/2026	ADRIANA MELENDREZ					29.01
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	29.01	

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156416	6/26/2026	ADRIANA PINALES					207.81
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	207.81	
156417	6/26/2026	ADRIEN DAVIS JR					144.70
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	144.70	
156418	6/26/2026	AGUSTIN SOLIS					35.25
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	35.25	
156419	6/26/2026	AIDA FELICIANO					9.68
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	9.68	
156420	6/26/2026	AL'S KUBOTA TRACTOR					1,511.60
			331082	SUPPLIES	010-4150-410.21-80	1,511.60	
156421	6/26/2026	ALAN D NIX					93.66
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	93.66	
156422	6/26/2026	ALEJANDRA CARRANZA					71.84
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	71.84	
156423	6/26/2026	ALEJANDRO A MARTINEZ					19.91
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	19.91	
156424	6/26/2026	ALEJANDRO DELATORRE					73.63
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	73.63	
156425	6/26/2026	ALEJANDRO HERNANDEZ					2.51
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	2.51	
156426	6/26/2026	ALEJANDRO HERNANDEZ					23.34
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	23.34	
156427	6/26/2026	ALEJANDRO JAUREGUI					184.02
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	184.02	
156428	6/26/2026	ALEJANDRO MARQUEZ					143.64
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	143.64	
156429	6/26/2026	ALEJANDRO MEJIA AVILA					3.22
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	3.22	
156430	6/26/2026	ALEJANDRO QUINONEZ					137.02
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	137.02	
156431	6/26/2026	ALEJANDRO SANCHEZ					327.33
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	327.33	
156432	6/26/2026	ALEX BALLESTEROS					12.91
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	12.91	
156433	6/26/2026	ALEXANDER ARAGON					4.83
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	4.83	
156434	6/26/2026	ALEXANDER F CANALES					80.54
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	80.54	
156435	6/26/2026	ALEXANDER MYLES					0.36
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	0.36	
156436	6/26/2026	ALEXIS VIDARGAS					5.72
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	5.72	

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156437	6/26/2026	ALFAGOA BRIDGES					142.74
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	142.74	
156438	6/26/2026	ALFREDO GONZALEZ					36.68
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	36.68	
156439	6/26/2026	ALFREDO MEDINA					113.78
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	113.78	
156440	6/26/2026	ALL-SPEC INCLSRS INC.					95.94
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	65.39	
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	30.55	
156441	6/26/2026	ALMA BELTRAN					290.58
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	290.58	
156442	6/26/2026	ALMA LEON					343.84
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	343.84	
156443	6/26/2026	ALVARO R CORONADO					2.70
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	2.70	
156444	6/26/2026	AMBER JOHNSON					327.96
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	327.96	
156445	6/26/2026	AMIR HABIB					13.53
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	13.53	
156446	6/26/2026	AMY KENNY					125.46
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	125.46	
156447	6/26/2026	AMY LEYVA					63.12
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	63.12	
156448	6/26/2026	ANA CASTANEDA					0.92
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	0.92	
156449	6/26/2026	ANA MARIA CRUZ PONCE					135.63
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	135.63	
156450	6/26/2026	ANA MARTINEZ					125.23
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	125.23	
156451	6/26/2026	ANDRES MADERO					14.38
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	14.38	
156452	6/26/2026	ANDREW D FONSECA					31.77
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	31.77	
156453	6/26/2026	ANDREW M CASTELLON					29.27
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	29.27	
156454	6/26/2026	ANGELINA REESE					4.51
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	4.51	
156455	6/26/2026	ANNA DE ALBA					8.57
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	8.57	
156456	6/26/2026	ANTHONY BOWERS					39.62
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	39.62	

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156457	6/26/2026	ANTHONY SR SMART					29.20
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	29.20	
156458	6/26/2026	ANTON SARAGI SIDABUTAR					20.51
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	20.51	
156459	6/26/2026	ANTONIA CONTRERAS					30.53
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	30.53	
156460	6/26/2026	ANTONIO ARELLANO ARELLANO					21.56
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	21.56	
156461	6/26/2026	ANTONIO MOISE					33.32
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	33.32	
156462	6/26/2026	ARACELA GONZALEZ					2.52
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	2.52	
156463	6/26/2026	ARACELI ROQUE					41.33
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	41.33	
156464	6/26/2026	ARACELY CHAVEZ					13.93
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	13.93	
156465	6/26/2026	ARIEL JAMISOLA					1.39
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	1.39	
156466	6/26/2026	ARMONDO CABALLERO					3.63
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	3.63	
156467	6/26/2026	ASTRID FORBITO					14.80
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	14.80	
156468	6/26/2026	AZUCENA GONZALEZ GUILLEN					44.43
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	44.43	
156469	6/26/2026	B & W PIPE & SUPPLY					8.81
			177052	SUPPLIES	025-7251-410.34-05	8.81	
156470	6/26/2026	BANK OF AMERICA BUSINESS C					1,686.70
			0108-0626	JUNE 2026 PYMT-GANIMIAN	010-2500-425.99-99	1,686.70	
156471	6/26/2026	BARBARA BOWDEN					15.94
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	15.94	
156472	6/26/2026	BARBARA L TRISLER					4.93
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	4.93	
156473	6/26/2026	BARBARA NOWINSKI					129.23
			WATER052726	REFUND WATER DEPOSIT	050-0000-229.08-70	129.23	
156474	6/26/2026	BAY CITY ELECTRIC WORKS					80.66
			W329668	REMAINING BALANCE	034-3200-431.33-10	80.66	
156475	6/26/2026	BENEFIT COORDINATORS CORPO					6,883.10
			19068	GROUP #EIA00093	085-0000-103.12-34	6,883.10	
156476	6/26/2026	BEATRICE LUCIO					16.44
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	16.44	
156477	6/26/2026	BELEN CRUZ					23.77
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	23.77	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156478	6/26/2026	BEN A CARLOS					36.27
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	36.27	
156479	6/26/2026	BERENICE RUIZ					46.24
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	46.24	
156480	6/26/2026	BERNARDINE ANNE SENTENO					43.94
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	43.94	
156481	6/26/2026	BERNARDO RUIZ BAENA					45.37
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	45.37	
156482	6/26/2026	BERTHA MAYUMI MENDEZ					38.97
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	38.97	
156483	6/26/2026	BERTHA MONTES DE OCA					2.18
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	2.18	
156484	6/26/2026	BEST BEST & KRIEGER, LLP					5,132.40
			1063451	PROF SVC THROUGH 5/31/26	050-9000-450.30-90	5,132.40	
156485	6/26/2026	BETTY RAMSEY					43.56
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	43.56	
156486	6/26/2026	BIRGIT HOOVER					18.81
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	18.81	
156487	6/26/2026	BRANDY ARCEO					23.39
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	23.39	
156488	6/26/2026	BRIAN MENDEZ					14.86
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	14.86	
156489	6/26/2026	BRIANDA Y CONTRERAS					19.65
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	19.65	
156490	6/26/2026	BRIANNA N JACKLIN					6.29
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	6.29	
156491	6/26/2026	BRITTANY HUSON					37.15
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	37.15	
156492	6/26/2026	BRYAN CAMERON					27.56
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	27.56	
156493	6/26/2026	CELLHIRE USA LLC					120.90
			3197855	SMALL IRIDIUM RENTAL	010-3130-431.21-18	60.45	
			3197856	SMALL IRIDIUM RENTAL	010-3130-431.21-18	60.45	
156494	6/26/2026	CHARTER COMMUNICATIONS					3,607.30
			188853701052126	INTERNET SVCS	017-2290-418.34-20	2,096.10	
			188852401052126	INTERNET SVCS	017-2290-418.34-20	376.20	
			258052201052126	INTERNET SVCS	017-2290-418.34-20	1,135.00	
156495	6/26/2026	FU-KAI CHEN					152.23
			CHEN061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	152.23	
156496	6/26/2026	COMPLETE TOWING & RECOVERY					212.90
			26-24243	TOWING SVC	010-3100-431.30-90	212.90	

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156497	6/26/2026	CORKY'S PEST CONTROL, INC.					136.25
			238-19585691	6 WEEK SVC	010-3100-431.34-05	136.25	
156498	6/26/2026	CRIME SCENE CLEANERS					250.00
			20260611	BIOHAZARD CLEAN UP	010-3100-431.34-05	250.00	
156499	6/26/2026	CYNTHIA LEMELIN					16.71
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	16.71	
156500	6/26/2026	CYNTHIA MEISBERGER					113.34
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	113.34	
156501	6/26/2026	CYNTHIA RODRIGUEZ					117.77
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	117.77	
156502	6/26/2026	DAISY RUELAS					116.71
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	116.71	
156503	6/26/2026	DAISY S TORRES					188.60
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	188.60	
156504	6/26/2026	DALE CHAPMAN					240.00
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	240.00	
156505	6/26/2026	DALMIRO CRISPIN					195.98
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	195.98	
156506	6/26/2026	DANA M KELLY					213.82
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	213.82	
156507	6/26/2026	DANIEL A ARTINGER					94.40
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	94.40	
156508	6/26/2026	DANIEL GONZALEZ					57.66
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	57.66	
156509	6/26/2026	DANIEL HAMPTON					63.83
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	63.83	
156510	6/26/2026	DANIEL MARTIN URIBE					9.58
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	9.58	
156511	6/26/2026	DANIEL RIOS					14.38
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	14.38	
156512	6/26/2026	DANIEL TURRUBIARTES					312.04
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	312.04	
156513	6/26/2026	DANIEL WATSON					6.67
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	6.67	
156514	6/26/2026	DANIELLA AGUILA					65.21
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	65.21	
156515	6/26/2026	DANILO F QUINTANA					178.40
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	178.40	
156516	6/26/2026	DARLINE CONTRERAS					12.01
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	12.01	
156517	6/26/2026	DARRYL RAWLINGS					135.81
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	135.81	

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156518	6/26/2026	DAVE'S HAULING CO, INC					761.30
			6112026	VACANT PROPERTY CLEAN UP	010-3320-431.34-05	304.52	
			6122026A	VACANT LOT CLEAN UP	010-3320-431.34-05	456.78	
156519	6/26/2026	DAVID ALVARADO					119.31
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	119.31	
156520	6/26/2026	DAVID CONTO					98.34
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	98.34	
156521	6/26/2026	DAVID E HOLMES					61.48
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	61.48	
156522	6/26/2026	DAVID SILVA					451.37
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	451.37	
156523	6/26/2026	DEBBIE MAGANA					363.97
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	363.97	
156524	6/26/2026	DEBBIE RODERICK					66.06
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	66.06	
156525	6/26/2026	DEBRA A GRABBER					89.47
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	89.47	
156526	6/26/2026	DENISE LUEVANO					117.41
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	117.41	
156527	6/26/2026	DOCUSIGN, INC					8,625.00
			111100691629	RENEW ESIGNATURE PROGRAM	017-2290-418.34-05	718.75	
			111100691629	RENEW ESIGNATURE PROGRAM	017-0000-103.12-34	7,906.25	
156528	6/26/2026	E/MCALLA EVANS					629.25
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	629.25	
156529	6/26/2026	EASTERN MUNICIPAL WATER DI					273,226.39
			C-100022	MAY 2026 SOBOBA RECHARGE	050-9000-450.60-01	273,226.39	
156530	6/26/2026	EDUARDO BECERRA					58.58
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	58.58	
156531	6/26/2026	EDUARDO PACHECO					138.72
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	138.72	
156532	6/26/2026	ELIA DE LACRUZ CORTES					2.78
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	2.78	
156533	6/26/2026	ELIANA DIAZ					72.88
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	72.88	
156534	6/26/2026	ELIAS AWAD					168.60
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	168.60	
156535	6/26/2026	ELISA RAMIREZ					94.93
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	94.93	
156536	6/26/2026	ELIZABETH ESTRADA					8.41
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	8.41	
156537	6/26/2026	ELIZABETH HAUGEN-MOSQUEDA					189.37
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	189.37	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156538	6/26/2026	ELIZABETH ROBINSON					124.18
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	124.18	
156539	6/26/2026	ELIZABETH WORTHINGTON					185.03
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	185.03	
156540	6/26/2026	ELLEN HUERTA					310.98
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	310.98	
156541	6/26/2026	ELOISA CISNEROS VIZCAYA					35.10
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	35.10	
156542	6/26/2026	ELOY OCHOA					332.32
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	332.32	
156543	6/26/2026	ELSIE FORMANTES					506.21
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	506.21	
156544	6/26/2026	ELVA CORDERO					94.96
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	94.96	
156545	6/26/2026	ELVA TOMLINSON					12.07
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	12.07	
156546	6/26/2026	ELVIA MORAN					30.26
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	30.26	
156547	6/26/2026	EMILY J CASTELLO					78.01
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	78.01	
156548	6/26/2026	EMPOWER RETIREMENT, LLC					125.00
			EMPOWER060926	GROUP #109947	085-0000-202.21-29	125.00	
156549	6/26/2026	ENRIQUE J GONZALES					79.10
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	79.10	
156550	6/26/2026	ENRIQUE LUJAN					133.97
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	133.97	
156551	6/26/2026	ENRIQUE OLAIZ					81.76
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	81.76	
156552	6/26/2026	ERIC SMITH					388.10
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	388.10	
156553	6/26/2026	ERICK GARDUNO					155.05
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	155.05	
156554	6/26/2026	ERICKA GONZALEZ					299.10
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	299.10	
156555	6/26/2026	ERNESTO QUINTANILLA					4.85
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	4.85	
156556	6/26/2026	FIDELITY SECURITY LIFE INS					1,566.22
			167348946	JUNE 2026 PREMIUM	065-0000-201.08-64	33.69	
			167351762	JUNE 2026 PREMIUM	085-0000-202.21-35	1,532.53	
156557	6/26/2026	FAUSTO HURTADO					156.09
			WATER052726	REFUND WATER DEPOSIT	050-0000-229.08-70	156.09	

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156558	6/26/2026	FIRST LIGHT TECHNOLOGIES					4,740.00
			PINV260971	LIGHTING FIXTURES	010-7100-410.34-05	4,740.00	
156559	6/26/2026	FRONTIER					93.40
			FRONTIER061026	TELEPHONE SVCS	050-9000-450.35-16	79.15	
			FRONTIER061026	TELEPHONE SVCS	010-2500-414.36-97	14.25	
156560	6/26/2026	GARY CHAMBERS					131.66
			WATER052726	REFUND WATER DEPOSIT	050-0000-229.08-70	131.66	
156561	6/26/2026	GHA TECHNOLOGIES,INC.					2,285.87
			2035596	MONITORS	017-2290-418.40-45	653.32	
			2035599	MONITORS & SCANNER	017-2290-418.40-45	1,632.55	
156562	6/26/2026	GRANITE TELECOMMUNICATIONS					739.53
			749595654	EPIK SVCS	017-2290-418.34-20	739.53	
156563	6/26/2026	HEMET VALLEY TOOL					3,274.61
			QS-1915	SUPPLIES	024-3100-431.33-50	397.07	
			QS-2018	SUPPLIES	010-7101-410.21-80	999.42	
			QS-2031	SUPPLIES	010-4150-410.21-80	1,716.08	
			QS-2032	SUPPLIES	010-4150-410.21-80	162.04	
156564	6/26/2026	HIRSCH PIPE & SUPPLY CO.,					59.88
			1898872	SUPPLIES	010-3100-431.21-10	21.80	
			1899072	SUPPLIES	010-3100-431.21-10	38.08	
156565	6/26/2026	HOME DEPOT CREDIT SERVICES					489.89
			7350815	SUPPLIES	010-7101-410.21-12	489.89	
156566	6/26/2026	MISSION SQUARE					16,963.59
			6047788	GROUP #100338	085-0000-202.21-29	7,732.60	
			6665232	GROUP #300434	085-0000-202.21-29	8,391.22	
			6665232	GROUP #300434	085-0000-202.21-48	521.89	
			6462316	GROUP #100338	085-0000-202.21-29	165.83	
			6651964	GROUP #300434	085-0000-202.21-29	152.05	
156567	6/26/2026	INFOSEND INC.					3,280.71
			310575	DATA PROCESS/MAIL PREP	050-1400-414.34-05	1,640.36	
			310575	DATA PROCESS/MAIL PREP	055-1400-414.34-05	1,640.35	
156568	6/26/2026	INLAND EMPIRE LANDSCAPE, I					31,287.07
			48776	IRRIGATION REPAIRS	310-8831-500.34-05	36.39	
			48776	IRRIGATION REPAIRS	316-8831-500.34-05	6.06	
			48776	IRRIGATION REPAIRS	320-8831-500.34-05	96.98	
			48776	IRRIGATION REPAIRS	322-8831-500.34-05	497.40	
			48776	IRRIGATION REPAIRS	331-8831-500.34-05	18.18	
			48776	IRRIGATION REPAIRS	334-8831-500.34-05	24.24	
			48776	IRRIGATION REPAIRS	339-8831-500.34-05	6.06	
			48776	IRRIGATION REPAIRS	349-8831-500.34-05	581.74	
			48776	IRRIGATION REPAIRS	367-8831-500.34-05	406.47	
			48776	IRRIGATION REPAIRS	409-8835-500.34-05	315.42	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156568	6/26/2026	INLAND EMPIRE LANDSCAPE, I	48776	IRRIGATION REPAIRS	410-8835-500.34-05	36.36	
			48776	IRRIGATION REPAIRS	050-9000-450.34-05	72.72	
			48776	IRRIGATION REPAIRS	025-7100-410.34-05	841.10	
			48776	IRRIGATION REPAIRS	025-7250-410.34-05	582.26	
			48776	IRRIGATION REPAIRS	025-7251-410.34-05	206.25	
			48776	IRRIGATION REPAIRS	025-7252-410.34-05	2,077.56	
			48776	IRRIGATION REPAIRS	010-7100-410.34-05	36.36	
			48972	IRRIGATION REPAIRS	308-8831-500.34-05	1,422.39	
			48972	IRRIGATION REPAIRS	313-8831-500.34-05	315.47	
			48972	IRRIGATION REPAIRS	323-8831-500.34-05	18.18	
			48972	IRRIGATION REPAIRS	326-8831-500.34-05	734.02	
			48972	IRRIGATION REPAIRS	332-8831-500.34-05	606.66	
			48972	IRRIGATION REPAIRS	343-8831-500.34-05	258.70	
			48972	IRRIGATION REPAIRS	345-8831-500.34-05	1,208.39	
			48972	IRRIGATION REPAIRS	346-8831-500.34-05	145.55	
			48972	IRRIGATION REPAIRS	353-8831-500.34-05	355.56	
			48972	IRRIGATION REPAIRS	355-8831-500.34-05	145.33	
			48972	IRRIGATION REPAIRS	361-8831-500.34-05	12.12	
			48972	IRRIGATION REPAIRS	362-8831-500.34-05	36.36	
			48972	IRRIGATION REPAIRS	402-8835-500.34-05	781.55	
			48972	IRRIGATION REPAIRS	321-8831-500.34-05	745.99	
			48972	IRRIGATION REPAIRS	363-8831-500.34-05	740.24	
			48972	IRRIGATION REPAIRS	365-8831-500.34-05	42.46	
			48972	IRRIGATION REPAIRS	386-8831-500.34-05	218.31	
			48973	IRRIGATION REPAIRS	409-8835-500.34-05	232.15	
			48973	IRRIGATION REPAIRS	410-8835-500.34-05	78.78	
			48973	IRRIGATION REPAIRS	025-7251-410.34-05	691.58	
			48973	IRRIGATION REPAIRS	025-7100-410.34-05	811.86	
			48973	IRRIGATION REPAIRS	025-7250-410.34-05	333.47	
			48973	IRRIGATION REPAIRS	010-7100-410.34-05	36.36	
			48973	IRRIGATION REPAIRS	025-7252-410.34-05	4,252.55	
			48973	IRRIGATION REPAIRS	050-9000-450.34-05	36.36	
			48973	IRRIGATION REPAIRS	310-8831-500.34-05	121.31	
			48973	IRRIGATION REPAIRS	316-8831-500.34-05	6.06	
			48973	IRRIGATION REPAIRS	302-8831-500.34-05	6.06	
			48973	IRRIGATION REPAIRS	320-8831-500.34-05	626.08	
			48973	IRRIGATION REPAIRS	322-8831-500.34-05	395.37	
			48973	IRRIGATION REPAIRS	331-8831-500.34-05	12.12	
			48973	IRRIGATION REPAIRS	339-8831-500.34-05	18.18	
			48973	IRRIGATION REPAIRS	367-8831-500.34-05	24.24	
			48973	IRRIGATION REPAIRS	388-8831-500.34-05	6.06	
			48973	IRRIGATION REPAIRS	309-8831-500.34-05	36.36	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156568	6/26/2026	INLAND EMPIRE LANDSCAPE, I	48974	IRRIGATION REPAIRS	301-8831-500.34-05	224.42	
			48974	IRRIGATION REPAIRS	303-8831-500.34-05	740.11	
			48974	IRRIGATION REPAIRS	305-8831-500.34-05	169.84	
			48974	IRRIGATION REPAIRS	306-8831-500.34-05	78.84	
			48974	IRRIGATION REPAIRS	307-8831-500.34-05	552.07	
			48974	IRRIGATION REPAIRS	311-8831-500.34-05	521.62	
			48974	IRRIGATION REPAIRS	325-8831-500.34-05	414.20	
			48974	IRRIGATION REPAIRS	327-8831-500.34-05	661.22	
			48974	IRRIGATION REPAIRS	329-8831-500.34-05	406.17	
			48974	IRRIGATION REPAIRS	330-8831-500.34-05	107.05	
			48974	IRRIGATION REPAIRS	338-8831-500.34-05	1,753.28	
			48974	IRRIGATION REPAIRS	341-8831-500.34-05	1,031.60	
			48974	IRRIGATION REPAIRS	349-8831-500.34-05	337.20	
			48974	IRRIGATION REPAIRS	351-8831-500.34-05	90.97	
			48974	IRRIGATION REPAIRS	359-8831-500.34-05	212.23	
			48974	IRRIGATION REPAIRS	376-8831-500.34-05	934.17	
			48974	IRRIGATION REPAIRS	025-7100-410.34-05	1,692.24	
			48974	IRRIGATION REPAIRS	025-7250-410.34-05	6.06	
156569	6/26/2026	INNOVATIVE GROWTH LANDSCAP					31,403.53
			381	WIRE INSTALL	025-7251-410.34-05	25,086.27	
			382	LANDSCAPE REHABILITATION	301-8831-500.34-05	6,317.26	
156570	6/26/2026	INTERWEST CONSULTING GROUP					134,313.16
			4102930	MAY 2026 SVCS	065-0000-201.06-47	4,665.11	
			4102931	MAY 2026 SVCS	065-0000-201.06-47	4,907.05	
			3911607	MAY 2026 SVCS	199-9999-425.40-01	5,769.50	
			3914074	MAY 2026 SVCS	010-4100-410.30-90	24,562.75	
			3914568	MAY 2026 SVCS	199-9999-425.40-01	3,048.25	
			3916609	MAY 2026 SVCS	199-9999-425.40-01	19,454.50	
			3917527	MAY 2026 SVCS	199-9999-425.40-01	57,102.00	
			3920613	MAY 2026 SVCS	199-9999-425.40-01	7,750.50	
			3956963	MAY 2026 SVCS	011-4100-410.30-90	34.25	
			3957139	MAY 2026 SVCS	199-9999-425.40-01	3,799.50	
			3959708	MAY 2026 SVCS	010-4140-410.34-05	1,296.00	
			3961659	MAY 2026 SVCS	199-9999-425.40-01	582.25	
			3963889	MAY 2026 SVCS	199-9999-425.40-01	1,341.50	
156571	6/26/2026	JOSE A CASILLAS					18.84
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	18.84	
156572	6/26/2026	JOSE C COLLAZOS					47.21
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	47.21	
156573	6/26/2026	JOSEPH MURILLO					10.93
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	10.93	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156574	6/26/2026	JOSEPH PAUL LOPEZ					40.98
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	40.98	
156575	6/26/2026	JOSEPH PLACE					43.37
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	43.37	
156576	6/26/2026	JUAN M GAETA					108.53
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	108.53	
156577	6/26/2026	JULIAN IBARRA					21.87
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	21.87	
156578	6/26/2026	KAISER FOUNDATION HEALTH P					56,038.46
			335232641799	JULY 2026 PREMIUM	085-0000-103.12-34	56,038.46	
156579	6/26/2026	KATHY CHUA-LAGOTA					20.82
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	20.82	
156580	6/26/2026	KEITH WALKER					12.65
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	12.65	
156581	6/26/2026	KELLY G AMADO COLINDRES					23.57
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	23.57	
156582	6/26/2026	KENDRA KIMBLE					21.43
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	21.43	
156583	6/26/2026	FUAAD KHAN					365.00
			KHAN061026A	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	365.00	
156584	6/26/2026	KIMLEY-HORN & ASSOCIATES					11,322.95
			35749738	PROF SVC THROUGH 4/30/26	065-0000-211.21-02	11,322.95	
156585	6/26/2026	LAURA COUNTS					43.32
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	43.32	
156586	6/26/2026	LAZ KARP ASSOCIATES, LLC					9,284.65
			SI1053499	MAY 2026 SVCS	056-4150-410.34-05	9,284.65	
156587	6/26/2026	LELAND SANCHEZ					26.05
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	26.05	
156588	6/26/2026	LEO SOTO					24.91
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	24.91	
156589	6/26/2026	LJ SOAPES					41.64
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	41.64	
156590	6/26/2026	VALENTINA LOPEZ					259.00
			LOPEZ061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	259.00	
156591	6/26/2026	LTT PARTNERS LLC					1,583.51
			548660	VERKADA OUTDOOR CAMERA	017-2290-418.40-45	1,583.51	
156592	6/26/2026	MARCELINO S TORRES					27.95
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	27.95	
156593	6/26/2026	MARCIE TYRRELL					34.72
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	34.72	
156594	6/26/2026	MARCO A MORAN					6.77
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	6.77	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156595	6/26/2026	MARIA JAIMES DUARTE					28.75
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	28.75	
156596	6/26/2026	MARIA M GOMEZ					27.89
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	27.89	
156597	6/26/2026	MARIA MEDINA-TORRES					10.39
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	10.39	
156598	6/26/2026	MARIA MENDOZA					31.03
			SJP060126	NEM REFUND OVER SCE RATE	048-0000-203.22-20	31.03	
156599	6/26/2026	RAMON MARTINEZ					25.00
			MARTINEZ061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	25.00	
156600	6/26/2026	JULIE MCCOMBS					222.95
			MCCOMBS061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	222.95	
156601	6/26/2026	LUIS MEZA					45.00
			MEZA061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	45.00	
156602	6/26/2026	MIRACLE RECREATION EQUIPME					4,189.62
			903606	SWING SETS	010-7100-410.21-12	4,189.62	
156603	6/26/2026	MONDAY.COM LTD					18,720.00
			INV01260014939	WORK MANAGEMENT	017-0000-103.12-34	17,160.00	
			INV01260014939	WORK MANAGEMENT	017-2290-418.34-05	1,560.00	
156604	6/26/2026	NATIONAL SAFETY COMPLIANCE					62.50
			104735	DQF MONTHLY FEE	010-4150-410.34-05	12.50	
			104735	DQF MONTHLY FEE	010-7100-410.34-05	15.00	
			104735	DQF MONTHLY FEE	050-9000-450.34-05	20.00	
			104735	DQF MONTHLY FEE	055-4170-450.34-05	5.00	
			104735	DQF MONTHLY FEE	010-4140-410.34-05	10.00	
156605	6/26/2026	ONLINE INFORMATION SERVICE					420.27
			1391032	UTILITY EXCHANGE REPORT	050-1400-414.34-05	65.63	
			1391032	UTILITY EXCHANGE REPORT	055-1400-414.34-05	65.62	
			468300000468	COLLECTIONS TRANSACTIONS	050-1400-414.34-05	289.02	
156606	6/26/2026	PAYNE PEST MANAGEMENT INC					150.00
			441571	MONTHLY SVC	010-4200-410.33-10	150.00	
156607	6/26/2026	THE PRESS ENTERPRISE					2,734.91
			641630	LEGAL ADVERTISING	010-1110-411.36-25	622.84	
			641630	LEGAL ADVERTISING	199-9999-425.40-01	196.50	
			643718	LEGAL ADVERTISING	065-0000-211.21-02	959.86	
			643718	LEGAL ADVERTISING	065-0000-211.21-02	955.71	
156608	6/26/2026	THOMAS PRILL					834.49
			PRILL061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	834.49	
156609	6/26/2026	PUBLIC TRUST ADVISORS, LLC					2,300.46
			603406	SMA FEE Q3 2026	010-2500-425.30-90	2,300.46	
156610	6/26/2026	RASP HEATING & AIR CONDITI					57,033.01
			577	HEAT PUMP PACKAGE UNIT	025-7100-410.34-05	57,033.01	

Check Number	Check Date	Vendor Name	Invoice Number	Description	Account Number	Transaction Amount	Check Total
156611	6/26/2026	REGIONAL CONSERVATION AUTH					163,246.99
			060426MSHCP	MSHCP FEES	065-0000-201.08-81	163,246.99	
156612	6/26/2026	COUNTY OF RIVERSIDE					16,732.64
			TL0000018228	MARCH 2026 SLF COSTS	010-4150-410.32-05	16,732.64	
156613	6/26/2026	RIVERSIDE ASSESSOR-COUNTY					390.00
			L2603250104	LOCATE SVCS	010-3100-431.30-90	165.00	
156625	6/26/2026	TALLEY METAL FABRICATION					156.50
			37712	SUPPLIES	010-4200-410.33-10	156.50	
156626	6/26/2026	TALLEY METAL SUPPLY					33.45
			127099	SUPPLIES	376-8831-500.34-05	33.45	
156627	6/26/2026	TRANSAMERICA LIFE INSURANC					275.32
			2506071254	JUNE 2026 PREMIUM	085-0000-202.21-59	275.32	
156628	6/26/2026	UNIFIRST CORPORATION					298.94
			2200411973	FLOOR MATS	010-4200-410.34-05	40.07	
			2200411983	UNIFORM SVCS	010-4150-410.21-35	104.86	
			2200412004	UNIFORM SVCS	010-7100-410.21-35	93.17	
			2200412004	UNIFORM SVCS	010-7101-410.21-35	20.77	
			2200414213	FLOOR MATS	010-4200-410.34-05	40.07	
156629	6/26/2026	VOYAGER FLEET SYSTEMS, INC					4,587.02
			8691587092622	FLEET FUEL	010-7100-410.21-70	617.90	
			8691587092622	FLEET FUEL	010-4140-410.21-70	1,032.13	
			8691587092622	FLEET FUEL	010-4150-410.21-70	770.30	
			8691587092622	FLEET FUEL	055-4170-450.21-70	645.55	
			8691587092622	FLEET FUEL	050-9000-450.21-70	1,521.14	
156630	6/26/2026	WEST COAST ARBORISTS, INC					23,464.95
			245452	PRUNING & STUMP REMOVAL	025-7250-410.34-05	9,409.00	
			245453	PRUNING	025-7100-410.34-05	14,055.95	
156631	6/26/2026	WHITE CAP, LP					560.07
			50037418849	HARD HAT	010-4150-410.21-35	560.07	
156632	6/26/2026	WILLDAN					6,491.99
			002-38270	MAY 2026 INSPECTION SVCS	011-3300-431.30-90	6,491.99	
156633	6/26/2026	CRYSTAL WILLIAMSON					144.00
			WILLIAMSN061726 26-077	REIMBURSE TRAVEL EXPENSES	048-1400-414.31-20	144.00	
156634	6/26/2026	RENE YARNALL					300.00
			YARNALL061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	300.00	
156635	6/26/2026	ANGELICA ZARAGOZA					181.67
			ZARAGOZA061026	REIMBURSE H/D/V EXPENSES	010-2500-425.11-90	181.67	
156636	6/26/2026	3 T PROPERTIES, LLC					118.58
			WATER052726	REFUND WATER DEPOSIT			118.58
							6,791,784.03

CITY OF SAN JACINTO
ELECTRONIC FUNDS TRANSFER REPORT
June 1 - 30, 2026

DATE	PAYEE	AMOUNT	REASON
6/9/2026	CalPers	54,460.22	CalPers Retirement
6/9/2026	CalPers	489.32	CalPers Retirement
6/10/2026	Quadient	2,000.00	Postage
6/11/2026	CalPers	11,582.83	CalPers 457 06/11/26
6/15/2026	Paymentus	9,216.65	Payment Process Transaction Fees
6/22/2026	Enterprise FM 590422	47,543.53	Monthly Vehicle Lease & Maintenance
6/23/2026	CalPers	400.00	CalPers- Out of Class Fee
6/23/2026	CalPers	1,810.17	CalPers- Out of Class Penalty
6/23/2026	CalPers	54,559.54	CalPers Retirement
6/23/2026	CalPers	3,083.60	CalPers 1959 FY25/26- PEPRA
6/23/2026	CalPers	884.00	CalPers 1959 FY25/26- Tier 2
6/23/2026	CalPers	561.60	CalPers 1959 FY25/26- Tier 1
6/23/2026	NRG	449,256.17	SJ Power - Energy Purchase (Regular Charges)
6/23/2026	Exelon Generation Company, LLC	163,076.24	SJ Power - Energy Purchase
6/23/2026	Duran Mesa	9,035.00	SJ Power - Energy Purchase

CITY OF SAN JACINTO
ELECTRONIC FUNDS TRANSFER REPORT
June 1 - 30, 2026

DATE	PAYEE	AMOUNT	REASON
6/23/2026	The Midway Sunset Cogeneration Co.	70,182.00	SJ Power - Energy Purchase
6/23/2026	Avangrid (Manzana Wind, LLC)	23,549.40	SJ Power - Energy Purchase
6/23/2026	Calpine Energy Service	77,750.00	SJ Power - Energy Purchase & Sales
6/23/2026	Participate.Energy, LLC	12,899.15	SJ Power - Energy Purchase
6/23/2026	Santa Paula Energy Storage, LLC	10,500.00	SJ Power - Energy Purchase (Resource Adequacy)
6/23/2026	The Voyager Wind Expansion, LLC	62,677.93	SJ Power - Energy Purchase
6/23/2026	Tecolote Wind, LLC	24,187.50	SJ Power - Energy Purchase (Resource Adequacy)
6/23/2026	Black Walnut Energy	14,000.00	SJ Power - Energy Purchase (Resource Adequacy)
6/23/2026	Dynasty Power, Inc	132,629.75	SJ Power - Energy Purchase
6/23/2026	California Choice Energy	226,385.49	SJ Power - Energy Purchase
6/25/2026	CalPers	12,794.03	CalPers 457 06/25/2026
		1,475,514.12	

July 21, 2026

TO:	City Council
REQUESTED BY:	Tom Prill, Deputy City Manager
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Treasurer's Report at April 30, 2026

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** the Treasurer's Report for the month ending April 30, 2026.

BACKGROUND:

The Treasurer's Report is required to be presented to the governing body at least quarterly in accordance with California Government Code Section 53600 et. seq.

DISCUSSION:

Total Cash and City Investments decreased 0.24% during the month. This includes cash, cash in bank, and cash with trustee.

The attached Treasurer's report is a "snapshot" report of our cash position on the last day of the month in all of our accounts. A section demonstrating compliance with the adopted Investment Policy and a chart depicting historical interest rates for certain positions is also included. Detailed statements of investments from Chandler Asset Management and Public Trust Advisors have also been included.

FISCAL IMPACT:

None.

Attachments

Treasurer's Report - April 2026.pdf

TREASURER'S REPORT
FOR THE MONTH ENDING APRIL 30, 2026

INVESTMENT TYPE	INSTITUTION	SERIAL #	INTEREST RATE	YIELD	APRIL INTEREST	PURCHASE DATE	MATURITY DATE	3/31/2026 PREV. MONTH BALANCE		4/30/2026 CURRENT BALANCE	% change from prior month	4/30/2026 MARKET VALUE & ACCR. INT.	ACCR. INT. & UNREALIZED GAIN (LOSS)	AVERAGE DURATION
STATE POOL	L.A.I.F.		3.836%	3.904%	$124,121.00	Various	Open	$39,175,560.55	P	$39,559,423.23	0.98%	$39,683,544.23	$124,121.00	
MONEY MARKET	Bank of Hemet		1.000%	1.005%	$9,568.10	Various	Open	$12,608,241.17	S	$11,063,209.27	-12.25%	$11,063,209.27	$0.00	
DEMAND Acct - old	Bank of Hemet		0.000%	0.000%	N/A	Various	Open	$143,542.80	S	$1,309,371.45	812.18%	$1,309,371.45	$0.00	
DEMAND Acct - new	Bank of Hemet		0.000%	0.000%	N/A	Various	Open	$494,226.21	S	$173,853.94	-64.82%	$173,853.94	$0.00	
PAYROLL Account	Bank of Hemet		0.000%	0.000%	N/A	Various	Open	$235,135.81	S	$9,751.51	-95.85%	$9,751.51	$0.00	
CCA Lockbox	River City Bank		0.000%	0.000%	N/A	Various	Open	$719,477.42	S	$827,982.83	15.08%	$827,982.83	$0.00	
CCA ICS Sweep	River City Bank		3.920%	3.991%	$24,258.50	Various	Open	$7,642,511.16	S	$7,786,425.00	1.88%	$7,786,425.00	$0.00	
CCA Public Fund MM	River City Bank		2.280%	2.304%	$279.33	Various	Open	$150,911.27	S	$151,190.60	0.19%	$151,190.60	$0.00	
MANAGED Acct - CAM	Chandler / U.S. Bank - Gov't Ob Fund		3.270%	3.319%	$331.52	Various	Various	$122,709.15	M	$85,393.45	-30.41%	$85,393.45	$0.00	0.00
MANAGED Acct - CAM	Chandler / U.S. Bank - Agency		4.260%	4.344%	$0.00	Various	Various	$1,388,276.05	C	$1,388,276.05	0.00%	$1,409,489.63	$21,213.58	2.13
MANAGED Acct - CAM	Chandler / U.S. Bank - Commercial		0.000%	0.000%	$0.00	Various	Various	$0.00	E	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - CAM	Chandler / U.S. Bank - US Corporate		4.480%	4.573%	$8,913.43	Various	Various	$3,135,081.20	F	$3,259,182.45	3.96%	$3,322,004.95	$62,822.50	2.25
MANAGED Acct - CAM	Chandler / U.S. Bank - US Treasury		3.860%	3.929%	$17,609.39	Various	Various	$6,704,990.44	A	$6,879,710.17	2.61%	$6,955,556.00	$75,845.83	2.52
MANAGED Acct - CAM	Chandler / U.S. Bank - Asset-Backed Sec.		4.820%	4.928%	$814.19	Various	Various	$223,257.92	K	$220,535.96	-1.22%	$221,327.81	$791.85	1.19
MANAGED Acct - CAM	Chandler / U.S. Bank - Supranational		4.240%	4.323%	$3,913.25	Various	Various	$550,624.10	G	$321,677.50	-41.58%	$327,149.94	$5,472.44	2.87
MANAGED Acct - PTA	PTA / U.S. Bank - Gov't Ob Fund		3.270%	3.319%	$566.34	Various	Various	$293,221.46	M	$116,879.91	-60.14%	$116,879.91	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - Agency Bond		0.000%	0.000%	$0.00	Various	Various	$0.00	C	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - Agency CMBS		0.000%	0.000%	$0.00	Various	Various	$0.00	C	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - Agency SPC		0.000%	0.000%	$0.00	Various	Various	$0.00	C	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - US Corporate		4.340%	4.427%	$0.00	Various	Various	$1,143,006.20	F	$1,143,006.20	0.00%	$1,158,205.70	$15,199.50	1.51
MANAGED Acct - PTA	PTA / U.S. Bank - US Treasury		3.904%	3.975%	$22,384.38	Various	Various	$10,227,693.59	A	$10,422,213.12	1.90%	$10,724,488.57	$302,275.45	2.61
MANAGED Acct - PTA	PTA / U.S. Bank - Municipal Bonds		4.691%	4.793%	$1,219.10	Various	Various	$231,830.55	D	$231,830.55	0.00%	$235,044.73	$3,214.18	1.01
MANAGED Acct - PTA	PTA / U.S. Bank - Asset-Backed Sec.		0.000%	0.000%	$0.00	Various	Various	$0.00	K	$0.00	0.00%	$0.00	$0.00	0.00
CASH	Cash in EOC Lockbox		0.000%	0.000%	N/A	Various	n/a	$5,000.00	S	$5,000.00	0.00%	$5,000.00	$0.00	
CASH	Cash on Hand		0.000%	0.000%	N/A	Various	n/a	$933.95	S	$892.81	-4.40%	$892.81	$0.00	
TOTAL CITY INVESTMENTS & FUNDS			3.061%	3.104%	**$213,978.53**			**$85,196,231.00**		**$84,955,806.00**	**-0.28%**	**$85,566,762.33**	**$610,956.33**	
	Annual Return Based on Previous Month Balance				**2.897%**									

RESTRICTED CASH WITH FISCAL AGENT (RESTRICTED PER BOND INDENTURE & FOR PENSION FUNDING PURPOSES)

	Trustee												
PARS SECTION 115 TRUST													
Equity/FI Mutual Funds	U.S. Bank	HighMark Index PLUS Moderately Conserv		11.970%	12.649%	Various	Open	$1,000,000.00	N	$1,000,000.00	0.00%	$1,291,341.65	$291,341.65
WATER TREATMENT PLANT CONSTRUCTION													
Cash	Argent	Cash		0.000%	0.000%	Various	Open	$9,210,742.82	S	$9,232,254.12	0.23%	$9,232,254.12	$0.00
STREETLIGHT ACQUISITION													
Mutual Fund	Wilmington	Blackrock Liquidity Funds	XXXXX3-00X	3.290%	3.340%	Various	Open	$72,936.03	L	$50,488.72	-30.78%	$50,488.72	$0.00
CFD NO. 2002-1													
Mutual Fund	U.S. Bank	Blackrock Prov. T-Fund	XXXX16090X	3.530%	3.588%	Various	Open	$1,883,457.86	L	$1,889,151.59	0.30%	$1,889,151.59	$0.00
2005 RDA SAN JACINTO TAX ALLOCATION BONDS													
Mutual Fund	U.S. Bank	Blackrock Prov. T-Fund	XXXX75750X	3.527%	3.584%	Various	Open	$1,054.27	L	$1,057.43	0.30%	$1,057.43	$0.00
TOTAL CASH WITH FISCAL AGENT								**$12,168,190.98**		**$12,172,951.86**	**0.04%**	**$12,464,293.51**	**$291,341.65**
TOTAL ALL FUNDS								**$97,364,421.98**		**$97,128,757.86**	**-0.24%**	**$98,031,055.84**	**$902,297.98**

PER INVESTMENT POLICY:

Level 1 - Investments	Maximum %	Current %	In Compliance?		
U.S. Treasury Bills, Notes and Bonds	100%	18%	Yes	A	$17,301,923.29
Negotiable CDs	30%	0%	Yes	B	$0.00
Obligations issued by U.S. Government Agencies	100%	1%	Yes	C	$1,388,276.05
Municipal Bonds	30%	0%	Yes	D	$231,830.55
Commercial Paper	25%	0%	Yes	E	$0.00
Medium Term Notes	30%	5%	Yes	F	$4,402,188.65
Supranationals	30%	0%	Yes	G	$321,677.50

Prepared By: Deputy City Manager - 03/31/25

TREASURER'S REPORT
FOR THE MONTH ENDING APRIL 30, 2026

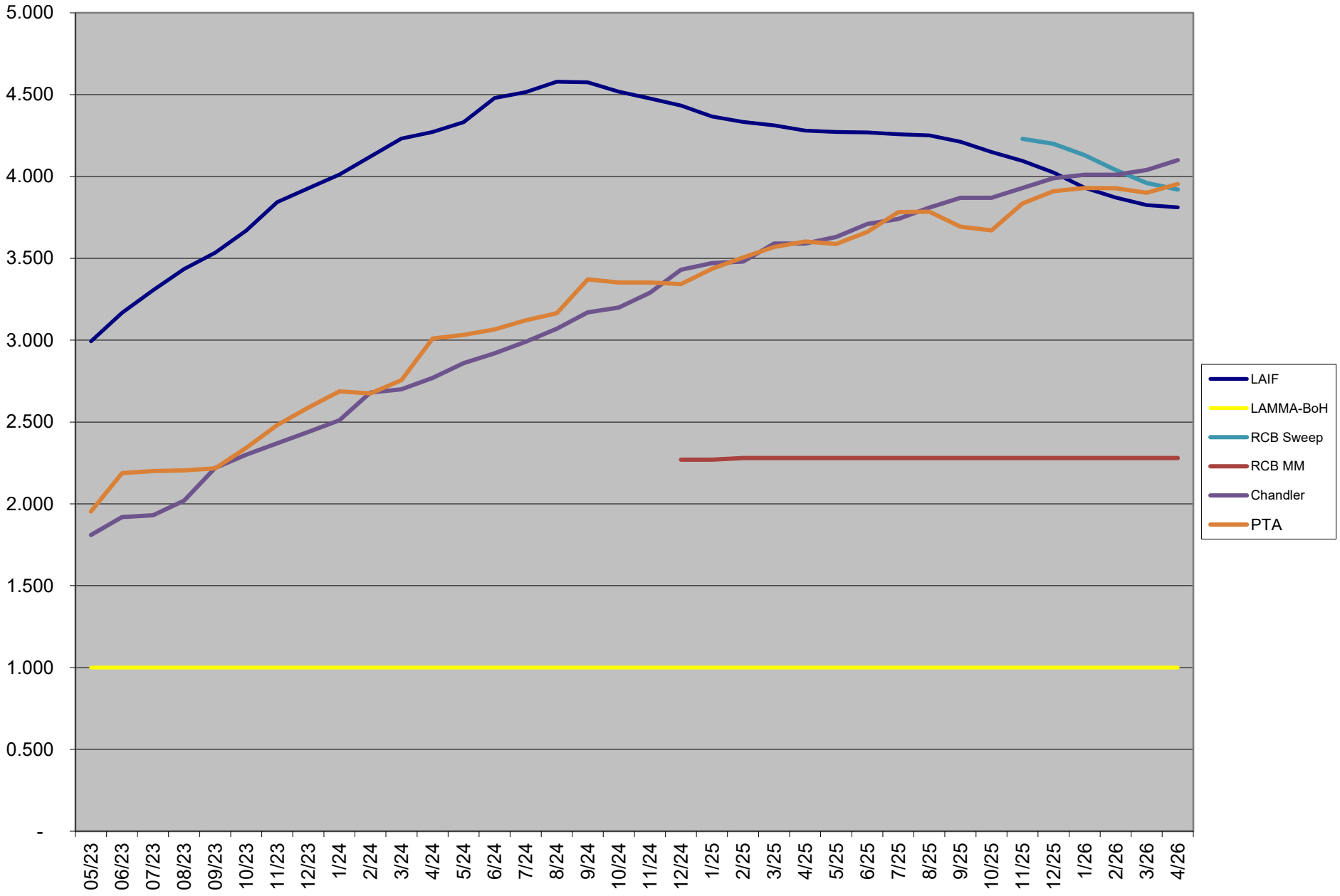
INVESTMENT TYPE	INSTITUTION SERIAL #	INTEREST RATE	YIELD	APRIL INTEREST	PURCHASE DATE	MATURITY DATE	3/31/2026 PREV. MONTH BALANCE		4/30/2026 CURRENT BALANCE	% change from prior month	4/30/2026 MARKET VALUE & ACCR. INT.	ACCR. INT. & UNREALIZED GAIN (LOSS)	AVERAGE DURATION
	Repurchase Agreements				100%	0%	Yes	H	$0.00				
	Banker's Acceptances				40%	0%	Yes	I	$0.00				
	Time Deposits & CDARS				30%	0%	Yes	J	$0.00				
	Mortgage pass-through / asset-backed securities				20%	0%	Yes	K	$220,535.96				
	Mutual Funds (Limited to U.S. Treasuries)				20%	2%	Yes	L	$1,940,697.74				
	Mutual Funds (Limited to U.S. Govt. Sec.)				20%	0%	Yes	M	$202,273.36				
	Equity & Fixed Income Mutual Funds held in Qualifying Sec. 115 Trust				10%	1%	Yes	N	$1,000,000.00				
Level 2 - Investments													
	Money Market Funds (non-brokered)				20%	0%	Yes	O	$0.00				
	LAIF				70%	41%	Yes	P	$39,559,423.23				
	RCIF				70%	0%	Yes	Q	$0.00				
	Other JPA Pool				50%	0%	Yes	R	$0.00				
Cash & Demand Accounts					n/a	n/a	n/a	S	$30,559,931.53				
									$97,128,757.86				

I CERTIFY THAT THESE INVESTMENTS COMPLY WITH ALL STATE LAWS PERTAINING TO THE INVESTMENT OF LOCAL AGENCY FUNDS AND THE CITY OF SAN JACINTO'S INVESTMENT POLICIES. CITY OF SAN JACINTO MEETS OR EXCEEDS THE SIX MONTH CASH FLOW REQUIREMENTS AS PER GOVERNMENT CODE 53646(b)(3).

T. A. Julienne 6 July 2026

TYLISHA JULIENNE, TREASURER
City of San Jacinto

Interest Rates - 05/2023 to 04/2026



CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of San Jacinto California | Account #10167 | As of April 30, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

US Bank

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of San Jacinto California | Account #10167 | As of April 30, 2026

Portfolio Characteristics

Average Modified Duration	2.52
Average Coupon	3.98%
Average Purchase YTM	4.10%
Average Market YTM	4.03%
Average Credit Quality*	AA
Average Final Maturity	2.86
Average Life	2.78

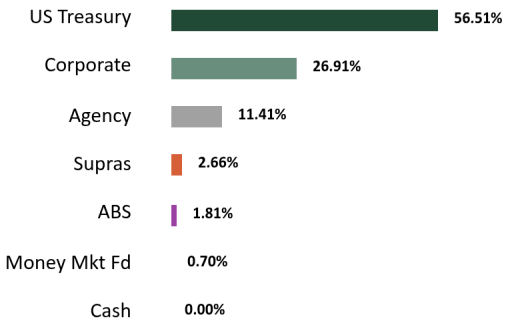
Account Summary

	End Values as of 03/31/2026	End Values as of 04/30/2026
Market Value	12,202,006.83	12,212,284.94
Accrued Interest	98,831.23	108,636.83
Total Market Value	**12,300,838.07**	**12,320,921.77**
Income Earned	53,490.38	40,665.73
Cont/WD	0.00	0.00
Par	12,180,993.05	12,210,955.07
Book Value	12,148,917.73	12,178,663.45
Cost Value	12,124,938.86	12,154,775.58

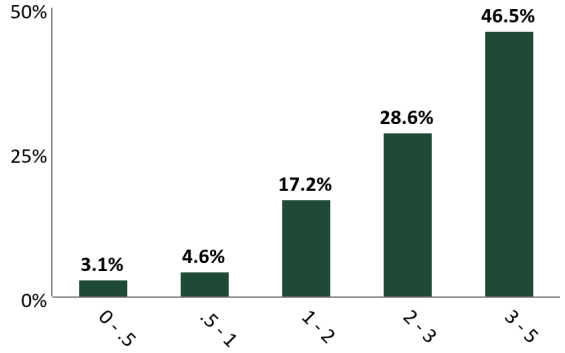
Top Issuers

United States	56.51%
Federal Home Loan Banks	5.98%
Farm Credit System	5.43%
Bank of America Corporation	1.59%
Inter-American Development Bank	1.44%
Prologis, Inc.	1.41%
American Express Company	1.25%
Abbvie Inc.	1.25%

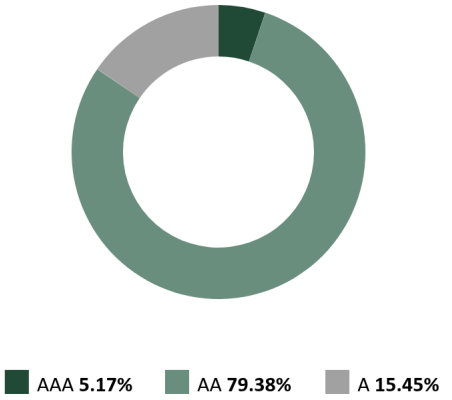
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (07/01/12)
City of San Jacinto California	0.17%	0.24%	0.45%	3.42%	5.38%	4.26%	1.84%	1.93%	1.63%
Benchmark Return	0.15%	0.18%	0.34%	3.01%	5.15%	3.83%	1.49%	1.58%	1.34%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index

STATEMENT OF COMPLIANCE

City of San Jacinto California | Account #10167 | As of April 30, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV; ABS, CMO, & MBS)	20.0	1.8	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; ABS, CMO & MBS)	20.0	1.8	Compliant	
Max % Issuer (MV)	5.0	0.6	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (AA- by 2; A- Issuer by 2)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A- by 2, A-1 by 2)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 2, A by 2)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	26.9	Compliant	
Max % Issuer (MV)	5.0	1.6	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 2)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of San Jacinto California | Account #10167 | As of April 30, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	11.4	Compliant	
Max Maturity (Years)	5	2	Compliant	
JOINT POWERS AUTHORITY (JPA)				
Max % (MV)	50.0	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max % (MV)	70.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	70.0	0.0	Compliant	
MAX CALLABLE SECURITIES				
Max % Callables (MV)	20.0	2.1	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.7	Compliant	
Max % Issuer (MV)	20.0	0.7	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV; ABS, CMO & MBS)	20.0	1.8	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 2; A issuer by 2)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of San Jacinto California | Account #10167 | As of April 30, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 2 or A-1 by 2)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.7	Compliant	
Max % Issuer (MV)	10.0	1.4	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	56.5	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of San Jacinto California | Account #10167 | As of April 30, 2026

Maturities / Calls

Month to Date	**(230,000.00)**
Fiscal Year to Date	**(847,917.35)**

Principal Paydowns

Month to Date	**(2,722.25)**
Fiscal Year to Date	**(25,991.35)**

Purchases

Month to Date	**563,106.40**
Fiscal Year to Date	**3,856,205.24**

Sales

Month to Date	**(301,619.73)**
Fiscal Year to Date	**(2,631,141.97)**

Interest Received

Month to Date	**31,563.17**
Fiscal Year to Date	**370,894.43**

Purchased / Sold Interest

Month to Date	**(1,665.75)**
Fiscal Year to Date	**(8,558.11)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	12,148,917.73	11,829,068.09
Maturities/Calls	(230,000.00)	(847,917.35)
Principal Paydowns	(2,722.25)	(25,991.35)
Purchases	563,106.40	3,856,205.24
Sales	(301,619.73)	(2,631,141.97)
Change in Cash, Payables, Receivables	18.61	(95.47)
Amortization/Accretion	962.71	11,481.23
Realized Gain (Loss)	(0.02)	(12,944.96)
Ending Book Value	12,178,663.45	12,178,663.45

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	12,202,006.83	11,894,649.40
Maturities/Calls	(230,000.00)	(847,917.35)
Principal Paydowns	(2,722.25)	(25,991.35)
Purchases	563,106.40	3,856,205.24
Sales	(301,619.73)	(2,631,141.97)
Change in Cash, Payables, Receivables	18.61	(95.47)
Amortization/Accretion	962.71	11,481.23
Change in Net Unrealized Gain (Loss)	(19,467.61)	(31,959.83)
Realized Gain (Loss)	(0.02)	(12,944.96)
Ending Market Value	12,212,284.94	12,212,284.94

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	25,561.62	05/17/2024 5.73%	25,558.63 25,560.22	100.54 3.78%	25,698.51 60.44	0.21% 138.29	Aaa/NA AAA	1.72 0.34
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	35,000.00	10/10/2024 4.51%	34,998.05 34,998.69	100.29 4.04%	35,103.15 68.44	0.29% 104.45	Aaa/AAA NA	3.13 0.74
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	55,000.00	03/04/2025 5.09%	54,996.54 54,997.41	100.20 4.14%	55,108.74 103.40	0.45% 111.32	Aaa/NA AAA	3.38 1.56
44935CAD3	HART 2025-A A3 4.32 10/15/2029	70,000.00	03/04/2025 4.84%	69,989.68 69,992.23	100.31 4.07%	70,220.36 134.40	0.57% 228.13	NA/AAA AAA	3.46 1.10
58770YAD3	MBALT 2026-A A3 3.93 01/15/2030	35,000.00	01/13/2026 3.97%	34,993.06 34,993.54	99.34 4.32%	34,769.25 61.13	0.28% (224.29)	Aaa/NA AAA	3.71 1.87
				220,535.96	**100.15**	**220,899.99**	**1.81%**		**3.22**
Total ABS		**220,561.62**	**4.82%**	**220,542.09**	**4.09%**	**427.82**	**357.90**		**1.19**
AGENCY									
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	325,000.00	-- 3.91%	333,444.50 328,184.81	101.11 3.87%	328,611.40 2,071.88	2.69% 426.59	Aa1/AA+ AA+	1.86 1.76
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	200,000.00	06/27/2023 4.11%	198,982.00 199,566.45	100.16 3.92%	200,325.80 3,155.56	1.64% 759.35	Aa1/AA+ AA+	2.11 1.97
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	200,000.00	09/12/2023 4.49%	198,987.00 199,521.04	100.85 3.99%	201,692.60 1,288.19	1.65% 2,171.56	Aa1/AA+ AA+	2.36 2.20
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	200,000.00	09/27/2023 4.76%	197,716.00 198,902.53	101.30 3.93%	202,590.20 975.00	1.66% 3,687.67	Aa1/AA+ AA+	2.40 2.24
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	230,000.00	11/27/2023 4.46%	231,646.80 230,842.49	101.46 4.01%	233,369.04 4,964.17	1.91% 2,526.55	Aa1/AA+ AA+	2.54 2.32
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	225,000.00	12/18/2023 4.00%	227,499.75 226,315.01	100.81 3.92%	226,833.30 3,612.50	1.86% 518.29	Aa1/AA+ AA+	2.63 2.42
				1,388,276.05	**100.97**	**1,393,422.34**	**11.41%**		**2.29**
Total Agency		**1,380,000.00**	**4.26%**	**1,383,332.32**	**3.93%**	**16,067.29**	**10,090.02**		**2.13**
CASH									
CCYUSD	Receivable	331.52	--	331.52 331.52	1.00	331.52 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
				331.52	**1.00**	**331.52**	**0.00%**		**0.00**
Total Cash		**331.52**		**331.52**		**0.00**	**0.00**		**0.00**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CORPORATE									
87612EBM7	TARGET CORP 1.95 01/15/2027	65,000.00	01/19/2022 1.99%	64,889.50 64,984.25	98.63 3.93%	64,111.13 373.21	0.52% (873.12)	A2/A A	0.71 0.69
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	45,000.00	03/01/2022 2.47%	44,951.40 44,991.86	98.66 4.09%	44,397.68 177.63	0.36% (594.18)	A2/A- A	0.84 0.82
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	130,000.00	03/07/2022 2.30%	129,975.30 129,995.70	98.55 4.01%	128,112.53 382.06	1.05% (1,883.17)	Aa2/AA A+	0.87 0.85
857477CL5	STATE STREET CORP 4.993 03/18/2027	130,000.00	03/13/2024 4.99%	130,000.00 130,000.00	100.73 4.14%	130,948.61 775.30	1.07% 948.61	Aa3/A AA-	0.88 0.77
023135CF1	AMAZON.COM INC 3.3 04/13/2027	60,000.00	04/11/2022 3.34%	59,876.40 59,976.51	99.44 3.91%	59,661.54 99.00	0.49% (314.97)	A1/AA AA-	0.95 0.92
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	130,000.00	09/28/2022 4.70%	126,240.40 129,164.53	99.92 4.08%	129,898.99 2,470.00	1.06% 734.46	A2/A+ A+	1.03 0.98
91324PEG3	UNITEDHEALTH GROUP INC 3.7 05/15/2027	50,000.00	05/17/2022 3.69%	50,025.40 50,004.27	99.60 4.09%	49,801.90 853.06	0.41% (202.37)	A2/A+ A	1.04 0.99
931142EX7	WALMART INC 3.95 09/09/2027	140,000.00	10/05/2022 4.51%	136,557.40 139,050.32	100.02 3.93%	140,024.50 798.78	1.15% 974.18	Aa2/AA AA	1.36 1.30
57636QAW4	MASTERCARD INC 4.875 03/09/2028	70,000.00	03/06/2023 4.90%	69,932.10 69,974.80	101.40 4.08%	70,980.70 492.92	0.58% 1,005.90	Aa3/A+ NA	1.86 1.67
06051GKP3	BANK OF AMERICA CORP 4.376 04/27/2028	135,000.00	08/30/2023 5.89%	129,575.70 133,533.20	99.97 4.82%	134,957.48 65.64	1.11% 1,424.27	A1/A- AA-	1.99 0.96
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	150,000.00	06/27/2023 4.77%	143,142.00 147,164.48	99.02 4.22%	148,528.20 2,775.00	1.22% 1,363.72	A1/A NA	2.00 1.91
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	150,000.00	06/27/2023 4.78%	147,565.50 148,982.21	100.43 4.17%	150,651.00 3,043.33	1.23% 1,668.79	Aa2/A+ AA-	2.04 1.74
58933YBH7	MERCK & CO INC 4.05 05/17/2028	30,000.00	05/08/2023 4.07%	29,975.70 29,990.06	100.06 4.02%	30,018.87 553.50	0.25% 28.81	Aa3/A+ NA	2.05 1.91
74340XCG4	PROLOGIS LP 4.875 06/15/2028	170,000.00	-- 5.09%	168,446.95 169,314.68	101.18 4.29%	171,998.18 3,130.83	1.41% 2,683.50	A2/A NA	2.13 1.89
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	145,000.00	01/24/2024 4.64%	144,763.65 144,869.86	101.20 4.13%	146,744.06 1,686.03	1.20% 1,874.20	A1/A+ NA	2.76 2.53
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	85,000.00	02/07/2024 4.51%	84,943.90 84,968.83	100.90 4.15%	85,762.20 871.25	0.70% 793.36	Aa3/AA- NA	2.78 2.49
61747YFD2	MORGAN STANLEY 5.164 04/20/2029	75,000.00	08/26/2024 4.53%	76,565.25 75,846.08	101.14 4.78%	75,852.75 118.34	0.62% 6.67	A1/A- A+	2.97 1.85

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
46647PAR7	JPMORGAN CHASE & CO 4.005 04/23/2029	75,000.00	05/28/2024 5.38%	71,401.50 73,174.23	99.20 4.64%	74,397.23 66.75	0.61% 1,222.99	A1/A AA-	2.98 1.88
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	70,000.00	06/06/2024 4.88%	69,906.55 69,941.81	101.72 4.25%	71,201.62 1,320.28	0.58% 1,259.81	A1/A A+	3.11 2.81
91159HJM3	US BANCORP 5.775 06/12/2029	140,000.00	09/30/2024 4.32%	146,867.00 143,929.08	102.62 4.83%	143,671.36 3,121.71	1.18% (257.72)	A3/A A	3.12 1.94
437076DC3	HOME DEPOT INC 4.75 06/25/2029	50,000.00	06/17/2024 4.90%	49,677.50 49,796.72	101.55 4.22%	50,774.20 831.25	0.42% 977.48	A2/A A	3.15 2.79
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	60,000.00	12/09/2024 4.71%	59,120.40 59,457.99	99.53 4.72%	59,715.96 697.60	0.49% 257.97	A1/A- AA-	3.23 2.08
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	125,000.00	04/21/2026 4.30%	124,101.25 124,107.15	98.96 4.38%	123,697.00 1,383.94	1.01% (410.15)	Aa3/A AA-	3.73 2.52
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	140,000.00	-- 4.91%	140,237.30 140,188.57	101.74 4.44%	142,442.86 1,617.00	1.17% 2,254.29	A2/NA A	3.77 3.30
00287YDZ9	ABBVIE INC 4.875 03/15/2030	150,000.00	04/24/2025 4.56%	152,035.50 151,605.69	101.76 4.37%	152,639.10 934.38	1.25% 1,033.41	A2/A- NA	3.87 3.41
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	150,000.00	08/25/2025 4.27%	152,310.00 151,959.40	100.50 4.51%	150,756.00 891.25	1.23% (1,203.40)	A3/A- A-	3.87 3.42
89236TNJ0	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030	120,000.00	07/14/2025 4.55%	121,302.00 121,088.07	101.30 4.45%	121,554.60 2,656.00	1.00% 466.53	A1/A+ A+	4.04 3.56
24422EYF0	JOHN DEERE CAPITAL CORP 4.375 10/15/2030	70,000.00	11/04/2025 4.22%	70,484.40 70,436.90	99.84 4.41%	69,890.03 136.11	0.57% (546.87)	A1/A A+	4.46 4.00
46647PEV4	JPMORGAN CHASE & CO 5.14 01/24/2031	75,000.00	03/24/2026 4.63%	76,329.00 76,293.90	101.78 4.62%	76,332.60 1,038.71	0.63% 38.70	A1/A AA-	4.74 3.32
09247XAR2	BLACKROCK FINANCE INC 1.9 01/28/2031	150,000.00	03/24/2026 4.47%	133,360.50 133,708.33	89.20 4.45%	133,801.95 736.25	1.10% 93.62	Aa3/AA- NA	4.75 4.42
025816DY2	AMERICAN EXPRESS CO 5.085 01/30/2031	150,000.00	02/10/2026 4.23%	154,623.00 154,370.95	101.77 4.59%	152,655.00 1,928.06	1.25% (1,715.95)	A2/A- A	4.75 3.34
Total Corporate		**3,285,000.00**	**4.48%**	**3,259,182.45** **3,272,870.46**	**100.10** **4.33%**	**3,285,979.81** **36,025.14**	**26.91%** **13,109.35**		**2.74** **2.25**
MONEY MARKET FUND									

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
31846V203	FIRST AMER:GVT OBLG Y	85,061.93	-- 3.27%	85,061.93 85,061.93	1.00 3.27%	85,061.93 0.00	0.70% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**85,061.93**	**3.27%**	**85,061.93** **85,061.93**	**1.00** **3.27%**	**85,061.93** **0.00**	**0.70%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	175,000.00	02/15/2024 4.32%	173,446.00 174,129.18	100.49 3.94%	175,853.83 1,523.96	1.44% 1,724.65	Aaa/AAA NA	2.80 2.59
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	150,000.00	10/28/2024 4.14%	148,231.50 148,767.02	99.69 3.97%	149,530.65 241.50	1.22% 763.63	Aaa/AAA NA	3.46 3.20
Total Supranational		**325,000.00**	**4.24%**	**321,677.50** **322,896.20**	**100.12** **3.95%**	**325,384.48** **1,765.46**	**2.66%** **2,488.27**		**3.10** **2.87**
US TREASURY									
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	150,000.00	08/25/2021 0.82%	148,576.17 149,928.02	99.24 3.66%	148,862.40 233.08	1.22% (1,065.62)	Aa1/AA+ AA+	0.25 0.25
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	150,000.00	09/23/2021 0.91%	154,230.47 150,251.08	99.35 3.73%	149,026.20 466.16	1.22% (1,224.88)	Aa1/AA+ AA+	0.29 0.29
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	130,000.00	03/29/2022 2.53%	128,334.38 129,729.09	98.84 3.75%	128,489.27 606.01	1.05% (1,239.82)	Aa1/AA+ AA+	0.80 0.77
91282CET4	UNITED STATES TREASURY 2.625 05/31/2027	215,000.00	-- 3.35%	207,938.48 213,436.88	98.76 3.80%	212,337.66 2,356.73	1.74% (1,099.22)	Aa1/AA+ AA+	1.08 1.04
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	140,000.00	09/30/2024 3.55%	137,014.06 138,683.18	98.68 3.84%	138,151.58 957.18	1.13% (531.60)	Aa1/AA+ AA+	1.25 1.21
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	350,000.00	11/21/2022 4.00%	351,886.72 350,550.16	100.35 3.87%	351,216.95 1,222.85	2.88% 666.79	Aa1/AA+ AA+	1.42 1.36
91282CFZ9	UNITED STATES TREASURY 3.875 11/30/2027	275,000.00	01/24/2023 3.59%	278,501.95 276,143.57	99.99 3.88%	274,967.83 4,449.86	2.25% (1,175.75)	Aa1/AA+ AA+	1.59 1.50
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	245,000.00	-- 3.94%	241,623.04 243,642.37	99.51 3.89%	243,794.11 752.24	2.00% 151.74	Aa1/AA+ AA+	1.92 1.83
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	220,000.00	09/15/2023 4.46%	216,768.75 218,506.14	100.49 3.89%	221,082.84 2,256.22	1.81% 2,576.70	Aa1/AA+ AA+	2.25 2.11

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	180,000.00	09/27/2023 4.69%	177,532.03 178,829.81	101.04 3.90%	181,870.38 1,326.77	1.49% 3,040.57	Aa1/AA+ AA+	2.34 2.18
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	225,000.00	10/30/2023 4.81%	225,667.97 225,334.17	102.28 3.91%	230,123.93 29.81	1.88% 4,789.76	Aa1/AA+ AA+	2.50 2.34
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	175,000.00	01/17/2024 4.05%	167,965.82 171,293.39	98.12 3.91%	171,711.93 2,522.88	1.41% 418.53	Aa1/AA+ AA+	2.54 2.38
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	150,000.00	02/26/2024 4.31%	147,919.92 148,837.47	100.22 3.91%	150,334.05 1,491.71	1.23% 1,496.58	Aa1/AA+ AA+	2.76 2.56
912810FG8	UNITED STATES TREASURY 5.25 02/15/2029	130,000.00	04/24/2024 4.62%	133,483.59 132,024.33	103.73 3.83%	134,854.72 1,414.02	1.10% 2,830.39	Aa1/AA+ AA+	2.80 2.56
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	150,000.00	04/24/2024 4.66%	146,466.80 147,910.68	100.57 3.92%	150,849.60 524.08	1.24% 2,938.92	Aa1/AA+ AA+	2.92 2.72
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	125,000.00	05/28/2024 4.58%	125,249.02 125,151.74	101.98 3.92%	127,470.75 15.71	1.04% 2,319.01	Aa1/AA+ AA+	3.00 2.78
91282CKT7	UNITED STATES TREASURY 4.5 05/31/2029	145,000.00	06/27/2024 4.30%	146,285.74 145,805.20	101.66 3.92%	147,407.29 2,724.73	1.21% 1,602.09	Aa1/AA+ AA+	3.08 2.81
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	125,000.00	07/29/2024 4.10%	120,292.97 121,970.31	98.01 3.92%	122,509.75 1,357.91	1.00% 539.44	Aa1/AA+ AA+	3.17 2.94
91282CKX8	UNITED STATES TREASURY 4.25 06/30/2029	150,000.00	08/22/2024 3.73%	153,451.17 152,251.44	100.95 3.93%	151,423.80 2,130.87	1.24% (827.64)	Aa1/AA+ AA+	3.17 2.90
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	195,000.00	-- 3.93%	195,636.92 195,424.68	100.20 3.93%	195,380.84 1,939.23	1.60% (43.84)	Aa1/AA+ AA+	3.25 2.99
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	150,000.00	09/10/2024 3.47%	147,673.83 148,438.97	97.46 3.94%	146,191.35 789.74	1.20% (2,247.62)	Aa1/AA+ AA+	3.34 3.11
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	175,000.00	12/18/2024 4.26%	169,319.34 170,939.60	98.59 3.95%	172,525.33 518.78	1.41% 1,585.73	Aa1/AA+ AA+	3.42 3.18
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	175,000.00	11/19/2024 4.24%	174,145.51 174,394.85	100.55 3.95%	175,963.90 19.62	1.44% 1,569.05	Aa1/AA+ AA+	3.50 3.23
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	175,000.00	12/09/2024 4.07%	175,437.50 175,315.36	100.56 3.95%	175,984.38 3,014.42	1.44% 669.02	Aa1/AA+ AA+	3.59 3.25
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	175,000.00	12/30/2024 4.38%	174,924.81 174,944.82	101.40 3.96%	177,454.03 2,559.13	1.45% 2,509.20	Aa1/AA+ AA+	3.67 3.32
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	150,000.00	03/26/2025 4.11%	150,908.20 150,703.07	100.97 3.97%	151,459.05 1,584.94	1.24% 755.98	Aa1/AA+ AA+	3.76 3.41
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	140,000.00	03/18/2025 4.08%	139,475.00 139,593.54	100.11 3.97%	140,147.70 943.48	1.15% 554.16	Aa1/AA+ AA+	3.83 3.50

HOLDINGS REPORT

City of San Jacinto California | Account #10167 | As of April 30, 2026

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	150,000.00	06/23/2025 3.90%	150,615.23 150,505.33	100.09 3.97%	150,140.70 508.20	1.23% (364.63)	Aa1/AA+ AA+	3.92 3.58
91282CMZ1	UNITED STATES TREASURY 3.875 04/30/2030	150,000.00	05/28/2025 4.07%	148,681.64 148,928.88	99.62 3.98%	149,425.80 15.79	1.22% 496.92	Aa1/AA+ AA+	4.00 3.67
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	175,000.00	06/10/2025 4.08%	174,371.09 174,483.36	100.06 3.98%	175,109.38 2,923.08	1.43% 626.02	Aa1/AA+ AA+	4.08 3.67
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	150,000.00	09/26/2025 3.76%	150,726.56 150,636.94	99.57 3.99%	149,355.45 1,942.85	1.22% (1,281.49)	Aa1/AA+ AA+	4.17 3.76
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	150,000.00	08/25/2025 3.80%	150,498.05 150,429.43	99.54 3.99%	149,314.50 1,445.10	1.22% (1,114.93)	Aa1/AA+ AA+	4.25 3.85
91282CNX5	UNITED STATES TREASURY 3.625 08/31/2030	200,000.00	09/26/2025 3.77%	198,742.19 198,891.98	98.50 4.01%	196,992.20 1,221.47	1.61% (1,899.78)	Aa1/AA+ AA+	4.34 3.94
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	200,000.00	-- 3.79%	198,577.15 198,675.75	98.48 4.00%	196,968.80 614.07	1.61% (1,706.95)	Aa1/AA+ AA+	4.42 4.02
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	150,000.00	11/13/2025 3.71%	149,443.36 149,494.97	98.45 4.01%	147,673.80 14.78	1.21% (1,821.17)	Aa1/AA+ AA+	4.50 4.10
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	150,000.00	12/08/2025 3.76%	148,265.63 148,402.13	97.89 4.01%	146,835.90 2,192.31	1.20% (1,566.23)	Aa1/AA+ AA+	4.59 4.12
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	150,000.00	01/22/2026 3.86%	148,412.11 148,498.42	98.36 4.01%	147,544.95 1,817.51	1.21% (953.47)	Aa1/AA+ AA+	4.67 4.20
91282CJX0	UNITED STATES TREASURY 4.0 01/31/2031	200,000.00	-- 3.85%	201,318.36 201,259.26	99.88 4.03%	199,765.60 1,988.95	1.64% (1,493.66)	Aa1/AA+ AA+	4.76 4.25
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	150,000.00	03/10/2026 3.70%	148,628.91 148,667.44	97.77 4.01%	146,648.40 884.51	1.20% (2,019.04)	Aa1/AA+ AA+	4.83 4.37
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	175,000.00	04/21/2026 3.91%	174,719.73 174,721.13	99.34 4.02%	173,837.83 574.37	1.42% (883.30)	Aa1/AA+ AA+	4.92 4.42
Total US Treasury		**6,915,000.00**	**3.86%**	**6,879,710.17 6,893,628.93**	**99.82 3.92%**	**6,901,204.88 54,351.12**	**56.51% 7,575.95**		**3.04 2.79**
Total Portfolio		**12,210,955.07**	**4.10%**	**12,154,775.58 12,178,663.45**	**99.35 4.03%**	**12,212,284.94 108,636.83**	**100.00% 33,621.49**		**2.86 2.52**
Total Market Value + Accrued						**12,320,921.77**			

TRANSACTION LEDGER

City of San Jacinto California | Account #10167 | As of April 30, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	04/02/2026	31846V203	312.91	FIRST AMER:GVT OBLG Y	1.000	3.27%	(312.91)	0.00	(312.91)	0.00
Purchase	04/13/2026	31846V203	990.00	FIRST AMER:GVT OBLG Y	1.000	3.25%	(990.00)	0.00	(990.00)	0.00
Purchase	04/15/2026	31846V203	26.87	FIRST AMER:GVT OBLG Y	1.000	3.27%	(26.87)	0.00	(26.87)	0.00
Purchase	04/15/2026	31846V203	5,040.82	FIRST AMER:GVT OBLG Y	1.000	3.27%	(5,040.82)	0.00	(5,040.82)	0.00
Purchase	04/16/2026	31846V203	2,906.25	FIRST AMER:GVT OBLG Y	1.000	3.30%	(2,906.25)	0.00	(2,906.25)	0.00
Purchase	04/16/2026	31846V203	0.75	FIRST AMER:GVT OBLG Y	1.000	3.30%	(0.75)	0.00	(0.75)	0.00
Purchase	04/20/2026	31846V203	232,942.75	FIRST AMER:GVT OBLG Y	1.000	3.27%	(232,942.75)	0.00	(232,942.75)	0.00
Purchase	04/22/2026	06406RCG0	125,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	99.281	4.30%	(124,101.25)	(1,258.13)	(125,359.38)	0.00
Purchase	04/22/2026	91282CQG9	175,000.00	UNITED STATES TREASURY 3.875 03/31/2031	99.840	3.91%	(174,719.73)	(407.62)	(175,127.35)	0.00
Purchase	04/23/2026	31846V203	1,501.88	FIRST AMER:GVT OBLG Y	1.000	3.27%	(1,501.88)	0.00	(1,501.88)	0.00
Purchase	04/27/2026	31846V203	2,953.80	FIRST AMER:GVT OBLG Y	1.000	3.28%	(2,953.80)	0.00	(2,953.80)	0.00
Purchase	04/30/2026	31846V203	2,890.63	FIRST AMER:GVT OBLG Y	1.000	3.27%	(2,890.63)	0.00	(2,890.63)	0.00
Purchase	04/30/2026	31846V203	14,718.76	FIRST AMER:GVT OBLG Y	1.000	3.27%	(14,718.76)	0.00	(14,718.76)	0.00
Total Purchase			**564,285.42**				**(563,106.40)**	**(1,665.75)**	**(564,772.15)**	**0.00**
TOTAL ACQUISITIONS			**564,285.42**				**(563,106.40)**	**(1,665.75)**	**(564,772.15)**	**0.00**

TRANSACTION LEDGER

City of San Jacinto California | Account #10167 | As of April 30, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Maturity	04/20/2026	4581X0DV7	(230,000.00)	INTER-AMERICAN DEVELOPMENT BANK 0.875 04/20/2026	100.000	0.97%	230,000.00	0.00	230,000.00	0.00
Total Maturity			**(230,000.00)**				**230,000.00**	**0.00**	**230,000.00**	**0.00**
Sale	04/13/2026	31846V203	(1,028.83)	FIRST AMER:GVT OBLG Y	1.000	3.25%	1,028.83	0.00	1,028.83	0.00
Sale	04/22/2026	31846V203	(300,486.73)	FIRST AMER:GVT OBLG Y	1.000	3.26%	300,486.73	0.00	300,486.73	0.00
Sale	04/24/2026	31846V203	(104.17)	FIRST AMER:GVT OBLG Y	1.000	3.28%	104.17	0.00	104.17	0.00
Total Sale			**(301,619.73)**				**301,619.73**	**0.00**	**301,619.73**	**0.00**
TOTAL DISPOSITIONS			**(531,619.73)**				**531,619.73**	**0.00**	**531,619.73**	**0.00**
OTHER TRANSACTIONS										
Coupon	04/13/2026	023135CF1	0.00	AMAZON.COM INC 3.3 04/13/2027		3.34%	990.00	0.00	990.00	0.00
Coupon	04/15/2026	58770JAD6	0.00	MBALT 2024-A A3 5.32 01/18/2028		5.73%	125.27	0.00	125.27	0.00
Coupon	04/15/2026	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		5.09%	193.88	0.00	193.88	0.00
Coupon	04/15/2026	44935CAD3	0.00	HART 2025-A A3 4.32 10/15/2029		4.84%	252.00	0.00	252.00	0.00
Coupon	04/15/2026	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.51%	128.33	0.00	128.33	0.00
Coupon	04/15/2026	24422EYF0	0.00	JOHN DEERE CAPITAL CORP 4.375 10/15/2030		4.22%	1,531.25	0.00	1,531.25	0.00
Coupon	04/15/2026	58770YAD3	0.00	MBALT 2026-A A3 3.93 01/15/2030		3.97%	114.63	0.00	114.63	0.00

TRANSACTION LEDGER

City of San Jacinto California | Account #10167 | As of April 30, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	04/15/2026	47800AAC4	0.00	JDOT 2022-B A3 3.74 02/16/2027		3.77%	0.08	0.00	0.08	0.00
Coupon	04/16/2026	459058LN1	0.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		4.14%	2,907.00	0.00	2,907.00	0.00
Coupon	04/20/2026	61747YFD2	0.00	MORGAN STANLEY 5.164 04/20/2029		4.53%	1,936.50	0.00	1,936.50	0.00
Coupon	04/20/2026	4581X0DV7	0.00	INTER-AMERICAN DEVELOPMENT BANK 0.875 04/20/2026		0.97%	1,006.25	0.00	1,006.25	0.00
Coupon	04/23/2026	46647PAR7	0.00	JPMORGAN CHASE & CO 4.005 04/23/2029		5.38%	1,501.88	0.00	1,501.88	0.00
Coupon	04/27/2026	06051GKP3	0.00	BANK OF AMERICA CORP 4.376 04/27/2028		5.89%	2,953.80	0.00	2,953.80	0.00
Coupon	04/30/2026	91282CJF9	0.00	UNITED STATES TREASURY 4.875 10/31/2028		4.81%	5,484.38	0.00	5,484.38	0.00
Coupon	04/30/2026	91282CKP5	0.00	UNITED STATES TREASURY 4.625 04/30/2029		4.58%	2,890.63	0.00	2,890.63	0.00
Coupon	04/30/2026	91282CLR0	0.00	UNITED STATES TREASURY 4.125 10/31/2029		4.24%	3,609.38	0.00	3,609.38	0.00
Coupon	04/30/2026	91282CMZ1	0.00	UNITED STATES TREASURY 3.875 04/30/2030		4.07%	2,906.25	0.00	2,906.25	0.00
Coupon	04/30/2026	91282CPD7	0.00	UNITED STATES TREASURY 3.625 10/31/2030		3.71%	2,718.75	0.00	2,718.75	0.00
Total Coupon			**0.00**				**31,250.26**	**0.00**	**31,250.26**	**0.00**
Custody Fee	04/24/2026	CCYUSD	(104.17)	Cash		0.00%	(104.17)	0.00	(104.17)	0.00
Total Custody Fee			**(104.17)**				**(104.17)**	**0.00**	**(104.17)**	**0.00**

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Dividend	04/30/2026	31846V203	0.00	FIRST AMER:GVT OBLG Y		3.27%	331.52	0.00	331.52	0.00
Total Dividend			**0.00**				**331.52**	**0.00**	**331.52**	**0.00**
Management Fee	04/13/2026	CCYUSD	(1,028.83)	Cash		0.00%	(1,028.83)	0.00	(1,028.83)	0.00
Total Management Fee			**(1,028.83)**				**(1,028.83)**	**0.00**	**(1,028.83)**	**0.00**
Principal Paydown	04/15/2026	58770JAD6	2,695.46	MBALT 2024-A A3 5.32 01/18/2028		5.73%	2,695.46	--	2,695.46	(0.00)
Principal Paydown	04/15/2026	47800AAC4	26.79	JDOT 2022-B A3 3.74 02/16/2027		3.77%	26.79	--	26.79	(0.02)
Total Principal Paydown			**2,722.25**				**2,722.25**	**--**	**2,722.25**	**(0.02)**
TOTAL OTHER TRANSACTIONS			**1,589.25**				**33,171.03**	**0.00**	**33,171.03**	**(0.02)**

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V203	FIRST AMER:GVT OBLG Y	85,061.93	122,396.24 264,285.42 (301,619.73) 85,061.93	0.00 312.91 0.00 312.91	0.00 0.00 0.00 312.91	312.91
CCYUSD	Receivable	331.52	312.91 0.00 0.00 331.52	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**85,393.45**	**122,709.15** **264,285.42** **(301,619.73)** **85,393.45**	**0.00** **312.91** **0.00** **312.91**	**0.00** **0.00** **0.00** **312.91**	**312.91**
FIXED INCOME						
00287YDZ9	ABBVIE INC 4.875 03/15/2030	04/24/2025 04/25/2025 150,000.00	151,640.45 0.00 0.00 151,605.69	325.00 0.00 934.38 609.38	0.00 (34.76) (34.76) 574.62	574.62
023135CF1	AMAZON.COM INC 3.3 04/13/2027	04/11/2022 04/13/2022 60,000.00	59,974.48 0.00 0.00 59,976.51	924.00 990.00 99.00 165.00	2.03 0.00 2.03 167.03	167.03
025816DY2	AMERICAN EXPRESS CO 5.085 01/30/2031	02/10/2026 02/11/2026 150,000.00	154,466.67 0.00 0.00 154,370.95	1,292.44 0.00 1,928.06 635.63	0.00 (95.71) (95.71) 539.91	539.91
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	12/09/2024 12/10/2024 60,000.00	59,438.01 0.00 0.00 59,457.99	484.05 0.00 697.60 213.55	19.98 0.00 19.98 233.53	233.53
06051GKP3	BANK OF AMERICA CORP 4.376 04/27/2028	08/30/2023 08/31/2023 135,000.00	133,411.31 0.00 0.00 133,533.20	2,527.14 2,953.80 65.64 492.30	121.89 0.00 121.89 614.19	614.19

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	04/21/2026 04/22/2026 125,000.00	0.00 124,101.25 0.00 124,107.15	0.00 (1,258.13) 1,383.94 125.81	5.90 0.00 5.90 131.71	131.71
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	03/07/2022 03/15/2022 130,000.00	129,995.29 0.00 0.00 129,995.70	132.89 0.00 382.06 249.17	0.41 0.00 0.41 249.57	249.57
09247XAR2	BLACKROCK FINANCE INC 1.9 01/28/2031	03/24/2026 03/25/2026 150,000.00	133,426.31 0.00 0.00 133,708.33	498.75 0.00 736.25 237.50	282.03 0.00 282.03 519.53	519.53
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	06/06/2024 06/11/2024 70,000.00	69,940.28 0.00 0.00 69,941.81	1,037.36 0.00 1,320.28 282.92	1.54 0.00 1.54 284.45	284.45
24422EYF0	JOHN DEERE CAPITAL CORP 4.375 10/15/2030	11/04/2025 11/05/2025 70,000.00	70,444.95 0.00 0.00 70,436.90	1,412.15 1,531.25 136.11 255.21	0.00 (8.05) (8.05) 247.16	247.16
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	325,000.00	328,325.53 0.00 0.00 328,184.81	853.13 0.00 2,071.88 1,218.75	0.00 (140.71) (140.71) 1,078.04	1,078.04
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	06/27/2023 06/28/2023 200,000.00	199,549.56 0.00 0.00 199,566.45	2,488.89 0.00 3,155.56 666.67	16.89 0.00 16.89 683.56	683.56
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	09/12/2023 09/14/2023 200,000.00	199,504.35 0.00 0.00 199,521.04	559.03 0.00 1,288.19 729.17	16.69 0.00 16.69 745.86	745.86
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	11/27/2023 11/28/2023 230,000.00	230,869.75 0.00 0.00 230,842.49	4,077.71 0.00 4,964.17 886.46	0.00 (27.26) (27.26) 859.19	859.19

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	12/18/2023 12/19/2023 225,000.00	226,356.15 0.00 0.00 226,315.01	2,815.63 0.00 3,612.50 796.88	0.00 (41.14) (41.14) 755.74	755.74
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	09/27/2023 09/28/2023 200,000.00	198,864.90 0.00 0.00 198,902.53	225.00 0.00 975.00 750.00	37.63 0.00 37.63 787.63	787.63
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	06/27/2023 06/29/2023 150,000.00	148,941.22 0.00 0.00 148,982.21	2,493.33 0.00 3,043.33 550.00	40.98 0.00 40.98 590.98	590.98
437076DC3	HOME DEPOT INC 4.75 06/25/2029	06/17/2024 06/25/2024 50,000.00	49,791.42 0.00 0.00 49,796.72	633.33 0.00 831.25 197.92	5.30 0.00 5.30 203.22	203.22
44935CAD3	HART 2025-A A3 4.32 10/15/2029	03/04/2025 03/12/2025 70,000.00	69,992.05 0.00 0.00 69,992.23	134.40 252.00 134.40 252.00	0.18 0.00 0.18 252.18	252.18
4581X0DV7	INTER-AMERICAN DEVELOPMENT BANK 0.875 04/20/2026	04/13/2021 04/20/2021 0.00	229,989.04 0.00 (230,000.00) 0.00	900.03 1,006.25 0.00 106.22	10.96 0.00 10.96 117.18	117.18
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	02/15/2024 02/20/2024 175,000.00	174,103.59 0.00 0.00 174,129.18	922.40 0.00 1,523.96 601.56	25.59 0.00 25.59 627.15	627.15
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	10/28/2024 10/29/2024 150,000.00	148,737.76 0.00 0.00 148,767.02	2,664.00 2,907.00 241.50 484.50	29.26 0.00 29.26 513.76	513.76
46647PAR7	JPMORGAN CHASE & CO 4.005 04/23/2029	05/28/2024 05/29/2024 75,000.00	73,098.48 0.00 0.00 73,174.23	1,318.31 1,501.88 66.75 250.32	75.76 0.00 75.76 326.08	326.08

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46647PEV4	JPMORGAN CHASE & CO 5.14 01/24/2031	03/24/2026 03/25/2026 75,000.00	76,322.36 0.00 0.00 76,293.90	717.46 0.00 1,038.71 321.25	0.00 (28.46) (28.46) 292.79	292.79
47800AAC4	JDOT 2022-B A3 3.74 02/16/2027	07/12/2022 07/20/2022 0.00	26.81 0.00 (26.81) 0.00	0.04 0.08 0.00 0.04	0.00 0.00 0.00 0.04	0.04
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	03/04/2025 03/11/2025 55,000.00	54,997.35 0.00 0.00 54,997.41	103.40 193.88 103.40 193.88	0.06 0.00 0.06 193.94	193.94
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	02/07/2024 02/09/2024 85,000.00	84,967.91 0.00 0.00 84,968.83	552.50 0.00 871.25 318.75	0.92 0.00 0.92 319.67	319.67
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	08/25/2025 08/26/2025 150,000.00	152,001.81 0.00 0.00 151,959.40	310.00 0.00 891.25 581.25	0.00 (42.41) (42.41) 538.84	538.84
57636QAW4	MASTERCARD INC 4.875 03/09/2028	03/06/2023 03/09/2023 70,000.00	69,973.69 0.00 0.00 69,974.80	208.54 0.00 492.92 284.38	1.11 0.00 1.11 285.49	285.49
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	05/17/2024 05/23/2024 25,561.62	28,255.46 0.00 (2,695.46) 25,560.22	66.81 125.27 60.44 118.90	0.22 0.00 0.22 119.12	119.12
58770YAD3	MBALT 2026-A A3 3.93 01/15/2030	01/13/2026 01/21/2026 35,000.00	34,993.39 0.00 0.00 34,993.54	61.13 114.63 61.13 114.63	0.14 0.00 0.14 114.77	114.77
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/08/2023 05/17/2023 30,000.00	29,989.67 0.00 0.00 29,990.06	452.25 0.00 553.50 101.25	0.40 0.00 0.40 101.65	101.65

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
61747YFD2	MORGAN STANLEY 5.164 04/20/2029	08/26/2024 08/27/2024 75,000.00	75,881.33 0.00 0.00 75,846.08	1,732.09 1,936.50 118.34 322.75	0.00 (35.25) (35.25) 287.50	287.50
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	140,000.00	140,192.82 0.00 0.00 140,188.57	1,039.50 0.00 1,617.00 577.50	2.26 (6.51) (4.25) 573.25	573.25
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	09/28/2022 09/30/2022 130,000.00	129,097.52 0.00 0.00 129,164.53	2,036.67 0.00 2,470.00 433.33	67.02 0.00 67.02 500.35	500.35
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	01/24/2024 01/31/2024 145,000.00	144,865.98 0.00 0.00 144,869.86	1,130.19 0.00 1,686.03 555.83	3.88 0.00 3.88 559.71	559.71
74340XCG4	PROLOGIS LP 4.875 06/15/2028	170,000.00	169,288.18 0.00 0.00 169,314.68	2,440.21 0.00 3,130.83 690.63	26.49 0.00 26.49 717.12	717.12
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	06/27/2023 06/29/2023 150,000.00	147,048.11 0.00 0.00 147,164.48	2,312.50 0.00 2,775.00 462.50	116.37 0.00 116.37 578.87	578.87
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	03/01/2022 03/03/2022 45,000.00	44,991.06 0.00 0.00 44,991.86	85.75 0.00 177.63 91.88	0.80 0.00 0.80 92.67	92.67
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 130,000.00	130,000.00 0.00 0.00 130,000.00	234.39 0.00 775.30 540.91	0.00 0.00 0.00 540.91	540.91
87612EBM7	TARGET CORP 1.95 01/15/2027	01/19/2022 01/24/2022 65,000.00	64,982.42 0.00 0.00 64,984.25	267.58 0.00 373.21 105.63	1.82 0.00 1.82 107.45	107.45

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
89236TNJ0	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030	07/14/2025 07/15/2025 120,000.00	121,110.20 0.00 0.00 121,088.07	2,176.00 0.00 2,656.00 480.00	0.00 (22.13) (22.13) 457.87	457.87
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	10/10/2024 10/17/2024 35,000.00	34,998.66 0.00 0.00 34,998.69	68.44 128.33 68.44 128.33	0.03 0.00 0.03 128.36	128.36
91159HJM3	US BANCORP 5.775 06/12/2029	09/30/2024 09/30/2024 140,000.00	144,081.57 0.00 0.00 143,929.08	2,447.96 0.00 3,121.71 673.75	0.00 (152.49) (152.49) 521.26	521.26
912810FG8	UNITED STATES TREASURY 5.25 02/15/2029	04/24/2024 04/25/2024 130,000.00	132,083.81 0.00 0.00 132,024.33	848.41 0.00 1,414.02 565.61	0.00 (59.48) (59.48) 506.13	506.13
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	09/23/2021 09/24/2021 150,000.00	150,322.14 0.00 0.00 150,251.08	279.70 0.00 466.16 186.46	0.00 (71.06) (71.06) 115.40	115.40
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	01/17/2024 01/18/2024 175,000.00	171,173.69 0.00 0.00 171,293.39	2,069.67 0.00 2,522.88 453.21	119.70 0.00 119.70 572.91	572.91
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	03/29/2022 03/30/2022 130,000.00	129,701.07 0.00 0.00 129,729.09	363.61 0.00 606.01 242.40	28.03 0.00 28.03 270.43	270.43
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	08/25/2021 08/26/2021 150,000.00	149,904.29 0.00 0.00 149,928.02	155.39 0.00 233.08 77.69	23.73 0.00 23.73 101.42	101.42
91282CET4	UNITED STATES TREASURY 2.625 05/31/2027	215,000.00	213,318.16 0.00 0.00 213,436.88	1,891.59 0.00 2,356.73 465.14	118.72 0.00 118.72 583.86	583.86

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	07/29/2024 07/30/2024 125,000.00	121,891.68 0.00 0.00 121,970.31	1,021.24 0.00 1,357.91 336.67	78.63 0.00 78.63 415.30	415.30
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	09/30/2024 09/30/2024 140,000.00	138,596.55 0.00 0.00 138,683.18	638.12 0.00 957.18 319.06	86.63 0.00 86.63 405.69	405.69
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	09/10/2024 09/11/2024 150,000.00	148,400.52 0.00 0.00 148,438.97	407.61 0.00 789.74 382.13	38.45 0.00 38.45 420.58	420.58
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	11/21/2022 11/22/2022 350,000.00	350,582.08 0.00 0.00 350,550.16	39.45 0.00 1,222.85 1,183.40	0.00 (31.92) (31.92) 1,151.48	1,151.48
91282CFZ9	UNITED STATES TREASURY 3.875 11/30/2027	01/24/2023 01/25/2023 275,000.00	276,202.93 0.00 0.00 276,143.57	3,571.60 0.00 4,449.86 878.26	0.00 (59.36) (59.36) 818.91	818.91
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	03/18/2025 03/19/2025 140,000.00	139,584.82 0.00 0.00 139,593.54	486.96 0.00 943.48 456.52	8.72 0.00 8.72 465.24	465.24
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	245,000.00	243,584.19 0.00 0.00 243,642.37	24.27 0.00 752.24 727.97	58.18 0.00 58.18 786.16	786.16
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	09/15/2023 09/18/2023 220,000.00	218,451.62 0.00 0.00 218,506.14	1,504.14 0.00 2,256.22 752.07	54.52 0.00 54.52 806.59	806.59
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	09/27/2023 09/28/2023 180,000.00	178,788.65 0.00 0.00 178,829.81	684.78 0.00 1,326.77 641.98	41.16 0.00 41.16 683.14	683.14

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	10/30/2023 10/31/2023 225,000.00	225,345.14 0.00 0.00 225,334.17	4,605.66 5,484.38 29.81 908.52	0.00 (10.97) (10.97) 897.56	897.56
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	02/26/2024 02/27/2024 150,000.00	148,802.80 0.00 0.00 148,837.47	994.48 0.00 1,491.71 497.24	34.67 0.00 34.67 531.91	531.91
91282CJX0	UNITED STATES TREASURY 4.0 01/31/2031	200,000.00	201,281.03 0.00 0.00 201,259.26	1,325.97 0.00 1,988.95 662.98	0.74 (22.51) (21.76) 641.22	641.22
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	04/24/2024 04/25/2024 150,000.00	147,851.83 0.00 0.00 147,910.68	16.91 0.00 524.08 507.17	58.85 0.00 58.85 566.03	566.03
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	05/28/2024 05/29/2024 125,000.00	125,155.90 0.00 0.00 125,151.74	2,427.49 2,890.63 15.71 478.85	0.00 (4.16) (4.16) 474.70	474.70
91282CKT7	UNITED STATES TREASURY 4.5 05/31/2029	06/27/2024 06/28/2024 145,000.00	145,826.65 0.00 0.00 145,805.20	2,186.95 0.00 2,724.73 537.77	0.00 (21.45) (21.45) 516.32	516.32
91282CKX8	UNITED STATES TREASURY 4.25 06/30/2029	08/22/2024 08/23/2024 150,000.00	152,309.87 0.00 0.00 152,251.44	1,602.56 0.00 2,130.87 528.32	0.00 (58.43) (58.43) 469.89	469.89
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	195,000.00	195,435.41 0.00 0.00 195,424.68	1,292.82 0.00 1,939.23 646.41	7.46 (18.19) (10.73) 635.68	635.68
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	12/18/2024 12/19/2024 175,000.00	170,841.99 0.00 0.00 170,939.60	16.74 0.00 518.78 502.05	97.61 0.00 97.61 599.66	599.66

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	11/19/2024 11/20/2024 175,000.00	174,380.66 0.00 0.00 174,394.85	3,031.08 3,609.38 19.62 597.92	14.19 0.00 14.19 612.11	612.11
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	12/09/2024 12/10/2024 175,000.00	175,322.58 0.00 0.00 175,315.36	2,419.47 0.00 3,014.42 594.95	0.00 (7.23) (7.23) 587.72	587.72
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	12/30/2024 12/31/2024 175,000.00	174,943.59 0.00 0.00 174,944.82	1,924.64 0.00 2,559.13 634.50	1.24 0.00 1.24 635.73	635.73
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	03/26/2025 03/27/2025 150,000.00	150,718.46 0.00 0.00 150,703.07	1,056.63 0.00 1,584.94 528.32	0.00 (15.38) (15.38) 512.93	512.93
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	06/23/2025 06/24/2025 150,000.00	150,515.93 0.00 0.00 150,505.33	16.39 0.00 508.20 491.80	0.00 (10.60) (10.60) 481.20	481.20
91282CMZ1	UNITED STATES TREASURY 3.875 04/30/2030	05/28/2025 05/29/2025 150,000.00	148,906.87 0.00 0.00 148,928.88	2,440.61 2,906.25 15.79 481.44	22.01 0.00 22.01 503.45	503.45
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	06/10/2025 06/11/2025 175,000.00	174,472.96 0.00 0.00 174,483.36	2,346.15 0.00 2,923.08 576.92	10.40 0.00 10.40 587.32	587.32
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	09/26/2025 09/29/2025 150,000.00	150,649.51 0.00 0.00 150,636.94	1,461.15 0.00 1,942.85 481.70	0.00 (12.56) (12.56) 469.14	469.14
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	08/25/2025 08/26/2025 150,000.00	150,437.73 0.00 0.00 150,429.43	963.40 0.00 1,445.10 481.70	0.00 (8.30) (8.30) 473.40	473.40

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CNX5	UNITED STATES TREASURY 3.625 08/31/2030	09/26/2025 09/29/2025 200,000.00	198,870.98 0.00 0.00 198,891.98	630.43 0.00 1,221.47 591.03	21.00 0.00 21.00 612.03	612.03
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	200,000.00	198,651.12 0.00 0.00 198,675.75	19.81 0.00 614.07 594.26	24.63 0.00 24.63 618.89	618.89
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	11/13/2025 11/14/2025 150,000.00	149,485.75 0.00 0.00 149,494.97	2,283.15 2,718.75 14.78 450.38	9.22 0.00 9.22 459.59	459.59
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	12/08/2025 12/09/2025 150,000.00	148,373.49 0.00 0.00 148,402.13	1,759.62 0.00 2,192.31 432.69	28.64 0.00 28.64 461.33	461.33
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	01/22/2026 01/23/2026 150,000.00	148,472.00 0.00 0.00 148,498.42	1,366.89 0.00 1,817.51 450.62	26.42 0.00 26.42 477.04	477.04
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	03/10/2026 03/11/2026 150,000.00	148,644.77 0.00 0.00 148,667.44	456.52 0.00 884.51 427.99	22.66 0.00 22.66 450.65	450.65
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	04/21/2026 04/22/2026 175,000.00	0.00 174,719.73 0.00 174,721.13	0.00 (407.62) 574.37 166.75	1.40 0.00 1.40 168.15	168.15
91324PEG3	UNITEDHEALTH GROUP INC 3.7 05/15/2027	05/17/2022 05/20/2022 50,000.00	50,004.65 0.00 0.00 50,004.27	698.89 0.00 853.06 154.17	0.08 (0.45) (0.37) 153.79	153.79
931142EX7	WALMART INC 3.95 09/09/2027	10/05/2022 10/07/2022 140,000.00	138,992.88 0.00 0.00 139,050.32	337.94 0.00 798.78 460.83	57.44 0.00 57.44 518.27	518.27

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
			12,026,208.58	98,831.23	2,009.66	
			298,820.98	29,584.51	(1,046.95)	
			(232,722.27)	108,636.83	962.71	
Total Fixed Income		12,125,561.62	12,093,270.00	39,390.11	40,352.82	40,352.82
			12,148,917.73	98,831.23	2,009.66	
			563,106.40	29,897.42	(1,046.95)	
			(534,342.00)	108,636.83	962.71	
TOTAL PORTFOLIO		12,210,955.07	12,178,663.45	39,703.02	40,665.73	40,665.73

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
MAY 2026							
05/01/2026	Coupon	74456QBU9	0.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		2,775.00	2,775.00
05/01/2026	Dividend	31846V203	0.00	FIRST AMER:GVT OBLG Y	331.52		331.52
05/11/2026	Coupon	665859AW4	130,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		2,600.00	2,600.00
05/13/2026	Coupon	3133EPC45	230,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		5,318.75	5,318.75
05/15/2026	Coupon	341081GN1	150,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		3,300.00	3,300.00
05/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
05/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
05/15/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		108.68	108.68
05/15/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	2,711.05		2,711.05
05/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
05/15/2026	Coupon	89236TNJ0	120,000.00	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030		2,880.00	2,880.00
05/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		128.33	128.33
05/15/2026	Coupon	9128285M8	175,000.00	UNITED STATES TREASURY 3.125 11/15/2028		2,734.38	2,734.38
05/15/2026	Coupon	91324PEG3	50,000.00	UNITEDHEALTH GROUP INC 3.7 05/15/2027		925.00	925.00
05/18/2026	Coupon	58933YBH7	30,000.00	MERCK & CO INC 4.05 05/17/2028		607.50	607.50
May 2026 Total					**3,042.57**	**21,938.14**	**24,980.70**
JUNE 2026							
06/01/2026	Coupon	91282CET4	215,000.00	UNITED STATES TREASURY 2.625 05/31/2027		2,821.88	2,821.88
06/01/2026	Coupon	91282CFZ9	275,000.00	UNITED STATES TREASURY 3.875 11/30/2027		5,328.13	5,328.13
06/01/2026	Coupon	91282CKT7	145,000.00	UNITED STATES TREASURY 4.5 05/31/2029		3,262.50	3,262.50
06/01/2026	Coupon	91282CMA6	175,000.00	UNITED STATES TREASURY 4.125 11/30/2029		3,609.38	3,609.38
06/01/2026	Coupon	91282CNG2	175,000.00	UNITED STATES TREASURY 4.0 05/31/2030		3,500.00	3,500.00
06/01/2026	Coupon	91282CPN5	150,000.00	UNITED STATES TREASURY 3.5 11/30/2030		2,625.00	2,625.00
06/09/2026	Coupon	3130AWC24	200,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		4,000.00	4,000.00
06/11/2026	Coupon	24422EXT1	70,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		1,697.50	1,697.50
06/12/2026	Coupon	91159HJM3	140,000.00	US BANCORP 5.775 06/12/2029		4,042.50	4,042.50
06/15/2026	Coupon	3133EPN50	225,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		4,781.25	4,781.25
06/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
06/15/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		96.66	96.66
06/15/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	3,204.58		3,204.58
06/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
06/15/2026	Coupon	74340XCG4	170,000.00	PROLOGIS LP 4.875 06/15/2028		4,143.75	4,143.75
06/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		128.33	128.33
06/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	917.01		917.01
06/25/2026	Coupon	437076DC3	50,000.00	HOME DEPOT INC 4.75 06/25/2029		1,187.50	1,187.50
06/30/2026	Coupon	91282CEV9	125,000.00	UNITED STATES TREASURY 3.25 06/30/2029		2,031.25	2,031.25
06/30/2026	Coupon	91282CKX8	150,000.00	UNITED STATES TREASURY 4.25 06/30/2029		3,187.50	3,187.50
06/30/2026	Coupon	91282CMD0	175,000.00	UNITED STATES TREASURY 4.375 12/31/2029		3,828.13	3,828.13
06/30/2026	Coupon	91282CNK3	150,000.00	UNITED STATES TREASURY 3.875 06/30/2030		2,906.25	2,906.25
06/30/2026	Coupon	91282CPR6	150,000.00	UNITED STATES TREASURY 3.625 12/31/2030		2,718.75	2,718.75
June 2026 Total					**4,121.59**	**56,456.74**	**60,578.33**
JULY 2026							
07/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
07/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
07/15/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		82.45	82.45
07/15/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	2,937.72		2,937.72
07/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
07/15/2026	Coupon	87612EBM7	65,000.00	TARGET CORP 1.95 01/15/2027		633.75	633.75
07/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		124.97	124.97
07/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	2,029.01		2,029.01
07/22/2026	Coupon	06406RCG0	125,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		2,516.25	2,516.25
07/23/2026	Coupon	06051GHM4	60,000.00	BANK OF AMERICA CORP 4.271 07/23/2029		1,281.30	1,281.30
07/24/2026	Coupon	46647PEV4	75,000.00	JPMORGAN CHASE & CO 5.14 01/24/2031		1,927.50	1,927.50
07/28/2026	Coupon	09247XAR2	150,000.00	BLACKROCK FINANCE INC 1.9 01/28/2031		1,425.00	1,425.00
07/30/2026	Coupon	025816DY2	150,000.00	AMERICAN EXPRESS CO 5.085 01/30/2031		3,813.75	3,813.75
07/31/2026	Coupon	69371RS80	145,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		3,335.00	3,335.00
07/31/2026	Coupon	91282CCP4	150,000.00	UNITED STATES TREASURY 0.625 07/31/2026		468.75	468.75
07/31/2026	Final Maturity	91282CCP4	150,000.00	UNITED STATES TREASURY 0.625 07/31/2026	150,000.00		150,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/31/2026	Coupon	91282CFB2	140,000.00	UNITED STATES TREASURY 2.75 07/31/2027		1,925.00	1,925.00
07/31/2026	Coupon	91282CHQ7	220,000.00	UNITED STATES TREASURY 4.125 07/31/2028		4,537.50	4,537.50
07/31/2026	Coupon	91282CJW2	150,000.00	UNITED STATES TREASURY 4.0 01/31/2029		3,000.00	3,000.00
07/31/2026	Coupon	91282CJX0	200,000.00	UNITED STATES TREASURY 4.0 01/31/2031		4,000.00	4,000.00
07/31/2026	Coupon	91282CLC3	195,000.00	UNITED STATES TREASURY 4.0 07/31/2029		3,900.00	3,900.00
07/31/2026	Coupon	91282CMG3	150,000.00	UNITED STATES TREASURY 4.25 01/31/2030		3,187.50	3,187.50
07/31/2026	Coupon	91282CNN7	150,000.00	UNITED STATES TREASURY 3.875 07/31/2030		2,906.25	2,906.25
July 2026 Total					**154,966.72**	**39,625.47**	**194,592.20**
AUGUST 2026							
08/07/2026	Coupon	63743HFX5	140,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		3,465.00	3,465.00
08/10/2026	Coupon	532457CK2	85,000.00	ELI LILLY AND CO 4.5 02/09/2029		1,912.50	1,912.50
08/17/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
08/17/2026	Coupon	4581X0EN4	175,000.00	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029		3,609.38	3,609.38
08/17/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
08/17/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		69.43	69.43
08/17/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	2,947.59		2,947.59
08/17/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
08/17/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		117.53	117.53
08/17/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,867.50		1,867.50
08/17/2026	Coupon	912810FG8	130,000.00	UNITED STATES TREASURY 5.25 02/15/2029		3,412.50	3,412.50
08/17/2026	Coupon	9128282A7	150,000.00	UNITED STATES TREASURY 1.5 08/15/2026		1,125.00	1,125.00
08/17/2026	Final Maturity	9128282A7	150,000.00	UNITED STATES TREASURY 1.5 08/15/2026	150,000.00		150,000.00
08/17/2026	Coupon	912828V98	130,000.00	UNITED STATES TREASURY 2.25 02/15/2027		1,462.50	1,462.50
08/31/2026	Coupon	91282CFJ5	150,000.00	UNITED STATES TREASURY 3.125 08/31/2029		2,343.75	2,343.75
08/31/2026	Coupon	91282CGQ8	140,000.00	UNITED STATES TREASURY 4.0 02/28/2030		2,800.00	2,800.00
08/31/2026	Coupon	91282CHX2	180,000.00	UNITED STATES TREASURY 4.375 08/31/2028		3,937.50	3,937.50
08/31/2026	Coupon	91282CNX5	200,000.00	UNITED STATES TREASURY 3.625 08/31/2030		3,625.00	3,625.00
08/31/2026	Coupon	91282CQD6	150,000.00	UNITED STATES TREASURY 3.5 02/28/2031		2,625.00	2,625.00
August 2026 Total					**154,815.09**	**31,065.58**	**185,880.67**
SEPTEMBER 2026							

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/03/2026	Coupon	808513BY0	45,000.00	CHARLES SCHWAB CORP 2.45 03/03/2027		551.25	551.25
09/08/2026	Coupon	3130AWTR1	200,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		4,375.00	4,375.00
09/09/2026	Coupon	57636QAW4	70,000.00	MASTERCARD INC 4.875 03/09/2028		1,706.25	1,706.25
09/09/2026	Coupon	931142EX7	140,000.00	WALMART INC 3.95 09/09/2027		2,765.00	2,765.00
09/10/2026	Coupon	3130ATS57	325,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		7,312.50	7,312.50
09/15/2026	Coupon	00287YDZ9	150,000.00	ABBVIE INC 4.875 03/15/2030		3,656.25	3,656.25
09/15/2026	Coupon	084664CZ2	130,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		1,495.00	1,495.00
09/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
09/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
09/15/2026	Coupon	571748CA8	150,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030		3,487.50	3,487.50
09/15/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		56.36	56.36
09/15/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	3,159.46		3,159.46
09/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
09/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		110.68	110.68
09/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,807.78		1,807.78
09/18/2026	Coupon	857477CL5	130,000.00	STATE STREET CORP 4.993 03/18/2027		3,245.45	3,245.45
09/22/2026	Coupon	3133EPWK7	200,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		4,500.00	4,500.00
09/30/2026	Coupon	91282CFM8	350,000.00	UNITED STATES TREASURY 4.125 09/30/2027		7,218.75	7,218.75
09/30/2026	Coupon	91282CGT2	245,000.00	UNITED STATES TREASURY 3.625 03/31/2028		4,440.63	4,440.63
09/30/2026	Coupon	91282CKG5	150,000.00	UNITED STATES TREASURY 4.125 03/31/2029		3,093.75	3,093.75
09/30/2026	Coupon	91282CLN9	175,000.00	UNITED STATES TREASURY 3.5 09/30/2029		3,062.50	3,062.50
09/30/2026	Coupon	91282CMU2	150,000.00	UNITED STATES TREASURY 4.0 03/31/2030		3,000.00	3,000.00
09/30/2026	Coupon	91282CPA3	200,000.00	UNITED STATES TREASURY 3.625 09/30/2030		3,625.00	3,625.00
09/30/2026	Coupon	91282CQG9	175,000.00	UNITED STATES TREASURY 3.875 03/31/2031		3,390.63	3,390.63
September 2026 Total					**4,967.24**	**61,652.99**	**66,620.23**
OCTOBER 2026							
10/13/2026	Coupon	023135CF1	60,000.00	AMAZON.COM INC 3.3 04/13/2027		990.00	990.00
10/15/2026	Coupon	24422EYF0	70,000.00	JOHN DEERE CAPITAL CORP 4.375 10/15/2030		1,531.25	1,531.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
10/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
10/15/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		42.35	42.35
10/15/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	3,298.00		3,298.00
10/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
10/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		104.06	104.06
10/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,740.61		1,740.61
10/16/2026	Coupon	459058LN1	150,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		2,906.25	2,906.25
10/20/2026	Coupon	61747YFD2	75,000.00	MORGAN STANLEY 5.164 04/20/2029		1,936.50	1,936.50
10/23/2026	Coupon	46647PAR7	75,000.00	JPMORGAN CHASE & CO 4.005 04/23/2029		1,501.88	1,501.88
10/27/2026	Coupon	06051GKP3	135,000.00	BANK OF AMERICA CORP 4.376 04/27/2028		2,953.80	2,953.80
October 2026 Total					**5,038.62**	**12,526.58**	**17,565.20**
NOVEMBER 2026							
11/02/2026	Coupon	74456QBU9	150,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		2,775.00	2,775.00
11/02/2026	Coupon	91282CJF9	225,000.00	UNITED STATES TREASURY 4.875 10/31/2028		5,484.38	5,484.38
11/02/2026	Coupon	91282CKP5	125,000.00	UNITED STATES TREASURY 4.625 04/30/2029		2,890.63	2,890.63
11/02/2026	Coupon	91282CLR0	175,000.00	UNITED STATES TREASURY 4.125 10/31/2029		3,609.38	3,609.38
11/02/2026	Coupon	91282CMZ1	150,000.00	UNITED STATES TREASURY 3.875 04/30/2030		2,906.25	2,906.25
11/02/2026	Coupon	91282CPD7	150,000.00	UNITED STATES TREASURY 3.625 10/31/2030		2,718.75	2,718.75
11/10/2026	Coupon	665859AW4	130,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		2,600.00	2,600.00
11/13/2026	Coupon	3133EPC45	230,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		5,318.75	5,318.75
11/16/2026	Coupon	341081GN1	150,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		3,300.00	3,300.00
11/16/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
11/16/2026	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	1,747.99		1,747.99
11/16/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
11/16/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		27.73	27.73
11/16/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	2,547.72		2,547.72
11/16/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
11/16/2026	Coupon	89236TNJ0	120,000.00	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030		2,880.00	2,880.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/16/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		97.67	97.67
11/16/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,707.06		1,707.06
11/16/2026	Coupon	9128285M8	175,000.00	UNITED STATES TREASURY 3.125 11/15/2028		2,734.38	2,734.38
11/16/2026	Coupon	91324PEG3	50,000.00	UNITEDHEALTH GROUP INC 3.7 05/15/2027		925.00	925.00
11/17/2026	Coupon	58933YBH7	30,000.00	MERCK & CO INC 4.05 05/17/2028		607.50	607.50
11/30/2026	Coupon	91282CET4	215,000.00	UNITED STATES TREASURY 2.625 05/31/2027		2,821.88	2,821.88
11/30/2026	Coupon	91282CFZ9	275,000.00	UNITED STATES TREASURY 3.875 11/30/2027		5,328.13	5,328.13
11/30/2026	Coupon	91282CKT7	145,000.00	UNITED STATES TREASURY 4.5 05/31/2029		3,262.50	3,262.50
11/30/2026	Coupon	91282CMA6	175,000.00	UNITED STATES TREASURY 4.125 11/30/2029		3,609.38	3,609.38
11/30/2026	Coupon	91282CNG2	175,000.00	UNITED STATES TREASURY 4.0 05/31/2030		3,500.00	3,500.00
11/30/2026	Coupon	91282CPN5	150,000.00	UNITED STATES TREASURY 3.5 11/30/2030		2,625.00	2,625.00
November 2026 Total					**6,002.76**	**60,582.78**	**66,585.54**
DECEMBER 2026							
12/09/2026	Coupon	3130AWC24	200,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		4,000.00	4,000.00
12/11/2026	Coupon	24422EXT1	70,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		1,697.50	1,697.50
12/14/2026	Coupon	91159HJM3	140,000.00	US BANCORP 5.775 06/12/2029		4,042.50	4,042.50
12/15/2026	Coupon	3133EPN50	225,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		4,781.25	4,781.25
12/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		245.71	245.71
12/15/2026	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,955.74		3,955.74
12/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
12/15/2026	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		16.44	16.44
12/15/2026	Principal Paydown	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	2,745.92		2,745.92
12/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
12/15/2026	Coupon	74340XCG4	170,000.00	PROLOGIS LP 4.875 06/15/2028		4,143.75	4,143.75
12/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		91.41	91.41
12/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,622.70		1,622.70
12/28/2026	Coupon	437076DC3	50,000.00	HOME DEPOT INC 4.75 06/25/2029		1,187.50	1,187.50
12/31/2026	Coupon	91282CEV9	125,000.00	UNITED STATES TREASURY 3.25 06/30/2029		2,031.25	2,031.25
12/31/2026	Coupon	91282CKX8	150,000.00	UNITED STATES TREASURY 4.25 06/30/2029		3,187.50	3,187.50
12/31/2026	Coupon	91282CMD0	175,000.00	UNITED STATES TREASURY 4.375 12/31/2029		3,828.13	3,828.13

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/31/2026	Coupon	91282CNK3	150,000.00	UNITED STATES TREASURY 3.875 06/30/2030		2,906.25	2,906.25
12/31/2026	Coupon	91282CPR6	150,000.00	UNITED STATES TREASURY 3.625 12/31/2030		2,718.75	2,718.75
December 2026 Total					**8,324.37**	**35,186.43**	**43,510.80**
JANUARY 2027							
01/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		231.47	231.47
01/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,874.32		3,874.32
01/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
01/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	460.83		460.83
01/15/2027	Coupon	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028		4.26	4.26
01/15/2027	Effective Maturity	58770JAD6	25,561.62	MBALT 2024-A A3 5.32 01/18/2028	961.86		961.86
01/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
01/15/2027	Coupon	87612EBM7	65,000.00	TARGET CORP 1.95 01/15/2027		633.75	633.75
01/15/2027	Final Maturity	87612EBM7	65,000.00	TARGET CORP 1.95 01/15/2027	65,000.00		65,000.00
01/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		85.46	85.46
01/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,595.81		1,595.81
01/22/2027	Coupon	06406RCG0	125,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		2,516.25	2,516.25
01/25/2027	Coupon	06051GHM4	60,000.00	BANK OF AMERICA CORP 4.271 07/23/2029		1,281.30	1,281.30
01/25/2027	Coupon	46647PEV4	75,000.00	JPMORGAN CHASE & CO 5.14 01/24/2031		1,927.50	1,927.50
01/28/2027	Coupon	09247XAR2	150,000.00	BLACKROCK FINANCE INC 1.9 01/28/2031		1,425.00	1,425.00
January 2027 Total					**71,892.83**	**8,413.49**	**80,306.33**
FEBRUARY 2027							
02/01/2027	Coupon	025816DY2	150,000.00	AMERICAN EXPRESS CO 5.085 01/30/2031		3,813.75	3,813.75
02/01/2027	Coupon	69371RS80	145,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		3,335.00	3,335.00
02/01/2027	Coupon	91282CFB2	140,000.00	UNITED STATES TREASURY 2.75 07/31/2027		1,925.00	1,925.00
02/01/2027	Coupon	91282CHQ7	220,000.00	UNITED STATES TREASURY 4.125 07/31/2028		4,537.50	4,537.50
02/01/2027	Coupon	91282CJW2	150,000.00	UNITED STATES TREASURY 4.0 01/31/2029		3,000.00	3,000.00
02/01/2027	Coupon	91282CJX0	200,000.00	UNITED STATES TREASURY 4.0 01/31/2031		4,000.00	4,000.00
02/01/2027	Coupon	91282CLC3	195,000.00	UNITED STATES TREASURY 4.0 07/31/2029		3,900.00	3,900.00
02/01/2027	Coupon	91282CMG3	150,000.00	UNITED STATES TREASURY 4.25 01/31/2030		3,187.50	3,187.50
02/01/2027	Coupon	91282CNN7	150,000.00	UNITED STATES TREASURY 3.875 07/31/2030		2,906.25	2,906.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
02/08/2027	Coupon	63743HFX5	140,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		3,465.00	3,465.00
02/09/2027	Coupon	532457CK2	85,000.00	ELI LILLY AND CO 4.5 02/09/2029		1,912.50	1,912.50
02/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		217.52	217.52
02/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,837.12		3,837.12
02/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		192.25	192.25
02/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	3,751.82		3,751.82
02/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
02/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		79.61	79.61
02/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,578.53		1,578.53
02/16/2027	Coupon	4581X0EN4	175,000.00	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029		3,609.38	3,609.38
02/16/2027	Coupon	912810FG8	130,000.00	UNITED STATES TREASURY 5.25 02/15/2029		3,412.50	3,412.50
02/16/2027	Coupon	912828V98	130,000.00	UNITED STATES TREASURY 2.25 02/15/2027		1,462.50	1,462.50
02/16/2027	Final Maturity	912828V98	130,000.00	UNITED STATES TREASURY 2.25 02/15/2027	130,000.00		130,000.00
02/18/2027	Coupon	857477CL5	130,000.00	STATE STREET CORP 4.993 03/18/2027		2,704.54	2,704.54
02/18/2027	Effective Maturity	857477CL5	130,000.00	STATE STREET CORP 4.993 03/18/2027	130,000.00		130,000.00
February 2027 Total					**269,167.47**	**47,775.42**	**316,942.89**
MARCH 2027							
03/01/2027	Coupon	91282CFJ5	150,000.00	UNITED STATES TREASURY 3.125 08/31/2029		2,343.75	2,343.75
03/01/2027	Coupon	91282CGQ8	140,000.00	UNITED STATES TREASURY 4.0 02/28/2030		2,800.00	2,800.00
03/01/2027	Coupon	91282CHX2	180,000.00	UNITED STATES TREASURY 4.375 08/31/2028		3,937.50	3,937.50
03/01/2027	Coupon	91282CNX5	200,000.00	UNITED STATES TREASURY 3.625 08/31/2030		3,625.00	3,625.00
03/01/2027	Coupon	91282CQD6	150,000.00	UNITED STATES TREASURY 3.5 02/28/2031		2,625.00	2,625.00
03/03/2027	Coupon	808513BY0	45,000.00	CHARLES SCHWAB CORP 2.45 03/03/2027		551.25	551.25
03/03/2027	Final Maturity	808513BY0	45,000.00	CHARLES SCHWAB CORP 2.45 03/03/2027	45,000.00		45,000.00
03/08/2027	Coupon	3130AWTR1	200,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		4,375.00	4,375.00
03/09/2027	Coupon	57636QAW4	70,000.00	MASTERCARD INC 4.875 03/09/2028		1,706.25	1,706.25
03/09/2027	Coupon	931142EX7	140,000.00	WALMART INC 3.95 09/09/2027		2,765.00	2,765.00
03/10/2027	Coupon	3130ATS57	325,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		7,312.50	7,312.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/15/2027	Coupon	00287YDZ9	150,000.00	ABBVIE INC 4.875 03/15/2030		3,656.25	3,656.25
03/15/2027	Coupon	084664CZ2	130,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		1,495.00	1,495.00
03/15/2027	Final Maturity	084664CZ2	130,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	130,000.00		130,000.00
03/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		203.71	203.71
03/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,725.52		3,725.52
03/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		179.03	179.03
03/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	2,730.82		2,730.82
03/15/2027	Coupon	571748CA8	150,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030		3,487.50	3,487.50
03/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
03/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		73.82	73.82
03/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,535.25		1,535.25
03/22/2027	Coupon	3133EPWK7	200,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		4,500.00	4,500.00
March 2027 Total					**182,991.60**	**45,751.18**	**228,742.78**
Grand Total			**24,795,109.22**		**865,330.85**	**420,974.83**	**1,286,305.68**

Chandler Asset Management, Inc. ("Chandler") is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

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Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

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

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

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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

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

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

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

Benchmark	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

Monthly Investment Report for Period Ended April 30, 2026

City of San Jacinto
595 S. San Jacinto Ave.
San Jacinto, CA 92583

Public Trust Advisors LLC
6701 Koll Center Parkway
Suite 250
Pleasanton, CA 94556

City of San Jacinto Summary

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City of San Jacinto Summary Comparison for the period April 1, 2026 to April 30, 2026

City of San Jacinto	April 1, 2026 Beginning Balance	April 30, 2026 Ending Balance
Historical Cost	**$ 11,895,751.80**	**$ 11,913,929.78**
Book Value	$ 12,115,422.56	$ 12,141,936.40
Accrued Interest	86,031.44	94,787.25
Book Value Plus Accrued	**$ 12,201,454.00**	**$ 12,236,723.65**
Net Unrealized Gain/Loss	14,637.87	(2,104.74)
Market Value Plus Accrued[2]	**$ 12,216,091.87**	**$ 12,234,618.91**
Net Pending Transactions	566.24	276.53
Market Value Plus Accrued Net[2]	**$ 12,216,658.11**	**$ 12,234,895.44**

Portfolio Characteristic	April 1, 2026 Beginning Balance	April 30, 2026 Ending Balance
Book Yield Gross	**3.90%**	**3.95%**
Market Yield Gross	**3.85%**	**3.92%**
Weighted Average Coupon	**3.06%**	**3.06%**
Duration	**2.42 Years**	**2.45 Years**
Weighted Effective Maturity	**2.60 Years**	**2.62 Years**
Weighted Final Maturity	**2.60 Years**	**2.62 Years**

City of San Jacinto	April 2026 Net Income
Interest Income	$ 30,829.04
Net Amortization/Accretion	8,673.31
Net Realized Gain/Loss[3]	(4,522.41)
Miscellaneous Income	-
Net Income	**$ 34,979.94**

(1) Payables represent amounts due to settle security transactions that have been executed but have not settled as of period end. The funds used to settle these trades may come from a variety of sources including cash within the portfolio, proceeds from future security transactions including maturities and sales, or other sources including money market funds. For reporting purposes, a payable is created for over-period settlements which are reflected in the detailed holdings.

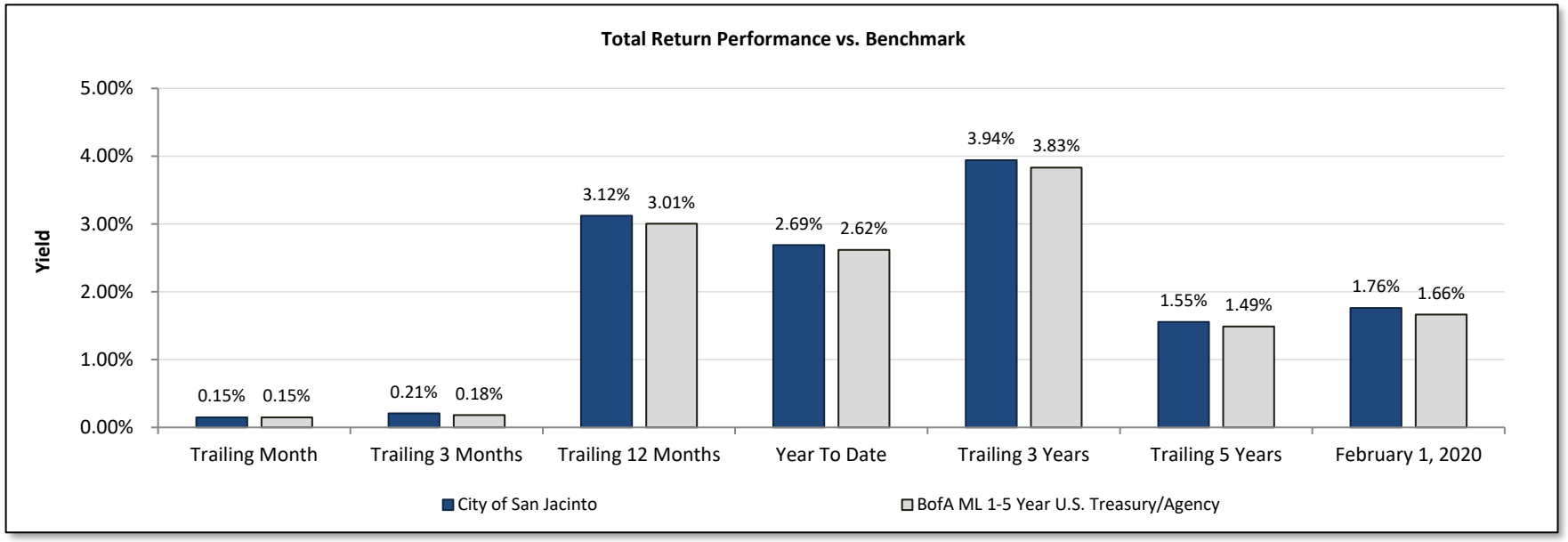
(2) Market Value Plus Accrued Net represents the market value of the portfolio net payables and recievables from transactions that settle in the following reporting period.

(3) MBS paydowns may result in negative realized losses rather than amortization in as a result of accounting method.

City of San Jacinto Total Return April 1, 2026 to April 30, 2026

Total Return Performance	Trailing Month Periodic	Trailing 3 Months Periodic	Trailing 12 Months Periodic	Year To Date Periodic
City of San Jacinto	0.15%	0.21%	3.12%	2.69%
BofA ML 1-5 Year U.S. Treasury/Agency	0.15%	0.18%	3.01%	2.62%

Total Return Performance	Trailing 3 Years Annualized	Trailing 5 Years Annualized	Since Inception* February 1, 2020 Annualized
City of San Jacinto	3.94%	1.55%	1.76%
BofA ML 1-5 Year U.S. Treasury/Agency	3.83%	1.49%	1.66%

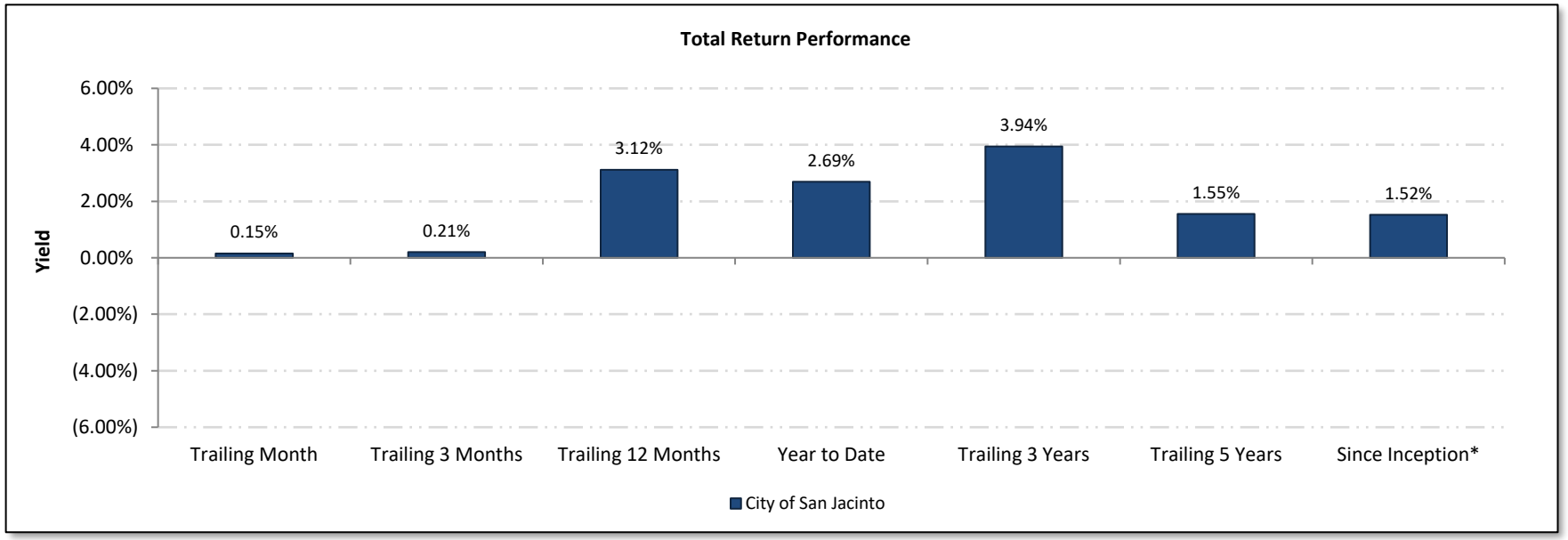


*Original Total return since inception date: December 1, 2012. The BofA ML 1-5 Year U.S. Treasury/Agency benchmark established on February 1, 2020. Year to Date is Fiscal Year to Date.
Annualized total return performance presented for investment periods longer than one year. Return information obtained from Bloomberg.

City of San Jacinto Total Return April 1, 2026 to April 30, 2026

Total Return Performance	Trailing Month Periodic	Trailing 3 Months Periodic	Trailing 12 Months Periodic	Year to Date Periodic
City of San Jacinto	0.15%	0.21%	3.12%	2.69%

Total Return Performance	Trailing 3 Years Annualized	Trailing 5 Years Annualized	Since Inception* Annualized
City of San Jacinto	3.94%	1.55%	1.52%

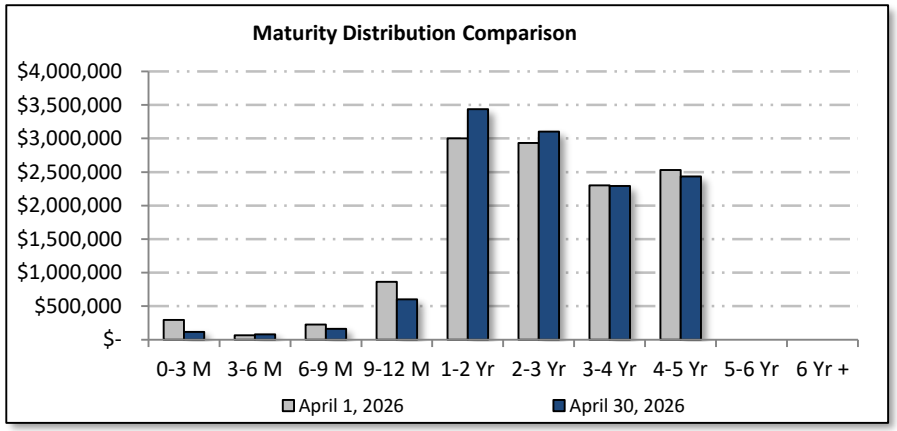


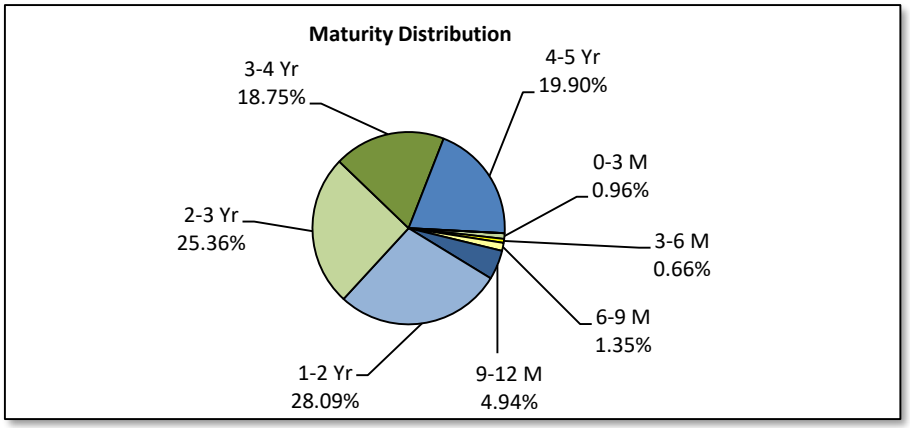
*Total return since inception date: December 1, 2012. Year to Date is Fiscal Year to Date.

Annualized total return performance presented for investment periods longer than one year. Return information obtained from Bloomberg.

City of San Jacinto Maturity Distribution Market Value Basis April 1, 2026 to April 30, 2026

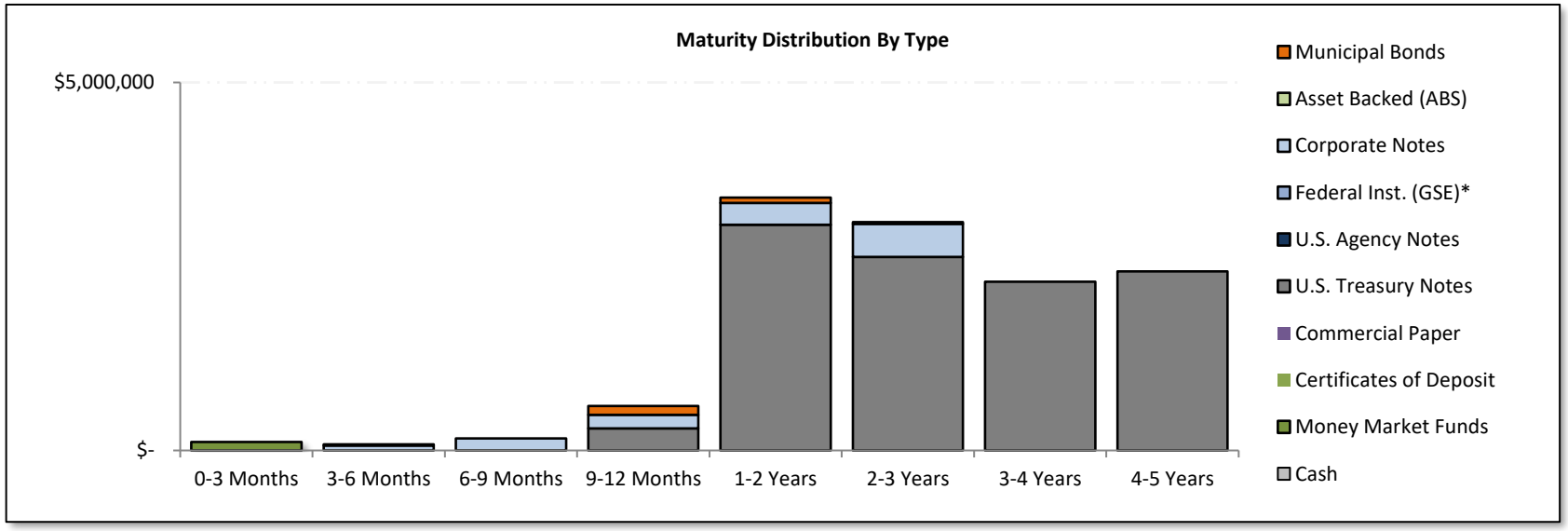
Maturity Distribution	April 1, 2026 Beginning Balance	April 30, 2026 Ending Balance	Portfolio Allocation	Distribution Change
0-3 Months	$ 293,221.46	$ 116,879.91	0.96%	-1.44%
3-6 Months	65,544.39	80,904.42	0.66%	0.12%
6-9 Months	225,283.61	164,759.17	1.35%	-0.50%
9-12 Months	863,476.18	603,934.38	4.94%	-2.13%
1-2 Years	3,002,871.32	3,436,954.50	28.09%	3.51%
2-3 Years	2,935,268.53	3,102,628.35	25.36%	1.33%
3-4 Years	2,301,623.60	2,294,188.94	18.75%	-0.09%
4-5 Years	2,528,802.78	2,434,369.25	19.90%	-0.80%
5-6 Years	-	-	0.00%	0.00%
6 Years +	-	-	0.00%	0.00%
Total Portfolio	**$ 12,216,091.87**	**$ 12,234,618.91**	**100.00%**	





City of San Jacinto Maturity Distribution Market Value Basis as of April 30, 2026

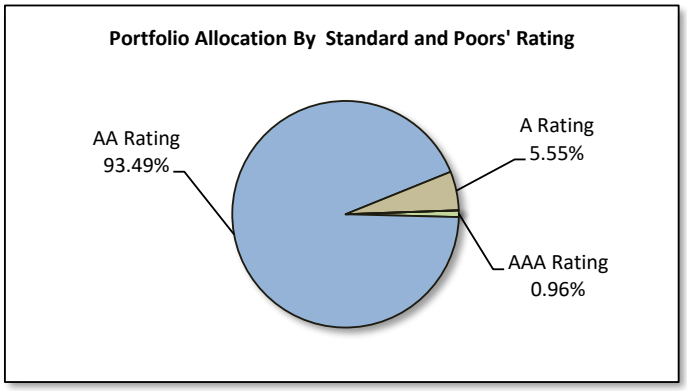
Security Distribution	0-3 Months	3-6 Months	6-9 Months	9-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years	Total Portfolio
Cash	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Money Market Funds	116,880	-	-	-	-	-	-	-	116,880
Certificates of Deposit	-	-	-	-	-	-	-	-	-
Commercial Paper	-	-	-	-	-	-	-	-	-
U.S. Treasury Notes	-	-	-	299,380	3,066,824	2,629,726	2,294,189	2,434,369	10,724,489
U.S. Agency Notes	-	-	-	-	-	-	-	-	-
Federal Inst. (GSE)*	-	-	-	-	-	-	-	-	-
Corporate Notes	-	65,794	164,759	182,554	297,847	447,252	-	-	1,158,206
Asset Backed (ABS)	-	-	-	-	-	-	-	-	-
Municipal Bonds	-	15,110	-	122,001	72,284	25,650	-	-	235,045
Total	**$ 116,880**	**$ 80,904**	**$ 164,759**	**$ 603,934**	**$ 3,436,954**	**$ 3,102,628**	**$ 2,294,189**	**$ 2,434,369**	**$ 12,234,619**



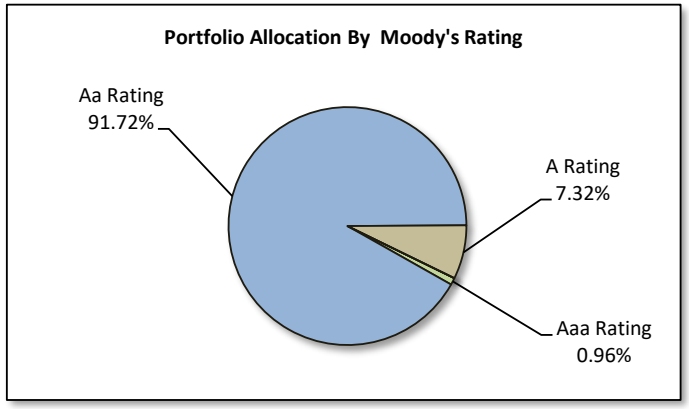
*Mortgage backed securities shown to effective maturity.

City of San Jacinto Rating Distribution Market Value Basis as of April 30, 2026

S&P Rating Distribution	April 30, 2026 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	$ -	0.00%
A-1	-	0.00%
A-2	-	0.00%
Total Short Term Ratings	**$ -**	0.00%
Long Term Rating Distribution		
AAA Rating	$ 116,879.91	0.96%
AA Rating	11,438,221.76	93.49%
A Rating	679,517.24	5.55%
Below A	-	0.00%
Not Rated	-	0.00%
Total Long Term Rating	**$ 12,234,618.91**	100.00%
Total Portfolio	**$ 12,234,618.91**	**100.00%**

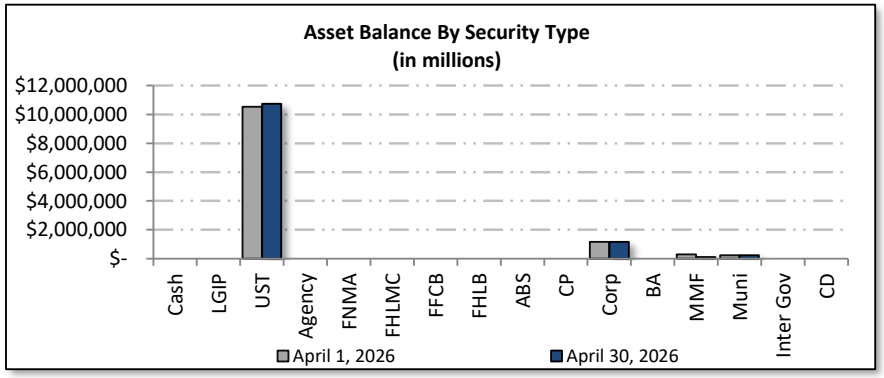


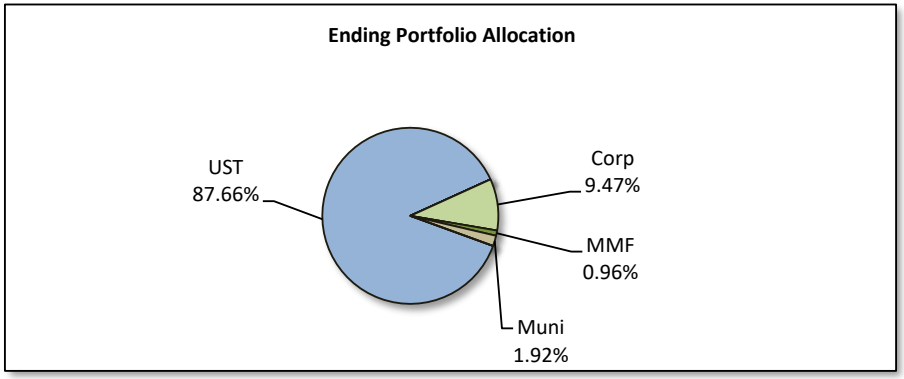
Moody's Rating Distribution	April 30, 2026 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	$ -	0.00%
P-2	-	0.00%
Total Short Term Ratings	**$ -**	0.00%
Long Term Rating Distribution		
Aaa Rating	$ 116,879.91	0.96%
Aa Rating	11,221,853.36	91.72%
A Rating	895,885.64	7.32%
Below A	-	0.00%
Not Rated	-	0.00%
Total Long Term Rating	**$ 12,234,618.91**	100.00%
Total Portfolio	**$ 12,234,618.91**	**100.00%**



City of San Jacinto Market Value Basis Security Distribution April 1, 2026 to April 30, 2026

Security Distribution	April 1, 2026 Beginning Balance	Portfolio Allocation	April 30, 2026 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	$ -	0.00%	$ -	0.00%	0.00%	0.00%
LGIP	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Treasury Notes	10,532,720.08	86.22%	10,724,488.57	3.91%	87.66%	1.44%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	**$ -**	**0.00%**	**$ -**	**0.00%**	**0.00%**	0.00%
Asset Backed Securities	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	1,154,572.06	9.45%	1,158,205.70	4.33%	9.47%	0.02%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	293,221.46	2.40%	116,879.91	3.27%	0.96%	-1.44%
Municipal Bonds	235,578.27	1.93%	235,044.73	4.65%	1.92%	-0.01%
Intergovernmental Funds	-	0.00%	-	0.00%	0.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Market Value	**$ 12,216,091.87**	**100.00%**	**$ 12,234,618.91**	**3.95%**	**100.00%**	

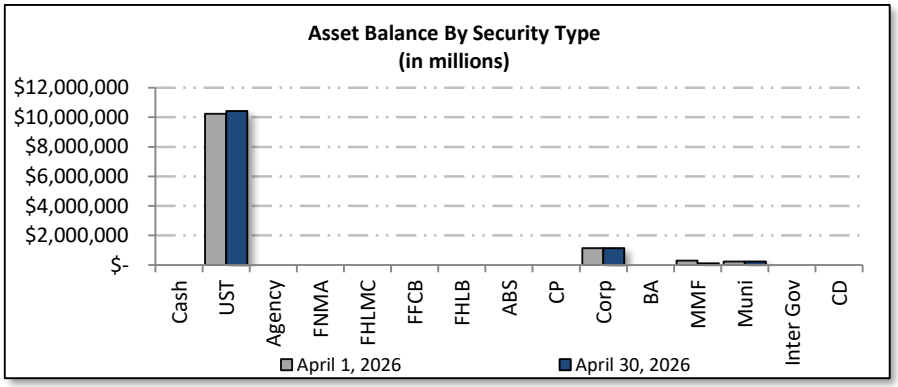


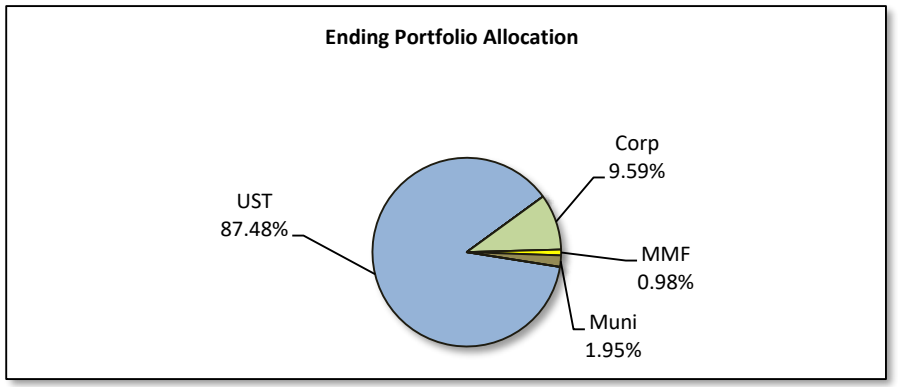


*Permitted allocation based on aggregate assets as defined within the investment policy.

City of San Jacinto Historical Cost Basis Security Distribution April 1, 2026 to April 30, 2026

Security Distribution	April 1, 2026 Beginning Balance	Portfolio Allocation	April 30, 2026 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	$ -	0.00%	$ -	0.00%	0.00%	0.00%
U.S. Treasury Notes	10,227,693.59	85.98%	10,422,213.12	3.91%	87.48%	1.50%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	**$ -**	**0.00%**	**$ -**	**0.00%**	**0.00%**	0.00%
Asset Backed Securities	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	1,143,006.20	9.61%	1,143,006.20	4.33%	9.59%	-0.01%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	293,221.46	2.46%	116,879.91	3.27%	0.98%	-1.48%
Municipal Bonds	231,830.55	1.95%	231,830.55	4.65%	1.95%	0.00%
Intergovernmental Funds	-	0.00%	-	0.00%	0.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Historical Cost	**$ 11,895,751.80**	**100.00%**	**$ 11,913,929.78**	**3.95%**	**100.00%**	





*Permitted allocation based on aggregate assets as defined within the investment policy.

City of San Jacinto Portfolio Compliance April 1, 2026 to April 30, 2026

Policy Section	Description	Compliance Requirement	Compliant
IX. 1,2	Municipal Bonds	Rated A or better by 1 NRSRO, 5% issuer limitation, 30% total portfolio limit, 5-year maturity limit	Compliant
IX. 1	U.S. Treasury	No limitations	Compliant
IX. 2	Federal Agency	No limitations	Compliant
IX. 3	Bankers Acceptances	Rated A1 or better and have long term debt rated A or better by 2 NRSRO's; Maturity ≤ to 180 days, 40% total portfolio limit, 5% issuer limit	Compliant
IX. 4	Federally Insured Time Deposits	Limited to amounts covered under federal insurance; 20% total portfolio limit in combination with IX.5; 5-year maturity limit	Compliant
IX. 5	Time Deposits	Fully collateralized per CA law, 20% limit when combined with IX.4; Issuer must have long-term debt rated A or higher and/or short-term debt rated A1 or higher by 2 NRSRO's, 5-year maturity limit	Compliant
IX. 6	CDARS	30% limit in combination of CD's (including CDARS); 5-year maturity limit	Compliant
IX. 7	Negotiable CD's	Issuer must have long-term debt rated A or higher and/or short-term debt rated A1 or higher by 2 NRSRO's; Maturity ≤ to 5 years, 30% total portfolio limit, 5% issuer limit	Compliant
IX. 8	Collateralized Bank Deposits	Collateralized with pleged securities per CA Government Code Section 53651	Compliant
IX. 9	Repurchase Agreements	Collateralized at 102% in accordance with policy; 1-year maturity limit, no % portfolio limit, collateral held by custodian bank; subject to master repurchase agreement substantially in SIFMA's form	Compliant
IX. 10	Commercial Paper	Issuer is organized and operating in the U.S. with assets of at least $500 million; Issuer short-term ratings of A1 or higher and long-term ratings of A or higher by 2 NRSRO's; Maturity ≤ 270 days; 25% total portfolio limit; 5% issuer limit	Compliant
IX. 11	Local Agency Investment Fund	70% total portfolio limit, up to the maximum permitted balance	Compliant
IX. 12	Local Government Investment Pools	Riveride County Investment Fund limited to 70% of the portfolio; JPA Pools limited to 50% of the portfolio	Compliant
IX. 13	Corporate Bonds	Corporations organized and operating in the U.S. or depository institutions licensed by the U.S. or any state and operating in the U.S.; Rated in the A category or better by 2 NRSRO's, 5-year maturity limit; 30% total portfolio limit, 5% issuer limit	Compliant

Policy Section	Description	Compliance Requirement	Compliant
IX. 14	Pass-Through Securities	Issuer debt rated at least A by 2 NRSRO's; Must be rated in the AA category by 2 NRSRO's; 20% total portfolio limit, 5-year maturity limit	Compliant
IX. 17.e	Mutual Funds	Invests in securities authorized by specified provisions in CA Government Code Section 53601; have highest ranking by 2 NRSRO's; retained advisor registered (or exempt from registration) with 5-years experience investing in securities authorized by CA 53601 and at least $500 million of assets; 10% per fund limit; 20% limit when combined with IX.17.b	Compliant
IX. 17.b	Money Market Funds	Registered with SEC under 1940 Act, have highest ranking by 2 NRSRO's; retained advisor registered (or exempt from registration) with 5-years experience investing in securities authorized by CA 53601 and at least $500 million of assets; 20% total portfolio limit	Compliant
IX. 18	Supranationals	US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by IBRD, IFC, or IADB; rated AA or higher by 1 NRSRO; 30% total portfolio limit; 10% issuer limit; 5-year maturity limit	Compliant
X.A.1	Futures and Options	Prohibited	Compliant
X.A.2	Inverse Floaters, Range Notes, and Mortgage Derived IO Strips	Prohibited	Compliant
X.A.3	Potential Zero Accrual Securities	Prohibited	Compliant
X.A.5	Purchasing Securities on Margin	Prohibited	Compliant
X.A.6	Reverse Repos or other leverage	Prohibited	Compliant
X.A.7	Foreign Currency Securities	Prohibited	Compliant
X.B.2	Single Issuer Limitation	5% issuer limitation, except U.S. Government, its agencies & enterprises, Money Market Mutual Funds, Mutual Funds, LAIF, LGIP's, and Supranationals	Compliant
X.C.2	Callable Security Limitation	20% of total portfolio (excluding Make Whole Call securities)	Compliant
X.C.3	Maximum Security Maturity	Individual security maturities limited to 5-years or less	Compliant
X.C.4	Portfolio Duration Limitation	Average portfolio duration will be managed to be approximatly equal to the Market Benchmark selected by the City (typically +/- 20 of benchmark duration)	Compliant

Additional Disclosure

This information is for the sole purposes of the client and is not intended to provide specific advice or recommendations. Please review the contents of this information carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio, security detail, or any other facet of this information, please feel free to contact us.

Public Trust Advisors, LLC (Public Trust) statements and reports are intended to detail our investment advisory activity as well as the activity of certain client accounts managed by Public Trust. The custodian bank maintains the control of assets and executes and settles all investment transactions. The custodian statement is the official record of security and cash holdings transactions. Public Trust recognizes that clients may use these reports to facilitate record keeping; therefore, it is recommended that the client reconcile this information with their custodian bank statement. Many custodians use a settlement date basis that may result in the need to reconcile due to a timing difference. The underlying market value, amortized cost, and accrued interest may differ between the custodian and this statement or report. This can be attributed to differences in calculation methodologies and pricing sources used.

Public Trust does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies, implementing and enforcing internal controls, and generating ledger entries or otherwise recording transactions. The total market value represents prices obtained from various sources; it may be impacted by the frequency at which prices are reported, and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes but when such quotes are not available, the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed-income securities, may be based on certain minimum principal amounts (e.g. $1 million) and may not reflect all the factors that affect the value of the security including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The market value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public Trust, the FDIC (except for certain non-negotiable certificates of deposit), or any government agency unless specifically stated otherwise.

Clients may be permitted to establish one or more unmanaged accounts for the purposes of client reporting. Clients may also be permitted to provide externally managed assets for the purposes of client reporting. Public Trust defines unmanaged accounts or assets as one where the investment direction remains the sole responsibility of the client rather than the Investment Manager. Unmanaged accounts or external assets do not receive ongoing supervision and monitoring services. The Investment Manager does not make any investment recommendations and may not charge a fee for reporting on these accounts or assets. The primary purpose for this service is to include unmanaged accounts or assets owned by the client in the performance reports provided by the Investment Manager. The Investment Manager assumes no liability for the underlying performance of any unmanaged accounts or assets, and it is the client's sole responsibility for the accuracy or correctness of any such performance.

Beginning and ending balances are based on market value plus accrued interest on a trade date basis. Statements and reports made available to the end user either from Public Trust or through the online reporting platform may present information and portfolio analytics using various optional methods including, but not limited to, historical cost, amortized cost, and market value. All information is assumed to be correct, but the accuracy has not been confirmed and therefore is not guaranteed to be correct. Information is obtained from third party sources that may or may not be verified. The data in this report is unaudited and is only applicable for the date denoted on the report. Market values may change day-to-day based on numerous circumstances such as trading volume, news released about the underlying issuer, issuer performance, etc. Underlying market values may be priced via numerous aspects as certain securities are short term in nature and not readily traded. Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings.

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.

The investment advisor providing these services is Public Trust Advisors, LLC, an investment adviser registered with the U.S. Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940, as amended. Registration with the SEC does not imply a certain level of skill or training. Public Trust is required to maintain a written disclosure brochure of our background and business experience. If you would like to receive a copy of our current disclosure brochure, Privacy Policy, or Code of Ethics, or have any questions regarding your account please contact us.

Public Trust Advisors
717 17th Street, Suite 1850
Denver, CO 80202

City of San Jacinto Detail

Portfolio Holdings

Portfolio Income

Portfolio Transactions

Issuer Concentration

Security Concentration

Portfolio Activity Summary

Month End Report Trade Date copy

San Jacinto, City of (66779)

Month End (M10 Y2026)

04/01/2026 - 04/30/2026

Dated: 05/07/2026

Locked Down

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San Jacinto, City of (66779)

Dated: 05/07/2026

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
PACCAR FINANCIAL CORP 69371RT22 CORP 5.000	05/13/2027 05/13/2027 N ---	44,965.35 45,000.00 101.0611	05/06/2024 05/13/2024	A1 A+ NA	44,987.48 46,037.48	1,050.00 490.01	45,477.50 46,527.50
CATERPILLAR FINANCIAL SERVICES CORP 14913UAL4 CORP 5.000	05/14/2027 05/14/2027 N ---	79,912.00 80,000.00 101.0855	05/07/2024 05/14/2024	A1 A A+	79,968.13 81,823.69	1,855.56 900.24	80,868.37 82,723.93
JOHN DEERE CAPITAL CORP 24422EXZ7 CORP 4.650	01/07/2028 01/07/2028 N ---	114,965.50 115,000.00 100.9604	01/06/2025 01/09/2025	A1 A A+	114,979.82 116,673.20	1,693.38 1,124.58	116,104.40 117,797.78
PACCAR FINANCIAL CORP 69371RT63 CORP 4.550	03/03/2028 03/03/2028 N ---	49,969.50 50,000.00 100.8628	02/20/2025 03/03/2025	A1 A+ NA	49,980.82 50,347.35	366.53 450.56	50,431.38 50,797.91
JOHN DEERE CAPITAL CORP 24422EXD6 CORP 5.150	09/08/2026 09/08/2026 N ---	64,953.85 65,000.00 100.4635	09/05/2023 09/08/2023	A1 A A+	64,994.21 65,487.04	492.83 307.06	65,301.27 65,794.09
CATERPILLAR FINANCIAL SERVICES CORP 14913UBD1 CORP 3.950	11/14/2028 11/14/2028 N ---	84,954.95 85,000.00 99.5568	11/10/2025 11/14/2025	A1 A A+	84,961.58 86,519.09	1,557.51 -338.31	84,623.27 86,180.78
AMAZON.COM INC 023135CS3 CORP 3.900	11/20/2028 11/20/2028 Y 10/20/2028	134,970.30 135,000.00 99.3590	11/17/2025 11/20/2025	A1 AA AA-	134,974.52 137,329.14	2,354.63 -839.93	134,134.59 136,489.22
TOYOTA MOTOR CREDIT CORP 89236TLD5 CORP 5.400	11/20/2026 11/20/2026 N ---	128,762.50 125,000.00 100.7752	10/02/2024 10/03/2024	A1 A+ A+	126,006.56 129,025.31	3,018.75 -37.52	125,969.04 128,987.79
PACCAR FINANCIAL CORP 69371RT55 CORP 4.500	11/25/2026 11/25/2026 N ---	34,970.25 35,000.00 100.2539	11/18/2024 11/25/2024	A1 A+ NA	34,991.31 35,673.81	682.50 97.56	35,088.87 35,771.37
ELI LILLY AND CO 532457CJ5 CORP 4.500	01/09/2027 02/09/2027 Y 01/09/2027	179,904.60 180,000.00 100.3936	02/07/2024 02/09/2024	Aa3 AA- NA	179,974.12 181,819.12	1,845.00 734.42	180,708.55 182,553.55
ALPHABET INC 02079KBJ5 CORP 3.700	02/15/2029 02/15/2029 Y 01/15/2029	79,709.60 80,000.00 98.9065	02/09/2026 02/13/2026	Aa2 AA+ NA	79,729.25 80,370.58	641.33 -604.07	79,125.18 79,766.51
AMAZON.COM INC 023135DC7 CORP 4.000	03/13/2029 03/13/2029 Y 02/13/2029	79,991.20 80,000.00 99.3156	03/10/2026 03/13/2026	A1 AA AA-	79,991.57 80,418.24	426.67 -539.05	79,452.52 79,879.18
TOYOTA MOTOR CREDIT CORP 89236TPQ2 CORP 4.050	03/13/2029 03/13/2029 N ---	64,976.60 65,000.00 99.3617	03/10/2026 03/13/2026	A1 A+ A+	64,977.59 65,328.59	351.00 -392.50	64,585.09 64,936.09
FIRST AMER:GVT OBLG Y 31846V203 MMFUND 3.270	04/30/2026 04/30/2026 N ---	116,879.91 116,879.91 1.0000	--- ---	Aaa AAAm AAA	116,879.91 116,879.91	0.00 0.00	116,879.91 116,879.91
STATE OF CONNECTICUT 20772KTJ8 MUNI 5.050	05/15/2027 05/15/2027 N ---	61,152.00 60,000.00 101.1607	06/01/2023 06/22/2023	Aa2 AA- AA	60,325.96 61,723.12	1,397.17 370.45	60,696.41 62,093.58
STATE OF HAWAII 419792M37 MUNI 5.000	10/01/2028 10/01/2028 N ---	25,510.25 25,000.00 102.1844	12/07/2023 12/19/2023	Aa2 AA+ AA	25,270.58 25,374.74	104.17 275.52	25,546.09 25,650.26

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Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
STATE OF HAWAII 419792M29 MUNI 5.000	10/01/2027 10/01/2027 N ---	10,168.30 10,000.00 101.4830	12/07/2023 12/19/2023	Aa2 AA+ AA	10,066.13 10,107.80	41.67 82.17	10,148.30 10,189.97
STATE OF HAWAII 419792L95 MUNI 4.588	10/01/2026 10/01/2026 N ---	15,000.00 15,000.00 100.3532	12/07/2023 12/19/2023	Aa2 AA+ AA	15,000.00 15,057.35	57.35 52.98	15,052.98 15,110.33
STATE OF CALIFORNIA 13063D3N6 MUNI 4.846	03/01/2027 03/01/2027 N ---	120,000.00 120,000.00 100.8595	03/09/2023 03/15/2023	Aa2 AA- AA	120,000.00 120,969.20	969.20 1,031.40	121,031.40 122,000.60
UNITED STATES TREASURY 91282CET4 US GOV 2.625	05/31/2027 05/31/2027 N ---	196,085.94 200,000.00 98.7676	06/09/2022 06/10/2022	Aa1 AA+ AA+	199,097.79 201,290.09	2,192.31 -1,562.63	197,535.16 199,727.46
UNITED STATES TREASURY 91282CEW7 US GOV 3.250	06/30/2027 06/30/2027 N ---	136,181.25 135,000.00 99.3633	07/07/2022 07/08/2022	Aa1 AA+ AA+	135,292.79 136,759.33	1,466.54 -1,152.36	134,140.43 135,606.97
UNITED STATES TREASURY 9128282R0 US GOV 2.250	08/15/2027 08/15/2027 N ---	371,429.30 390,000.00 97.9883	08/29/2022 08/30/2022	Aa1 AA+ AA+	384,869.44 386,687.47	1,818.02 -2,715.15	382,154.30 383,972.32
UNITED STATES TREASURY 91282CAL5 US GOV 0.375	09/30/2027 09/30/2027 N ---	359,158.20 425,000.00 95.2695	11/28/2022 11/29/2022	Aa1 AA+ AA+	404,441.32 404,576.31	134.99 454.19	404,895.51 405,030.50
UNITED STATES TREASURY 91282CFZ9 US GOV 3.875	11/30/2027 11/30/2027 N ---	541,415.82 535,000.00 99.9941	01/26/2023 01/30/2023	Aa1 AA+ AA+	537,230.22 545,887.22	8,657.01 -2,261.57	534,968.65 543,625.66
UNITED STATES TREASURY 91282CBB6 US GOV 0.625	12/31/2027 12/31/2027 N ---	312,635.55 370,000.00 94.7910	03/09/2023 03/13/2023	Aa1 AA+ AA+	348,795.28 349,568.25	772.96 1,931.48	350,726.76 351,499.72
UNITED STATES TREASURY 91282CBS9 US GOV 1.250	03/31/2028 03/31/2028 N ---	223,007.81 250,000.00 95.1719	05/01/2023 05/03/2023	Aa1 AA+ AA+	238,897.72 239,162.41	264.69 -968.04	237,929.69 238,194.37
UNITED STATES TREASURY 91282CFM8 US GOV 4.125	09/30/2027 09/30/2027 N ---	179,690.63 180,000.00 100.3574	06/22/2023 06/26/2023	Aa1 AA+ AA+	179,894.60 180,523.49	628.89 748.76	180,643.36 181,272.25
UNITED STATES TREASURY 91282CCE9 US GOV 1.250	05/31/2028 05/31/2028 N ---	65,619.14 75,000.00 94.7617	06/22/2023 06/26/2023	Aa1 AA+ AA+	70,809.68 71,201.16	391.48 261.61	71,071.29 71,462.77
UNITED STATES TREASURY 91282CHE4 US GOV 3.625	05/31/2028 05/31/2028 N ---	112,906.64 115,000.00 99.4727	06/22/2023 06/26/2023	Aa1 AA+ AA+	114,066.50 115,807.30	1,740.80 327.05	114,393.55 116,134.35
UNITED STATES TREASURY 91282CCE9 US GOV 1.250	05/31/2028 05/31/2028 N ---	217,333.98 250,000.00 94.7617	08/02/2023 08/04/2023	Aa1 AA+ AA+	235,079.91 236,384.86	1,304.95 1,824.38	236,904.30 238,209.24
UNITED STATES TREASURY 91282CHA2 US GOV 3.500	04/30/2028 04/30/2028 N ---	140,259.18 145,000.00 99.2598	08/02/2023 08/04/2023	Aa1 AA+ AA+	142,888.82 142,902.61	13.79 1,037.84	143,926.66 143,940.45
UNITED STATES TREASURY 91282CHK0 US GOV 4.000	06/30/2028 06/30/2028 N ---	123,330.08 125,000.00 100.2383	08/29/2023 08/30/2023	Aa1 AA+ AA+	124,212.41 125,883.68	1,671.27 1,085.44	125,297.85 126,969.12

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UNITED STATES TREASURY 91282CCH2 US GOV 1.250	06/30/2028 06/30/2028 N ---	238,498.05 275,000.00 94.5664	08/29/2023 08/30/2023	Aa1 AA+ AA+	257,722.60 258,871.60	1,149.00 2,335.02	260,057.62 261,206.62
UNITED STATES TREASURY 91282CCV1 US GOV 1.125	08/31/2028 08/31/2028 N ---	125,929.69 150,000.00 93.8672	10/03/2023 10/05/2023	Aa1 AA+ AA+	137,858.75 138,143.06	284.31 2,942.03	140,800.78 141,085.09
UNITED STATES TREASURY 91282CCV1 US GOV 1.125	08/31/2028 08/31/2028 N ---	106,005.86 125,000.00 93.8672	11/02/2023 11/03/2023	Aa1 AA+ AA+	115,296.82 115,533.74	236.92 2,037.17	117,333.98 117,570.91
UNITED STATES TREASURY 912810FF0 US GOV 5.250	11/15/2028 11/15/2028 N ---	131,210.94 125,000.00 103.2695	12/06/2023 12/08/2023	Aa1 AA+ AA+	128,351.55 131,379.00	3,027.45 735.36	129,086.91 132,114.37
UNITED STATES TREASURY 91282CCY5 US GOV 1.250	09/30/2028 09/30/2028 N ---	100,494.73 115,000.00 93.9492	12/06/2023 12/08/2023	Aa1 AA+ AA+	107,361.94 107,483.69	121.76 679.66	108,041.60 108,163.36
UNITED STATES TREASURY 91282CDP3 US GOV 1.375	12/31/2028 12/31/2028 N ---	89,226.56 100,000.00 93.6719	02/01/2024 02/02/2024	Aa1 AA+ AA+	93,906.00 94,365.60	459.60 -234.12	93,671.88 94,131.47
UNITED STATES TREASURY 91282CHK0 US GOV 4.000	06/30/2028 06/30/2028 N ---	99,378.91 100,000.00 100.2383	03/07/2024 03/11/2024	Aa1 AA+ AA+	99,676.53 101,013.55	1,337.02 561.75	100,238.28 101,575.30
UNITED STATES TREASURY 91282CDW8 US GOV 1.750	01/31/2029 01/31/2029 N ---	103,028.32 115,000.00 94.4141	03/07/2024 03/11/2024	Aa1 AA+ AA+	107,975.91 108,476.26	500.35 600.26	108,576.17 109,076.52
UNITED STATES TREASURY 91282CKD2 US GOV 4.250	02/28/2029 02/28/2029 N ---	100,671.87 100,000.00 100.8984	03/07/2024 03/11/2024	Aa1 AA+ AA+	100,399.85 101,115.89	716.03 498.58	100,898.44 101,614.47
UNITED STATES TREASURY 91282CDW8 US GOV 1.750	01/31/2029 01/31/2029 N ---	155,374.02 175,000.00 94.4141	04/04/2024 04/05/2024	Aa1 AA+ AA+	163,311.60 164,072.99	761.39 1,913.01	165,224.61 165,986.00
UNITED STATES TREASURY 91282CKD2 US GOV 4.250	02/28/2029 02/28/2029 N ---	74,739.26 75,000.00 100.8984	04/04/2024 04/05/2024	Aa1 AA+ AA+	74,844.44 75,381.46	537.02 829.39	75,673.83 76,210.85
UNITED STATES TREASURY 91282CEE7 US GOV 2.375	03/31/2029 03/31/2029 N ---	144,012.50 160,000.00 95.8008	04/29/2024 04/30/2024	Aa1 AA+ AA+	150,092.66 150,414.51	321.86 3,188.59	153,281.25 153,603.11
UNITED STATES TREASURY 91282CES6 US GOV 2.750	05/31/2029 05/31/2029 N ---	116,333.01 125,000.00 96.6289	06/06/2024 06/07/2024	Aa1 AA+ AA+	119,422.93 120,858.37	1,435.44 1,363.20	120,786.13 122,221.57
UNITED STATES TREASURY 91282CKG5 US GOV 4.125	03/31/2029 03/31/2029 N ---	99,183.59 100,000.00 100.5742	06/06/2024 06/07/2024	Aa1 AA+ AA+	99,489.10 99,838.49	349.39 1,085.12	100,574.22 100,923.60
UNITED STATES TREASURY 91282CES6 US GOV 2.750	05/31/2029 05/31/2029 N ---	79,126.37 85,000.00 96.6289	07/03/2024 07/05/2024	Aa1 AA+ AA+	81,167.92 82,144.02	976.10 966.65	82,134.57 83,110.67
UNITED STATES TREASURY 91282CKT7 US GOV 4.500	05/31/2029 05/31/2029 N ---	205,632.81 200,000.00 101.6680	08/01/2024 08/02/2024	Aa1 AA+ AA+	203,720.70 207,478.94	3,758.24 -384.76	203,335.94 207,094.18

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Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
UNITED STATES TREASURY 912828YB0 US GOV 1.625	08/15/2029 08/15/2029 N ---	182,398.44 200,000.00 92.9961	09/04/2024 09/05/2024	Aa1 AA+ AA+	187,939.08 188,612.42	673.34 -1,946.89	185,992.19 186,665.53
UNITED STATES TREASURY 91282CKX8 US GOV 4.250	06/30/2029 06/30/2029 N ---	128,540.04 125,000.00 100.9648	09/04/2024 09/05/2024	Aa1 AA+ AA+	127,397.05 129,172.77	1,775.73 -1,190.99	126,206.05 127,981.78
UNITED STATES TREASURY 91282CFL0 US GOV 3.875	09/30/2029 09/30/2029 N ---	168,067.58 170,000.00 99.7734	10/30/2024 10/31/2024	Aa1 AA+ AA+	168,620.23 169,178.18	557.96 994.62	169,614.84 170,172.80
UNITED STATES TREASURY 912828YS3 US GOV 1.750	11/15/2029 11/15/2029 N ---	107,718.75 120,000.00 92.8711	12/05/2024 12/06/2024	Aa1 AA+ AA+	110,963.68 111,932.46	968.78 481.63	111,445.31 112,414.10
UNITED STATES TREASURY 91282CLR0 US GOV 4.125	10/31/2029 10/31/2029 N ---	185,267.38 185,000.00 100.5703	12/05/2024 12/06/2024	Aa1 AA+ AA+	185,200.66 185,221.40	20.74 854.41	186,055.08 186,075.82
UNITED STATES TREASURY 91282CFT3 US GOV 4.000	10/31/2029 10/31/2029 N ---	83,319.92 85,000.00 100.1680	01/08/2025 01/09/2025	Aa1 AA+ AA+	83,746.21 83,755.45	9.24 1,396.57	85,142.77 85,152.01
UNITED STATES TREASURY 91282CMA6 US GOV 4.125	11/30/2029 11/30/2029 N ---	198,343.75 200,000.00 100.5742	02/04/2025 02/05/2025	Aa1 AA+ AA+	198,744.13 202,189.19	3,445.05 2,404.31	201,148.44 204,593.49
UNITED STATES TREASURY 91282CFY2 US GOV 3.875	11/30/2029 11/30/2029 N ---	213,950.20 215,000.00 99.7422	03/04/2025 03/05/2025	Aa1 AA+ AA+	214,196.66 217,675.65	3,478.98 249.04	214,445.70 217,924.69
UNITED STATES TREASURY 912828Z94 US GOV 1.500	02/15/2030 02/15/2030 N ---	106,635.94 120,000.00 91.4375	03/04/2025 03/05/2025	Aa1 AA+ AA+	109,533.79 109,906.72	372.93 191.21	109,725.00 110,097.93
UNITED STATES TREASURY 91282CMG3 US GOV 4.250	01/31/2030 01/31/2030 N ---	227,794.92 225,000.00 100.9805	04/02/2025 04/03/2025	Aa1 AA+ AA+	227,224.12 229,601.53	2,377.42 -18.06	227,206.05 229,583.47
UNITED STATES TREASURY 91282CMS7 US GOV 3.875	03/15/2028 03/15/2028 N ---	120,642.19 120,000.00 99.9805	05/01/2025 05/05/2025	Aa1 AA+ AA+	120,430.35 121,024.24	593.89 -453.79	119,976.56 120,570.45
UNITED STATES TREASURY 9128285M8 US GOV 3.125	11/15/2028 11/15/2028 N ---	117,581.25 120,000.00 98.1328	05/01/2025 05/05/2025	Aa1 AA+ AA+	118,228.64 119,958.61	1,729.97 -469.26	117,759.38 119,489.35
UNITED STATES TREASURY 91282CMU2 US GOV 4.000	03/31/2030 03/31/2030 N ---	250,800.78 250,000.00 100.1016	06/04/2025 06/05/2025	Aa1 AA+ AA+	250,670.87 251,517.86	846.99 -416.96	250,253.91 251,100.90
UNITED STATES TREASURY 912828ZQ6 US GOV 0.625	05/15/2030 05/15/2030 N ---	127,910.16 150,000.00 87.5820	06/04/2025 06/05/2025	Aa1 AA+ AA+	131,641.94 132,074.43	432.49 -268.89	131,373.05 131,805.54
UNITED STATES TREASURY 91282CNG2 US GOV 4.000	05/31/2030 05/31/2030 N ---	236,670.70 235,000.00 100.0781	07/01/2025 07/02/2025	Aa1 AA+ AA+	236,415.05 240,340.33	3,925.27 -1,231.46	235,183.59 239,108.87
UNITED STATES TREASURY 91282CNL1 US GOV 3.750	06/30/2027 06/30/2027 N ---	124,545.90 125,000.00 99.9199	07/31/2025 08/01/2025	Aa1 AA+ AA+	124,721.54 126,288.35	1,566.82 178.36	124,899.90 126,466.72

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UNITED STATES TREASURY 91282CMZ1 US GOV 3.875	04/30/2030 04/30/2030 N ---	149,625.00 150,000.00 99.6328	07/31/2025 08/01/2025	Aa1 AA+ AA+	149,685.77 149,701.57	15.79 -236.56	149,449.22 149,465.01
UNITED STATES TREASURY 91282CGZ8 US GOV 3.500	04/30/2030 04/30/2030 N ---	178,509.38 180,000.00 98.2539	08/27/2025 08/28/2025	Aa1 AA+ AA+	178,715.38 178,732.50	17.12 -1,858.35	176,857.03 176,874.15
UNITED STATES TREASURY 91282CAE1 US GOV 0.625	08/15/2030 08/15/2030 N ---	154,975.78 180,000.00 86.8438	08/27/2025 08/28/2025	Aa1 AA+ AA+	158,106.11 158,339.19	233.08 -1,787.36	156,318.75 156,551.83
UNITED STATES TREASURY 91282CNN7 US GOV 3.875	07/31/2030 07/31/2030 N ---	126,005.86 125,000.00 99.5547	10/01/2025 10/02/2025	Aa1 AA+ AA+	125,898.93 127,103.17	1,204.25 -1,455.57	124,443.36 125,647.61
UNITED STATES TREASURY 91282CNX5 US GOV 3.625	08/31/2030 08/31/2030 N ---	273,968.75 275,000.00 98.5078	10/30/2025 10/31/2025	Aa1 AA+ AA+	274,077.17 275,756.69	1,679.52 -3,180.69	270,896.48 272,576.00
UNITED STATES TREASURY 91282CJM4 US GOV 4.375	11/30/2030 11/30/2030 N ---	180,516.60 175,000.00 101.5000	12/01/2025 12/02/2025	Aa1 AA+ AA+	180,098.13 183,295.25	3,197.12 -2,473.13	177,625.00 180,822.12
UNITED STATES TREASURY 91282CAV3 US GOV 0.875	11/15/2030 11/15/2030 N ---	153,042.97 175,000.00 87.1211	12/01/2025 12/02/2025	Aa1 AA+ AA+	154,733.84 155,440.24	706.41 -2,271.92	152,461.91 153,168.32
UNITED STATES TREASURY 91282CAV3 US GOV 0.875	11/15/2030 11/15/2030 N ---	174,968.75 200,000.00 87.1211	01/06/2026 01/07/2026	Aa1 AA+ AA+	176,463.12 177,270.44	807.32 -2,220.93	174,242.19 175,049.51
UNITED STATES TREASURY 91282CJG7 US GOV 4.875	10/31/2030 10/31/2030 N ---	209,031.25 200,000.00 103.5430	02/03/2026 02/04/2026	Aa1 AA+ AA+	208,626.64 208,653.14	26.49 -1,540.70	207,085.94 207,112.43
UNITED STATES TREASURY 91282CPW5 US GOV 3.750	01/31/2031 01/31/2031 N ---	301,382.81 300,000.00 98.8672	03/03/2026 03/04/2026	Aa1 AA+ AA+	301,343.93 304,140.89	2,796.96 -4,742.37	296,601.56 299,398.52
UNITED STATES TREASURY 91282CKE0 US GOV 4.250	03/15/2027 03/15/2027 N ---	29,799.61 30,000.00 100.4414	07/03/2024 07/05/2024	Aa1 AA+ AA+	29,933.15 30,095.99	162.84 199.27	30,132.42 30,295.26
UNITED STATES TREASURY 91282CEF4 US GOV 2.500	03/31/2027 03/31/2027 N ---	78,971.88 80,000.00 98.8906	04/27/2022 04/28/2022	Aa1 AA+ AA+	79,798.42 79,967.82	169.40 -685.92	79,112.50 79,281.90
UNITED STATES TREASURY 91282CNU1 US GOV 3.625	08/15/2028 08/15/2028 N ---	149,361.33 150,000.00 99.4219	04/01/2026 04/02/2026	Aa1 AA+ AA+	149,382.97 150,509.53	1,126.55 -250.16	149,132.81 150,259.37
UNITED STATES TREASURY 91282CBL4 US GOV 1.125	02/15/2031 02/15/2031 N ---	166,695.31 190,000.00 87.5508	04/01/2026 04/02/2026	Aa1 AA+ AA+	167,046.31 167,489.16	442.85 -699.83	166,346.48 166,789.34
UNITED STATES TREASURY 91282CGH8 US GOV 3.500	01/31/2028 01/31/2028 N ---	377,892.19 380,000.00 99.3555	04/01/2026 04/02/2026	Aa1 AA+ AA+	377,984.59 381,291.22	3,306.63 -433.80	377,550.78 380,857.41
UNITED STATES TREASURY 91282CKJ9 US GOV 4.500	04/15/2027 04/15/2027 N ---	91,803.52 90,000.00 100.6895	09/04/2024 09/05/2024	Aa1 AA+ AA+	90,681.95 90,859.00	177.05 -61.44	90,620.51 90,797.56

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UNITED STATES TREASURY 91282CEN7 US GOV 2.750	04/30/2027 04/30/2027 N ---	97,574.22 100,000.00 98.9980	08/29/2022 08/30/2022	Aa1 AA+ AA+	99,450.67 99,458.14	7.47 -452.62	98,998.05 99,005.52
--- **---** **---** **---**	**12/13/2028** **12/14/2028** **---** **---**	**11,913,929.78** **12,431,879.91** **---**	**---** **---**	**Aa2** **AA** **AA+**	**12,141,936.40** **12,236,723.64**	**94,787.25** **-2,104.73**	**12,139,831.67** **12,234,618.91**

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Market Value + Accrued.

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91282CBL4 UNITED STATES TREASURY	02/15/2031	190,000.00	171.23	0.00 0.00	351.00	0.00	0.00	522.23	0.00 0.00
91282CPW5 UNITED STATES TREASURY	01/31/2031	300,000.00	932.32	0.00 0.00	0.00	-20.11	0.00	912.21	0.00 0.00
91282CJM4 UNITED STATES TREASURY	11/30/2030	175,000.00	631.01	0.00 0.00	0.00	-83.69	0.00	547.32	0.00 0.00
91282CAV3 UNITED STATES TREASURY	11/15/2030	175,000.00	126.90	0.00 0.00	338.17	0.00	0.00	465.07	0.00 0.00
91282CAV3 UNITED STATES TREASURY	11/15/2030	200,000.00	145.03	0.00 0.00	393.25	0.00	0.00	538.28	0.00 0.00
91282CJG7 UNITED STATES TREASURY	10/31/2030	200,000.00	807.57	0.00 0.00	0.00	-141.22	0.00	666.35	4,875.00 0.00
91282CNX5 UNITED STATES TREASURY	08/31/2030	275,000.00	812.67	0.00 0.00	16.35	0.00	0.00	829.02	0.00 0.00
91282CAE1 UNITED STATES TREASURY	08/15/2030	180,000.00	93.23	0.00 0.00	390.84	0.00	0.00	484.07	0.00 0.00
91282CNN7 UNITED STATES TREASURY	07/31/2030	125,000.00	401.42	0.00 0.00	0.00	-16.20	0.00	385.21	0.00 0.00
91282CNG2 UNITED STATES TREASURY	05/31/2030	235,000.00	774.73	0.00 0.00	0.00	-26.24	0.00	748.48	0.00 0.00
912828ZQ6 UNITED STATES TREASURY	05/15/2030	150,000.00	77.69	0.00 0.00	345.04	0.00	0.00	422.73	0.00 0.00
91282CMZ1 UNITED STATES TREASURY	04/30/2030	150,000.00	481.44	0.00 0.00	5.96	0.00	0.00	487.40	2,906.25 0.00
91282CGZ8 UNITED STATES TREASURY	04/30/2030	180,000.00	521.82	0.00 0.00	24.51	0.00	0.00	546.32	3,150.00 0.00
91282CMU2 UNITED STATES TREASURY	03/31/2030	250,000.00	819.67	0.00 0.00	0.00	-13.09	0.00	806.58	0.00 0.00
912828Z94 UNITED STATES TREASURY	02/15/2030	120,000.00	149.17	0.00 0.00	212.36	0.00	0.00	361.53	0.00 0.00
91282CMG3 UNITED STATES TREASURY	01/31/2030	225,000.00	792.47	0.00 0.00	0.00	-45.62	0.00	746.85	0.00 0.00
91282CMA6 UNITED STATES TREASURY	11/30/2029	200,000.00	679.95	0.00 0.00	26.55	0.00	0.00	706.50	0.00 0.00
91282CFY2 UNITED STATES TREASURY	11/30/2029	215,000.00	686.64	0.00 0.00	17.10	0.00	0.00	703.74	0.00 0.00
912828YS3 UNITED STATES TREASURY	11/15/2029	120,000.00	174.03	0.00 0.00	195.30	0.00	0.00	369.33	0.00 0.00
91282CLR0 UNITED STATES TREASURY	10/31/2029	185,000.00	632.09	0.00 0.00	0.00	-4.38	0.00	627.70	3,815.63 0.00
91282CFT3 UNITED STATES TREASURY	10/31/2029	85,000.00	281.61	0.00 0.00	27.18	0.00	0.00	308.79	1,700.00 0.00
91282CFL0 UNITED STATES TREASURY	09/30/2029	170,000.00	539.96	0.00 0.00	31.07	0.00	0.00	571.03	0.00 0.00
912828YB0 UNITED STATES TREASURY	08/15/2029	200,000.00	269.34	0.00 0.00	286.67	0.00	0.00	556.01	0.00 0.00
91282CKX8 UNITED STATES TREASURY	06/30/2029	125,000.00	440.26	0.00 0.00	0.00	-59.11	0.00	381.15	0.00 0.00
91282CES6 UNITED STATES TREASURY	05/31/2029	125,000.00	283.31	0.00 0.00	138.57	0.00	0.00	421.88	0.00 0.00
91282CES6 UNITED STATES TREASURY	05/31/2029	85,000.00	192.65	0.00 0.00	95.19	0.00	0.00	287.84	0.00 0.00
91282CKT7 UNITED STATES TREASURY	05/31/2029	200,000.00	741.76	0.00 0.00	0.00	-93.17	0.00	648.59	0.00 0.00
91282CEE7 UNITED STATES TREASURY	03/31/2029	160,000.00	311.48	0.00 0.00	262.29	0.00	0.00	573.77	0.00 0.00
91282CKG5 UNITED STATES TREASURY	03/31/2029	100,000.00	338.11	0.00 0.00	13.59	0.00	0.00	351.70	0.00 0.00
023135DC7 AMAZON.COM INC	03/13/2029	80,000.00	266.67	0.00 0.00	0.23	0.00	0.00	266.89	0.00 0.00

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89236TPQ2 TOYOTA MOTOR CREDIT CORP	03/13/2029	65,000.00	219.38	0.00 0.00	0.60	0.00	0.00	219.98	0.00 0.00
91282CKD2 UNITED STATES TREASURY	02/28/2029	100,000.00	346.47	0.00 0.00	0.00	-10.90	0.00	335.56	0.00 0.00
91282CKD2 UNITED STATES TREASURY	02/28/2029	75,000.00	259.85	0.00 0.00	4.23	0.00	0.00	264.08	0.00 0.00
02079KBJ5 ALPHABET INC	02/15/2029	80,000.00	246.67	0.00 0.00	7.65	0.00	0.00	254.32	0.00 0.00
91282CDW8 UNITED STATES TREASURY	01/31/2029	115,000.00	166.78	0.00 0.00	200.02	0.00	0.00	366.80	0.00 0.00
91282CDW8 UNITED STATES TREASURY	01/31/2029	175,000.00	253.80	0.00 0.00	331.79	0.00	0.00	585.59	0.00 0.00
91282CDP3 UNITED STATES TREASURY	12/31/2028	100,000.00	113.95	0.00 0.00	178.67	0.00	0.00	292.62	0.00 0.00
023135CS3 AMAZON.COM INC	11/20/2028	135,000.00	438.75	0.00 0.00	0.78	0.00	0.00	439.53	0.00 0.00
912810FF0 UNITED STATES TREASURY	11/15/2028	125,000.00	543.85	0.00 0.00	0.00	-102.96	0.00	440.90	0.00 0.00
9128285M8 UNITED STATES TREASURY	11/15/2028	120,000.00	310.77	0.00 0.00	54.72	0.00	0.00	365.50	0.00 0.00
14913UBD1 CATERPILLAR FINANCIAL SERVICES CORP	11/14/2028	85,000.00	279.79	0.00 0.00	1.18	0.00	0.00	280.98	0.00 0.00
419792M37 STATE OF HAWAII	10/01/2028	25,000.00	104.17	0.00 0.00	0.00	-8.75	0.00	95.41	625.00 0.00
91282CCY5 UNITED STATES TREASURY	09/30/2028	115,000.00	117.83	0.00 0.00	248.27	0.00	0.00	366.10	0.00 0.00
91282CCV1 UNITED STATES TREASURY	08/31/2028	150,000.00	137.57	0.00 0.00	403.09	0.00	0.00	540.66	0.00 0.00
91282CCV1 UNITED STATES TREASURY	08/31/2028	125,000.00	114.64	0.00 0.00	322.70	0.00	0.00	437.34	0.00 0.00
91282CNU1 UNITED STATES TREASURY	08/15/2028	150,000.00	435.60	0.00 0.00	21.64	0.00	0.00	457.25	0.00 0.00
91282CHK0 UNITED STATES TREASURY	06/30/2028	125,000.00	414.36	0.00 0.00	28.68	0.00	0.00	443.04	0.00 0.00
91282CCH2 UNITED STATES TREASURY	06/30/2028	275,000.00	284.88	0.00 0.00	629.06	0.00	0.00	913.93	0.00 0.00
91282CHK0 UNITED STATES TREASURY	06/30/2028	100,000.00	331.49	0.00 0.00	11.80	0.00	0.00	343.29	0.00 0.00
91282CCE9 UNITED STATES TREASURY	05/31/2028	75,000.00	77.27	0.00 0.00	157.95	0.00	0.00	235.22	0.00 0.00
91282CHE4 UNITED STATES TREASURY	05/31/2028	115,000.00	343.58	0.00 0.00	35.21	0.00	0.00	378.78	0.00 0.00
91282CCE9 UNITED STATES TREASURY	05/31/2028	250,000.00	257.56	0.00 0.00	561.07	0.00	0.00	818.63	0.00 0.00
91282CHA2 UNITED STATES TREASURY	04/30/2028	145,000.00	420.35	0.00 0.00	83.08	0.00	0.00	503.43	2,537.50 0.00
91282CBS9 UNITED STATES TREASURY	03/31/2028	250,000.00	256.15	0.00 0.00	461.69	0.00	0.00	717.84	0.00 0.00
91282CMS7 UNITED STATES TREASURY	03/15/2028	120,000.00	379.08	0.00 0.00	0.00	-18.20	0.00	360.88	0.00 0.00
69371RT63 PACCAR FINANCIAL CORP	03/03/2028	50,000.00	189.58	0.00 0.00	0.82	0.00	0.00	190.40	0.00 0.00
91282CGH8 UNITED STATES TREASURY	01/31/2028	380,000.00	1,065.47	0.00 0.00	92.40	0.00	0.00	1,157.87	0.00 0.00
24422EXZ7 JOHN DEERE CAPITAL CORP	01/07/2028	115,000.00	445.63	0.00 0.00	0.95	0.00	0.00	446.58	0.00 0.00
91282CBB6 UNITED STATES TREASURY	12/31/2027	370,000.00	191.64	0.00 0.00	1,015.75	0.00	0.00	1,207.40	0.00 0.00
91282CFZ9 UNITED STATES TREASURY	11/30/2027	535,000.00	1,708.62	0.00 0.00	0.00	-112.28	0.00	1,596.34	0.00 0.00

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419792M29 STATE OF HAWAII	10/01/2027	10,000.00	41.67	0.00 0.00	0.00	-3.73	0.00	37.93	250.00 0.00
91282CAL5 UNITED STATES TREASURY	09/30/2027	425,000.00	130.64	0.00 0.00	1,166.25	0.00	0.00	1,296.88	0.00 0.00
91282CFM8 UNITED STATES TREASURY	09/30/2027	180,000.00	608.61	0.00 0.00	5.97	0.00	0.00	614.58	0.00 0.00
9128282R0 UNITED STATES TREASURY	08/15/2027	390,000.00	727.21	0.00 0.00	322.67	0.00	0.00	1,049.88	0.00 0.00
91282CEW7 UNITED STATES TREASURY	06/30/2027	135,000.00	363.61	0.00 0.00	0.00	-20.41	0.00	343.19	0.00 0.00
91282CNL1 UNITED STATES TREASURY	06/30/2027	125,000.00	388.47	0.00 0.00	19.30	0.00	0.00	407.77	0.00 0.00
91282CET4 UNITED STATES TREASURY	05/31/2027	200,000.00	432.69	0.00 0.00	67.27	0.00	0.00	499.96	0.00 0.00
20772KTJ8 STATE OF CONNECTICUT	05/15/2027	60,000.00	252.50	0.00 0.00	0.00	-25.18	0.00	227.32	0.00 0.00
14913UAL4 CATERPILLAR FINANCIAL SERVICES CORP	05/14/2027	80,000.00	333.33	0.00 0.00	2.46	0.00	0.00	335.79	0.00 0.00
69371RT22 PACCAR FINANCIAL CORP	05/13/2027	45,000.00	187.50	0.00 0.00	0.97	0.00	0.00	188.47	0.00 0.00
91282CEN7 UNITED STATES TREASURY	04/30/2027	100,000.00	227.78	0.00 0.00	44.53	0.00	0.00	272.31	1,375.00 0.00
91282CKJ9 UNITED STATES TREASURY	04/15/2027	90,000.00	332.82	0.00 0.00	0.00	-57.55	0.00	275.27	2,025.00 0.00
91282CEF4 UNITED STATES TREASURY	03/31/2027	80,000.00	163.93	0.00 0.00	17.92	0.00	0.00	181.85	0.00 0.00
91282CKE0 UNITED STATES TREASURY	03/15/2027	30,000.00	117.80	881.88 0.00	6.99	0.00	0.00	1,006.67	0.00 0.00
13063D3N6 STATE OF CALIFORNIA	03/01/2027	120,000.00	484.60	0.00 0.00	0.00	0.00	0.00	484.60	0.00 0.00
91282CEC1 UNITED STATES TREASURY	02/28/2027	0.00	17.06	0.00 -5,578.44	0.00	-0.09	0.00	-5,561.47	0.00 0.00
532457CJ5 ELI LILLY AND CO	02/09/2027	180,000.00	675.00	0.00 0.00	2.72	0.00	0.00	677.72	0.00 0.00
91282CJP7 UNITED STATES TREASURY	12/15/2026	0.00	5.40	174.15 0.00	0.00	-0.11	0.00	179.45	0.00 0.00
69371RT55 PACCAR FINANCIAL CORP	11/25/2026	35,000.00	131.25	0.00 0.00	1.25	0.00	0.00	132.50	0.00 0.00
89236TLD5 TOYOTA MOTOR CREDIT CORP	11/20/2026	125,000.00	562.50	0.00 0.00	0.00	-148.36	0.00	414.14	0.00 0.00
419792L95 STATE OF HAWAII	10/01/2026	15,000.00	57.35	0.00 0.00	0.00	0.00	0.00	57.35	344.10 0.00
24422EXD6 JOHN DEERE CAPITAL CORP	09/08/2026	65,000.00	278.96	0.00 0.00	1.34	0.00	0.00	280.29	0.00 0.00
31846V203 FIRST AMER:GVT OBLG Y	04/30/2026	116,879.91	276.63	0.00 0.00	0.00	0.00	0.00	276.63	566.34 276.53
--- ---	**12/14/2028**	**12,431,879.91**	**30,829.04**	**1,056.03 -5,578.44**	**9,684.67**	**-1,011.36**	**0.00**	**34,979.94**	**24,169.82 276.53**

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Ending Market Value + Accrued.

Transactions Realized Gain Loss Report

04/01/2026 - 04/30/2026

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San Jacinto, City of (66779)

Dated: 05/07/2026

* Does not Lock Down.

Identifier	*Description*	*Current Units*	*Type*	*Settle Date*	*Price*	*Principal*	*Realized Gain/Loss*	*Amount*
31846V203	FIRST AMER:GVT OBLG Y	0.00	Money Market Funds	03/31/2026	---	0.00	0.00	566.34
31846V203	FIRST AMER:GVT OBLG Y	1,219.10	Buy	04/01/2026	1.000	1,219.10	0.00	-1,219.10
419792L95	STATE OF HAWAII	0.00	Coupon	04/01/2026	---	0.00	0.00	344.10
419792M37	STATE OF HAWAII	0.00	Coupon	04/01/2026	---	0.00	0.00	625.00
419792M29	STATE OF HAWAII	0.00	Coupon	04/01/2026	---	0.00	0.00	250.00
31846V203	FIRST AMER:GVT OBLG Y	-199,945.03	Sell	04/02/2026	1.000	-199,945.03	0.00	199,945.03
91282CBL4	UNITED STATES TREASURY	190,000.00	Buy	04/02/2026	87.734	166,695.31	0.00	-166,966.93
91282CEC1	UNITED STATES TREASURY	-335,000.00	Sell	04/02/2026	98.344	-329,451.56	-5,578.44	330,014.82
91282CGH8	UNITED STATES TREASURY	380,000.00	Buy	04/02/2026	99.445	377,892.19	0.00	-380,133.35
91282CJP7	UNITED STATES TREASURY	-45,000.00	Sell	04/02/2026	100.449	-45,202.15	174.15	45,786.28
91282CKE0	UNITED STATES TREASURY	-120,000.00	Sell	04/02/2026	100.492	-120,590.63	881.88	120,840.09
91282CNU1	UNITED STATES TREASURY	150,000.00	Buy	04/02/2026	99.574	149,361.33	0.00	-150,052.28
31846V203	FIRST AMER:GVT OBLG Y	2,025.00	Buy	04/15/2026	1.000	2,025.00	0.00	-2,025.00
91282CKJ9	UNITED STATES TREASURY	0.00	Coupon	04/15/2026	---	0.00	0.00	2,025.00
31846V203	FIRST AMER:GVT OBLG Y	11,571.88	Buy	04/30/2026	1.000	11,571.88	0.00	-11,571.88
31846V203	FIRST AMER:GVT OBLG Y	8,787.50	Buy	04/30/2026	1.000	8,787.50	0.00	-8,787.50
31846V203	FIRST AMER:GVT OBLG Y	0.00	Money Market Funds	04/30/2026	---	0.00	0.00	276.54
91282CEN7	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	1,375.00
91282CFT3	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	1,700.00
91282CGZ8	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	3,150.00
91282CHA2	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	2,537.50
91282CJG7	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	4,875.00
91282CLR0	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	3,815.63
91282CMZ1	UNITED STATES TREASURY	0.00	Coupon	04/30/2026	---	0.00	0.00	2,906.25
---	**---**	**43,658.45**	**---**	**---**	**---**	**22,362.94**	**-4,522.41**	**276.54**

* Filtered By: Type = Buy or Type = Sell or Type = Call Redemption or Type = Put Redemption or Type = Corporate Action Sell or Type = Cash Transfer or Type = Maturity or Type = Coupon or Type = Principal Paydown or Type = Money Market Funds. * Weighted by: Absolute Value of Principal. * MMF transactions are expanded.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

Issuer Concentration with Yield GASB 40 Trade Date

As of 04/30/2026

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San Jacinto, City of (66779)

Dated: 05/07/2026

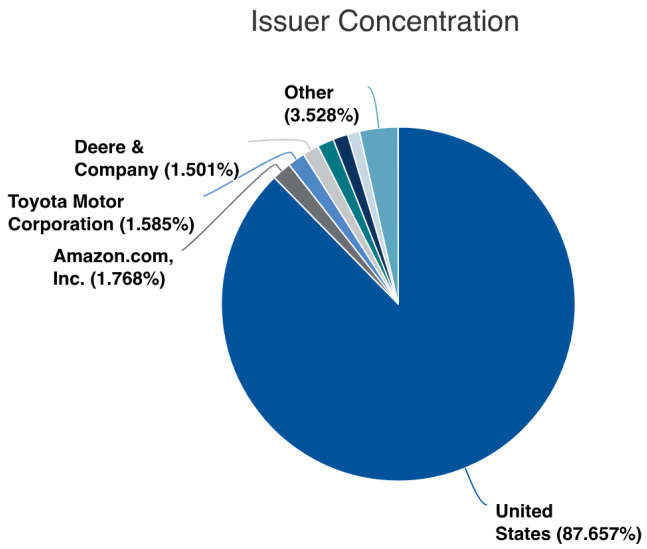

Chart calculated by: Ending Market Value + Accrued

Alphabet Inc.

Identifier	*Security Type*	*Description, Issuer Concentration*	*Ending Current Units*	*Coupon Type*	*Callable*	*Duration*	*Book Yield*	*Yield*	*Ending Effective Maturity, Final Maturity*	*Ending Accrued Balance*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*	*% of Market Value*
02079KBJ5	CORP	ALPHABET INC Alphabet Inc.	80,000.00	Fixed	Y	2.591	3.829	4.117	02/15/2029 02/15/2029	641.33	79,729.25 80,370.58	79,125.18 79,766.51	0.652%
02079KBJ5	**CORP**	**ALPHABET INC Alphabet Inc.**	**80,000.00**	**Fixed**	**Y**	**2.591**	**3.829**	**4.117**	**02/15/2029 02/15/2029**	**641.33**	**79,729.25 80,370.58**	**79,125.18 79,766.51**	**0.652%**

Amazon.com, Inc.

Identifier	*Security Type*	*Description, Issuer Concentration*	*Ending Current Units*	*Coupon Type*	*Callable*	*Duration*	*Book Yield*	*Yield*	*Ending Effective Maturity, Final Maturity*	*Ending Accrued Balance*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*	*% of Market Value*
023135CS3	CORP	AMAZON.COM INC Amazon.com, Inc.	135,000.00	Fixed	Y	2.347	3.908	4.166	11/20/2028 11/20/2028	2,354.63	134,974.52 137,329.14	134,134.59 136,489.22	1.105%
023135DC7	CORP	AMAZON.COM INC Amazon.com, Inc.	80,000.00	Fixed	Y	2.635	4.004	4.254	03/13/2029 03/13/2029	426.67	79,991.57 80,418.24	79,452.52 79,879.18	0.654%
---	**CORP**	**AMAZON.COM INC Amazon.com, Inc.**	**215,000.00**	**Fixed**	**Y**	**2.454**	**3.943**	**4.199**	**01/01/2029 01/01/2029**	**2,781.29**	**214,966.09 217,747.38**	**213,587.11 216,368.40**	**1.759%**

Caterpillar Inc.

Issuer Concentration with Yield GASB 40 Trade Date

San Jacinto, City of (66779)

As of 04/30/2026

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Dated: 05/07/2026

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
14913UAL4	CORP	CATERPILLAR FINANCIAL SERVICES CORP Caterpillar Inc.	80,000.00	Fixed	N	0.984	5.040	3.922	05/14/2027 05/14/2027	1,855.56	79,968.13 81,823.69	80,868.37 82,723.93	0.666%
14913UBD1	CORP	CATERPILLAR FINANCIAL SERVICES CORP Caterpillar Inc.	85,000.00	Fixed	N	2.348	3.969	4.135	11/14/2028 11/14/2028	1,557.51	84,961.58 86,519.09	84,623.27 86,180.78	0.697%
---	**CORP**	**CATERPILLAR FINANCIAL SERVICES CORP Caterpillar Inc.**	**165,000.00**	**Fixed**	**N**	**1.680**	**4.490**	**4.031**	**02/19/2028 02/19/2028**	**3,413.06**	**164,929.71 168,342.77**	**165,491.64 168,904.71**	**1.363%**

Deere & Company

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
24422EXZ7	CORP	JOHN DEERE CAPITAL CORP Deere & Company	115,000.00	Fixed	N	1.587	4.661	4.052	01/07/2028 01/07/2028	1,693.38	114,979.82 116,673.20	116,104.40 117,797.78	0.956%
24422EXD6	CORP	JOHN DEERE CAPITAL CORP Deere & Company	65,000.00	Fixed	N	0.351	5.176	3.801	09/08/2026 09/08/2026	492.83	64,994.21 65,487.04	65,301.27 65,794.09	0.538%
---	**CORP**	**JOHN DEERE CAPITAL CORP Deere & Company**	**180,000.00**	**Fixed**	**N**	**1.144**	**4.846**	**3.962**	**07/17/2027 07/17/2027**	**2,186.20**	**179,974.04 182,160.24**	**181,405.67 183,591.87**	**1.494%**

Eli Lilly and Company

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
532457CJ5	CORP	ELI LILLY AND CO Eli Lilly and Company	180,000.00	Fixed	Y	0.692	4.519	3.914	01/09/2027 02/09/2027	1,845.00	179,974.12 181,819.12	180,708.55 182,553.55	1.489%
532457CJ5	**CORP**	**ELI LILLY AND CO Eli Lilly and Company**	**180,000.00**	**Fixed**	**Y**	**0.692**	**4.519**	**3.914**	**01/09/2027 02/09/2027**	**1,845.00**	**179,974.12 181,819.12**	**180,708.55 182,553.55**	**1.489%**

PACCAR Inc

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
69371RT22	CORP	PACCAR FINANCIAL CORP PACCAR Inc	45,000.00	Fixed	N	0.981	5.028	3.943	05/13/2027 05/13/2027	1,050.00	44,987.48 46,037.48	45,477.50 46,527.50	0.375%
69371RT63	CORP	PACCAR FINANCIAL CORP PACCAR Inc	50,000.00	Fixed	N	1.741	4.572	4.056	03/03/2028 03/03/2028	366.53	49,980.82 50,347.35	50,431.38 50,797.91	0.415%
69371RT55	CORP	PACCAR FINANCIAL CORP PACCAR Inc	35,000.00	Fixed	N	0.547	4.545	4.040	11/25/2026 11/25/2026	682.50	34,991.31 35,673.81	35,088.87 35,771.37	0.289%
---	**CORP**	**PACCAR FINANCIAL CORP PACCAR Inc**	**130,000.00**	**Fixed**	**N**	**1.154**	**4.724**	**4.012**	**07/19/2027 07/19/2027**	**2,099.03**	**129,959.62 132,058.65**	**130,997.75 133,096.78**	**1.079%**

State of California

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
13063D3N6	MUNI	STATE OF CALIFORNIA State of California	120,000.00	Fixed	N	0.809	4.847	3.786	03/01/2027 03/01/2027	969.20	120,000.00 120,969.20	121,031.40 122,000.60	0.997%

Issuer Concentration with Yield GASB 40 Trade Date

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
13063D3N6	**MUNI**	**STATE OF CALIFORNIA State of California**	**120,000.00**	**Fixed**	**N**	**0.809**	**4.847**	**3.786**	**03/01/2027 03/01/2027**	**969.20**	**120,000.00 120,969.20**	**121,031.40 122,000.60**	**0.997%**

State of Connecticut

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
20772KTJ8	MUNI	STATE OF CONNECTICUT State of Connecticut	60,000.00	Fixed	N	0.986	4.509	3.900	05/15/2027 05/15/2027	1,397.17	60,325.96 61,723.12	60,696.41 62,093.58	0.500%
20772KTJ8	**MUNI**	**STATE OF CONNECTICUT State of Connecticut**	**60,000.00**	**Fixed**	**N**	**0.986**	**4.509**	**3.900**	**05/15/2027 05/15/2027**	**1,397.17**	**60,325.96 61,723.12**	**60,696.41 62,093.58**	**0.500%**

State of Hawaii

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
419792M37	MUNI	STATE OF HAWAII State of Hawaii	25,000.00	Fixed	N	2.256	4.522	4.042	10/01/2028 10/01/2028	104.17	25,270.58 25,374.74	25,546.09 25,650.26	0.210%
419792M29	MUNI	STATE OF HAWAII State of Hawaii	10,000.00	Fixed	N	1.357	4.513	3.913	10/01/2027 10/01/2027	41.67	10,066.13 10,107.80	10,148.30 10,189.97	0.084%
419792L95	MUNI	STATE OF HAWAII State of Hawaii	15,000.00	Fixed	N	0.413	4.590	3.719	10/01/2026 10/01/2026	57.35	15,000.00 15,057.35	15,052.98 15,110.33	0.124%
---	**MUNI**	**STATE OF HAWAII State of Hawaii**	**50,000.00**	**Fixed**	**N**	**1.530**	**4.541**	**3.920**	**12/16/2027 12/16/2027**	**203.18**	**50,336.71 50,539.89**	**50,747.38 50,950.56**	**0.418%**

Toyota Motor Corporation

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
89236TLD5	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	125,000.00	Fixed	N	0.532	3.911	3.970	11/20/2026 11/20/2026	3,018.75	126,006.56 129,025.31	125,969.04 128,987.79	1.038%
89236TPQ2	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	65,000.00	Fixed	N	2.667	4.063	4.287	03/13/2029 03/13/2029	351.00	64,977.59 65,328.59	64,585.09 64,936.09	0.532%
---	**CORP**	**TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation**	**190,000.00**	**Fixed**	**N**	**1.247**	**3.962**	**4.077**	**08/30/2027 08/30/2027**	**3,369.75**	**190,984.15 194,353.90**	**190,554.13 193,923.88**	**1.570%**

U.S. Bancorp

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
31846V203	MMFUND	FIRST AMER:GVT OBLG Y U.S. Bancorp	116,879.91	Fixed	N	0.000	3.270	3.270	04/30/2026 04/30/2026	0.00	116,879.91 116,879.91	116,879.91 116,879.91	0.963%
31846V203	**MMFUND**	**FIRST AMER:GVT OBLG Y U.S. Bancorp**	**116,879.91**	**Fixed**	**N**	**0.000**	**3.270**	**3.270**	**04/30/2026 04/30/2026**	**0.00**	**116,879.91 116,879.91**	**116,879.91 116,879.91**	**0.963%**

Issuer Concentration with Yield GASB 40 Trade Date

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San Jacinto, City of (66779)

Dated: 05/07/2026

United States

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
91282CET4	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	1.046	3.052	3.793	05/31/2027 05/31/2027	2,192.31	199,097.79 201,290.09	197,535.16 199,727.46	1.627%
91282CEW7	US GOV	UNITED STATES TREASURY United States	135,000.00	Fixed	N	1.123	3.059	3.809	06/30/2027 06/30/2027	1,466.54	135,292.79 136,759.33	134,140.43 135,606.97	1.105%
9128282R0	US GOV	UNITED STATES TREASURY United States	390,000.00	Fixed	N	1.255	3.299	3.855	08/15/2027 08/15/2027	1,818.02	384,869.44 386,687.47	382,154.30 383,972.32	3.148%
91282CAL5	US GOV	UNITED STATES TREASURY United States	425,000.00	Fixed	N	1.389	3.924	3.834	09/30/2027 09/30/2027	134.99	404,441.32 404,576.31	404,895.51 405,030.50	3.335%
91282CFZ9	US GOV	UNITED STATES TREASURY United States	535,000.00	Fixed	N	1.500	3.602	3.877	11/30/2027 11/30/2027	8,657.01	537,230.22 545,887.22	534,968.65 543,625.66	4.407%
91282CBB6	US GOV	UNITED STATES TREASURY United States	370,000.00	Fixed	N	1.627	4.227	3.879	12/31/2027 12/31/2027	772.96	348,795.28 349,568.25	350,726.76 351,499.72	2.889%
91282CBS9	US GOV	UNITED STATES TREASURY United States	250,000.00	Fixed	N	1.863	3.673	3.886	03/31/2028 03/31/2028	264.69	238,897.72 239,162.41	237,929.69 238,194.37	1.960%
91282CFM8	US GOV	UNITED STATES TREASURY United States	180,000.00	Fixed	N	1.362	4.168	3.862	09/30/2027 09/30/2027	628.89	179,894.60 180,523.49	180,643.36 181,272.25	1.488%
91282CCE9	US GOV	UNITED STATES TREASURY United States	75,000.00	Fixed	N	2.014	4.077	3.889	05/31/2028 05/31/2028	391.48	70,809.68 71,201.16	71,071.29 71,462.77	0.585%
91282CHE4	US GOV	UNITED STATES TREASURY United States	115,000.00	Fixed	N	1.959	4.035	3.890	05/31/2028 05/31/2028	1,740.80	114,066.50 115,807.30	114,393.55 116,134.35	0.942%
91282CCE9	US GOV	UNITED STATES TREASURY United States	250,000.00	Fixed	N	2.014	4.277	3.889	05/31/2028 05/31/2028	1,304.95	235,079.91 236,384.86	236,904.30 238,209.24	1.951%
91282CHA2	US GOV	UNITED STATES TREASURY United States	145,000.00	Fixed	N	1.912	4.268	3.888	04/30/2028 04/30/2028	13.79	142,888.82 142,902.61	143,926.66 143,940.45	1.186%
91282CHK0	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.033	4.308	3.882	06/30/2028 06/30/2028	1,671.27	124,212.41 125,883.68	125,297.85 126,969.12	1.032%
91282CCH2	US GOV	UNITED STATES TREASURY United States	275,000.00	Fixed	N	2.096	4.322	3.886	06/30/2028 06/30/2028	1,149.00	257,722.60 258,871.60	260,057.62 261,206.62	2.142%
91282CCV1	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	2.261	4.840	3.899	08/31/2028 08/31/2028	284.31	137,858.75 138,143.06	140,800.78 141,085.09	1.160%
91282CCV1	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.261	4.680	3.899	08/31/2028 08/31/2028	236.92	115,296.82 115,533.74	117,333.98 117,570.91	0.967%
912810FF0	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.315	4.127	3.886	11/15/2028 11/15/2028	3,027.45	128,351.55 131,379.00	129,086.91 132,114.37	1.063%
91282CCY5	US GOV	UNITED STATES TREASURY United States	115,000.00	Fixed	N	2.340	4.170	3.896	09/30/2028 09/30/2028	121.76	107,361.94 107,483.69	108,041.60 108,163.36	0.890%
91282CDP3	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.565	3.802	3.894	12/31/2028 12/31/2028	459.60	93,906.00 94,365.60	93,671.88 94,131.47	0.772%
91282CHK0	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.033	4.158	3.882	06/30/2028 06/30/2028	1,337.02	99,676.53 101,013.55	100,238.28 101,575.30	0.826%
91282CDW8	US GOV	UNITED STATES TREASURY United States	115,000.00	Fixed	N	2.636	4.122	3.908	01/31/2029 01/31/2029	500.35	107,975.91 108,476.26	108,576.17 109,076.52	0.894%
91282CKD2	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.632	4.099	3.910	02/28/2029 02/28/2029	716.03	100,399.85 101,115.89	100,898.44 101,614.47	0.831%
91282CDW8	US GOV	UNITED STATES TREASURY United States	175,000.00	Fixed	N	2.636	4.353	3.908	01/31/2029 01/31/2029	761.39	163,311.60 164,072.99	165,224.61 165,986.00	1.361%
91282CKD2	US GOV	UNITED STATES TREASURY United States	75,000.00	Fixed	N	2.632	4.329	3.910	02/28/2029 02/28/2029	537.02	74,844.44 75,381.46	75,673.83 76,210.85	0.623%
91282CEE7	US GOV	UNITED STATES TREASURY United States	160,000.00	Fixed	N	2.775	4.672	3.911	03/31/2029 03/31/2029	321.86	150,092.66 150,414.51	153,281.25 153,603.11	1.263%
91282CES6	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.886	4.312	3.920	05/31/2029 05/31/2029	1,435.44	119,422.93 120,858.37	120,786.13 122,221.57	0.995%
91282CKG5	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.718	4.313	3.914	03/31/2029 03/31/2029	349.39	99,489.10 99,838.49	100,574.22 100,923.60	0.828%
91282CES6	US GOV	UNITED STATES TREASURY United States	85,000.00	Fixed	N	2.886	4.328	3.920	05/31/2029 05/31/2029	976.10	81,167.92 82,144.02	82,134.57 83,110.67	0.677%

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91282CKT7	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	2.810	3.854	3.920	05/31/2029 05/31/2029	3,758.24	203,720.70 207,478.94	203,335.94 207,094.18	1.675%
912828YB0	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	3.147	3.584	3.910	08/15/2029 08/15/2029	673.34	187,939.08 188,612.42	185,992.19 186,665.53	1.532%
91282CKX8	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.902	3.603	3.922	06/30/2029 06/30/2029	1,775.73	127,397.05 129,172.77	126,206.05 127,981.78	1.040%
91282CFL0	US GOV	UNITED STATES TREASURY United States	170,000.00	Fixed	N	3.162	4.132	3.946	09/30/2029 09/30/2029	557.96	168,620.23 169,178.18	169,614.84 170,172.80	1.397%
912828YS3	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	3.350	4.056	3.926	11/15/2029 11/15/2029	968.78	110,963.68 111,932.46	111,445.31 112,414.10	0.918%
91282CLR0	US GOV	UNITED STATES TREASURY United States	185,000.00	Fixed	N	3.232	4.091	3.949	10/31/2029 10/31/2029	20.74	185,200.66 185,221.40	186,055.08 186,075.82	1.533%
91282CFT3	US GOV	UNITED STATES TREASURY United States	85,000.00	Fixed	N	3.237	4.460	3.948	10/31/2029 10/31/2029	9.24	83,746.21 83,755.45	85,142.77 85,152.01	0.701%
91282CMA6	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	3.250	4.316	3.951	11/30/2029 11/30/2029	3,445.05	198,744.13 202,189.19	201,148.44 204,593.49	1.657%
91282CFY2	US GOV	UNITED STATES TREASURY United States	215,000.00	Fixed	N	3.264	3.988	3.952	11/30/2029 11/30/2029	3,478.98	214,196.66 217,675.65	214,445.70 217,924.69	1.766%
912828Z94	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	3.615	4.002	3.951	02/15/2030 02/15/2030	372.93	109,533.79 109,906.72	109,725.00 110,097.93	0.904%
91282CMG3	US GOV	UNITED STATES TREASURY United States	225,000.00	Fixed	N	3.409	3.964	3.965	01/31/2030 01/31/2030	2,377.42	227,224.12 229,601.53	227,206.05 229,583.47	1.872%
91282CMS7	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	1.784	3.675	3.884	03/15/2028 03/15/2028	593.89	120,430.35 121,024.24	119,976.56 120,570.45	0.988%
9128285M8	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	2.380	3.740	3.903	11/15/2028 11/15/2028	1,729.97	118,228.64 119,958.61	117,759.38 119,489.35	0.970%
91282CMU2	US GOV	UNITED STATES TREASURY United States	250,000.00	Fixed	N	3.583	3.925	3.971	03/31/2030 03/31/2030	846.99	250,670.87 251,517.86	250,253.91 251,100.90	2.061%
912828ZQ6	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	3.903	3.932	3.982	05/15/2030 05/15/2030	432.49	131,641.94 132,074.43	131,373.05 131,805.54	1.082%
91282CNG2	US GOV	UNITED STATES TREASURY United States	235,000.00	Fixed	N	3.675	3.839	3.978	05/31/2030 05/31/2030	3,925.27	236,415.05 240,340.33	235,183.59 239,108.87	1.937%
91282CNL1	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	1.120	3.948	3.817	06/30/2027 06/30/2027	1,566.82	124,721.54 126,288.35	124,899.90 126,466.72	1.029%
91282CMZ1	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	3.670	3.932	3.975	04/30/2030 04/30/2030	15.79	149,685.77 149,701.57	149,449.22 149,465.01	1.231%
91282CGZ8	US GOV	UNITED STATES TREASURY United States	180,000.00	Fixed	N	3.691	3.694	3.976	04/30/2030 04/30/2030	17.12	178,715.38 178,732.50	176,857.03 176,874.15	1.457%
91282CAE1	US GOV	UNITED STATES TREASURY United States	180,000.00	Fixed	N	4.152	3.717	3.988	08/15/2030 08/15/2030	233.08	158,106.11 158,339.19	156,318.75 156,551.83	1.288%
91282CNN7	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	3.849	3.691	3.989	07/31/2030 07/31/2030	1,204.25	125,898.93 127,103.17	124,443.36 125,647.61	1.025%
91282CNX5	US GOV	UNITED STATES TREASURY United States	275,000.00	Fixed	N	3.945	3.710	4.002	08/31/2030 08/31/2030	1,679.52	274,077.17 275,756.69	270,896.48 272,576.00	2.231%
91282CJM4	US GOV	UNITED STATES TREASURY United States	175,000.00	Fixed	N	4.053	3.678	4.013	11/30/2030 11/30/2030	3,197.12	180,098.13 183,295.25	177,625.00 180,822.12	1.463%
91282CAV3	US GOV	UNITED STATES TREASURY United States	175,000.00	Fixed	N	4.348	3.668	4.005	11/15/2030 11/15/2030	706.41	154,733.84 155,440.24	152,461.91 153,168.32	1.256%
91282CAV3	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	4.348	3.717	4.005	11/15/2030 11/15/2030	807.32	176,463.12 177,270.44	174,242.19 175,049.51	1.435%
91282CJG7	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	4.022	3.822	4.007	10/31/2030 10/31/2030	26.49	208,626.64 208,653.14	207,085.94 207,112.43	1.706%
91282CPW5	US GOV	UNITED STATES TREASURY United States	300,000.00	Fixed	N	4.271	3.646	4.013	01/31/2031 01/31/2031	2,796.96	301,343.93 304,140.89	296,601.56 299,398.52	2.443%
91282CKE0	US GOV	UNITED STATES TREASURY United States	30,000.00	Fixed	N	0.849	4.514	3.728	03/15/2027 03/15/2027	162.84	29,933.15 30,095.99	30,132.42 30,295.26	0.248%
91282CEF4	US GOV	UNITED STATES TREASURY United States	80,000.00	Fixed	N	0.895	2.781	3.739	03/31/2027 03/31/2027	169.40	79,798.42 79,967.82	79,112.50 79,281.90	0.652%

Issuer Concentration with Yield GASB 40 Trade Date

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Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
91282CNU1	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	2.166	3.813	3.889	08/15/2028 08/15/2028	1,126.55	149,382.97 150,509.53	149,132.81 150,259.37	1.228%
91282CBL4	US GOV	UNITED STATES TREASURY United States	190,000.00	Fixed	N	4.569	3.914	4.004	02/15/2031 02/15/2031	442.85	167,046.31 167,489.16	166,346.48 166,789.34	1.370%
91282CGH8	US GOV	UNITED STATES TREASURY United States	380,000.00	Fixed	N	1.671	3.814	3.881	01/31/2028 01/31/2028	3,306.63	377,984.59 381,291.22	377,550.78 380,857.41	3.110%
91282CKJ9	US GOV	UNITED STATES TREASURY United States	90,000.00	Fixed	N	0.931	3.686	3.760	04/15/2027 04/15/2027	177.05	90,681.95 90,859.00	90,620.51 90,797.56	0.746%
91282CEN7	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	0.975	3.315	3.780	04/30/2027 04/30/2027	7.47	99,450.67 99,458.14	98,998.05 99,005.52	0.815%
---	**US GOV**	**UNITED STATES TREASURY United States**	**10,945,000.00**	**Fixed**	**N**	**2.611**	**3.904**	**3.914**	**02/14/2029 02/14/2029**	**75,882.03**	**10,653,876.85 10,729,758.88**	**10,648,606.54 10,724,488.57**	**87.716%**

Summary

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
---	**---**	**--- ---**	**12,431,879.91**	**Fixed**	**---**	**2.451**	**3.954**	**3.919**	**12/13/2028 12/14/2028**	**94,787.25**	**12,141,936.40 12,236,723.64**	**12,139,831.67 12,234,618.91**	**100.000%**

* Grouped by: Issuer Concentration. * Groups Sorted by: Issuer Concentration. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Ending Market Value + Accrued, except Book Yield by Base Book Value + Accrued.

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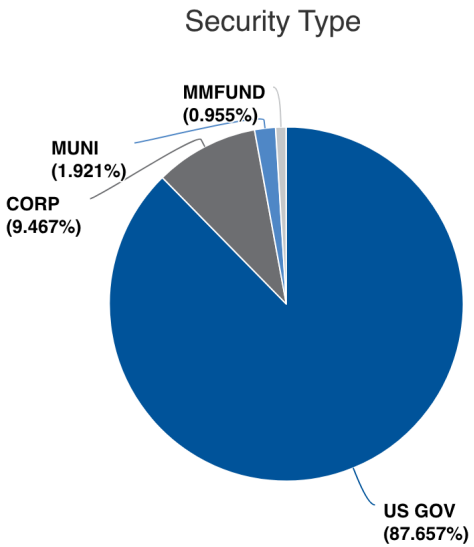

Chart calculated by: Ending Market Value + Accrued

CORP

Identifier, Description, Security Type	*% of Market Value + Accrued*	*Coupon Type*	*Callable*	*Duration*	*S&P Rating, Moody's Rating*	*Ending Current Units*	*Ending Effective Maturity, Final Maturity*	*Book Yield, Yield*	*Ending Accrued Balance*	*Original Cost*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*
24422EXD6 JOHN DEERE CAPITAL CORP CORP	0.538%	Fixed	N	0.351	A A1	65,000.00	09/08/2026 09/08/2026	5.176 3.801	492.83	64,953.85	64,994.21 65,487.04	65,301.27 65,794.09
89236TLD5 TOYOTA MOTOR CREDIT CORP CORP	1.054%	Fixed	N	0.532	A+ A1	125,000.00	11/20/2026 11/20/2026	3.911 3.970	3,018.75	128,762.50	126,006.56 129,025.31	125,969.04 128,987.79
69371RT55 PACCAR FINANCIAL CORP CORP	0.292%	Fixed	N	0.547	A+ A1	35,000.00	11/25/2026 11/25/2026	4.545 4.040	682.50	34,970.25	34,991.31 35,673.81	35,088.87 35,771.37
532457CJ5 ELI LILLY AND CO CORP	1.492%	Fixed	Y	0.692	AA- Aa3	180,000.00	01/09/2027 02/09/2027	4.519 3.914	1,845.00	179,904.60	179,974.12 181,819.12	180,708.55 182,553.55
69371RT22 PACCAR FINANCIAL CORP CORP	0.380%	Fixed	N	0.981	A+ A1	45,000.00	05/13/2027 05/13/2027	5.028 3.943	1,050.00	44,965.35	44,987.48 46,037.48	45,477.50 46,527.50
14913UAL4 CATERPILLAR FINANCIAL SERVICES CORP CORP	0.676%	Fixed	N	0.984	A A1	80,000.00	05/14/2027 05/14/2027	5.040 3.922	1,855.56	79,912.00	79,968.13 81,823.69	80,868.37 82,723.93
24422EXZ7 JOHN DEERE CAPITAL CORP CORP	0.963%	Fixed	N	1.587	A A1	115,000.00	01/07/2028 01/07/2028	4.661 4.052	1,693.38	114,965.50	114,979.82 116,673.20	116,104.40 117,797.78
69371RT63 PACCAR FINANCIAL CORP CORP	0.415%	Fixed	N	1.741	A+ A1	50,000.00	03/03/2028 03/03/2028	4.572 4.056	366.53	49,969.50	49,980.82 50,347.35	50,431.38 50,797.91

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14913UBD1 CATERPILLAR FINANCIAL SERVICES CORP CORP	0.704%	Fixed	N	2.348	A A1	85,000.00	11/14/2028 11/14/2028	3.969 4.135	1,557.51	84,954.95	84,961.58 86,519.09	84,623.27 86,180.78
023135CS3 AMAZON.COM INC CORP	1.116%	Fixed	Y	2.347	AA A1	135,000.00	11/20/2028 11/20/2028	3.908 4.166	2,354.63	134,970.30	134,974.52 137,329.14	134,134.59 136,489.22
02079KBJ5 ALPHABET INC CORP	0.652%	Fixed	Y	2.591	AA+ Aa2	80,000.00	02/15/2029 02/15/2029	3.829 4.117	641.33	79,709.60	79,729.25 80,370.58	79,125.18 79,766.51
023135DC7 AMAZON.COM INC CORP	0.653%	Fixed	Y	2.635	AA A1	80,000.00	03/13/2029 03/13/2029	4.004 4.254	426.67	79,991.20	79,991.57 80,418.24	79,452.52 79,879.18
89236TPQ2 TOYOTA MOTOR CREDIT CORP CORP	0.531%	Fixed	N	2.667	A+ A1	65,000.00	03/13/2029 03/13/2029	4.063 4.287	351.00	64,976.60	64,977.59 65,328.59	64,585.09 64,936.09
--- --- CORP	**9.467%**	**Fixed**	**---**	**1.514**	**A+ A1**	**1,140,000.00**	**12/13/2027 12/18/2027**	**4.340 4.044**	**16,335.67**	**1,143,006.20**	**1,140,516.97 1,156,852.64**	**1,141,870.03 1,158,205.70**

MMFUND

Identifier, Description, Security Type	% of Market Value + Accrued	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Ending Current Units	Ending Effective Maturity, Final Maturity	Book Yield, Yield	Ending Accrued Balance	Original Cost	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued
31846V203 FIRST AMER:GVT OBLG Y MMFUND	0.955%	Fixed	N	0.000	AAAm Aaa	116,879.91	04/30/2026 04/30/2026	3.270 3.270	0.00	116,879.91	116,879.91 116,879.91	116,879.91 116,879.91
31846V203 FIRST AMER:GVT OBLG Y MMFUND	**0.955%**	**Fixed**	**N**	**0.000**	**AAAm Aaa**	**116,879.91**	**04/30/2026 04/30/2026**	**3.270 3.270**	**0.00**	**116,879.91**	**116,879.91 116,879.91**	**116,879.91 116,879.91**

MUNI

Identifier, Description, Security Type	% of Market Value + Accrued	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Ending Current Units	Ending Effective Maturity, Final Maturity	Book Yield, Yield	Ending Accrued Balance	Original Cost	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued
419792L95 STATE OF HAWAII MUNI	0.124%	Fixed	N	0.413	AA+ Aa2	15,000.00	10/01/2026 10/01/2026	4.590 3.719	57.35	15,000.00	15,000.00 15,057.35	15,052.98 15,110.33
13063D3N6 STATE OF CALIFORNIA MUNI	0.997%	Fixed	N	0.809	AA- Aa2	120,000.00	03/01/2027 03/01/2027	4.847 3.786	969.20	120,000.00	120,000.00 120,969.20	121,031.40 122,000.60
20772KTJ8 STATE OF CONNECTICUT MUNI	0.508%	Fixed	N	0.986	AA- Aa2	60,000.00	05/15/2027 05/15/2027	4.509 3.900	1,397.17	61,152.00	60,325.96 61,723.12	60,696.41 62,093.58
419792M29 STATE OF HAWAII MUNI	0.083%	Fixed	N	1.357	AA+ Aa2	10,000.00	10/01/2027 10/01/2027	4.513 3.913	41.67	10,168.30	10,066.13 10,107.80	10,148.30 10,189.97
419792M37 STATE OF HAWAII MUNI	0.210%	Fixed	N	2.256	AA+ Aa2	25,000.00	10/01/2028 10/01/2028	4.522 4.042	104.17	25,510.25	25,270.58 25,374.74	25,546.09 25,650.26
--- --- MUNI	**1.921%**	**Fixed**	**N**	**1.012**	**AA- Aa2**	**230,000.00**	**05/23/2027 05/23/2027**	**4.691 3.845**	**2,569.55**	**231,830.55**	**230,662.66 233,232.21**	**232,475.18 235,044.73**

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US GOV

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91282CKE0 UNITED STATES TREASURY US GOV	0.248%	Fixed	N	0.849	AA+ Aa1	30,000.00	03/15/2027 03/15/2027	4.514 3.728	162.84	29,799.61	29,933.15 30,095.99	30,132.42 30,295.26
91282CEF4 UNITED STATES TREASURY US GOV	0.648%	Fixed	N	0.895	AA+ Aa1	80,000.00	03/31/2027 03/31/2027	2.781 3.739	169.40	78,971.88	79,798.42 79,967.82	79,112.50 79,281.90
91282CKJ9 UNITED STATES TREASURY US GOV	0.742%	Fixed	N	0.931	AA+ Aa1	90,000.00	04/15/2027 04/15/2027	3.686 3.760	177.05	91,803.52	90,681.95 90,859.00	90,620.51 90,797.56
91282CEN7 UNITED STATES TREASURY US GOV	0.809%	Fixed	N	0.975	AA+ Aa1	100,000.00	04/30/2027 04/30/2027	3.315 3.780	7.47	97,574.22	99,450.67 99,458.14	98,998.05 99,005.52
91282CET4 UNITED STATES TREASURY US GOV	1.632%	Fixed	N	1.046	AA+ Aa1	200,000.00	05/31/2027 05/31/2027	3.052 3.793	2,192.31	196,085.94	199,097.79 201,290.09	197,535.16 199,727.46
91282CEW7 UNITED STATES TREASURY US GOV	1.108%	Fixed	N	1.123	AA+ Aa1	135,000.00	06/30/2027 06/30/2027	3.059 3.809	1,466.54	136,181.25	135,292.79 136,759.33	134,140.43 135,606.97
91282CNL1 UNITED STATES TREASURY US GOV	1.034%	Fixed	N	1.120	AA+ Aa1	125,000.00	06/30/2027 06/30/2027	3.948 3.817	1,566.82	124,545.90	124,721.54 126,288.35	124,899.90 126,466.72
9128282R0 UNITED STATES TREASURY US GOV	3.138%	Fixed	N	1.255	AA+ Aa1	390,000.00	08/15/2027 08/15/2027	3.299 3.855	1,818.02	371,429.30	384,869.44 386,687.47	382,154.30 383,972.32
91282CAL5 UNITED STATES TREASURY US GOV	3.311%	Fixed	N	1.389	AA+ Aa1	425,000.00	09/30/2027 09/30/2027	3.924 3.834	134.99	359,158.20	404,441.32 404,576.31	404,895.51 405,030.50
91282CFM8 UNITED STATES TREASURY US GOV	1.482%	Fixed	N	1.362	AA+ Aa1	180,000.00	09/30/2027 09/30/2027	4.168 3.862	628.89	179,690.63	179,894.60 180,523.49	180,643.36 181,272.25
91282CFZ9 UNITED STATES TREASURY US GOV	4.443%	Fixed	N	1.500	AA+ Aa1	535,000.00	11/30/2027 11/30/2027	3.602 3.877	8,657.01	541,415.82	537,230.22 545,887.22	534,968.65 543,625.66
91282CBB6 UNITED STATES TREASURY US GOV	2.873%	Fixed	N	1.627	AA+ Aa1	370,000.00	12/31/2027 12/31/2027	4.227 3.879	772.96	312,635.55	348,795.28 349,568.25	350,726.76 351,499.72
91282CGH8 UNITED STATES TREASURY US GOV	3.113%	Fixed	N	1.671	AA+ Aa1	380,000.00	01/31/2028 01/31/2028	3.814 3.881	3,306.63	377,892.19	377,984.59 381,291.22	377,550.78 380,857.41
91282CMS7 UNITED STATES TREASURY US GOV	0.985%	Fixed	N	1.784	AA+ Aa1	120,000.00	03/15/2028 03/15/2028	3.675 3.884	593.89	120,642.19	120,430.35 121,024.24	119,976.56 120,570.45
91282CBS9 UNITED STATES TREASURY US GOV	1.947%	Fixed	N	1.863	AA+ Aa1	250,000.00	03/31/2028 03/31/2028	3.673 3.886	264.69	223,007.81	238,897.72 239,162.41	237,929.69 238,194.37
91282CHA2 UNITED STATES TREASURY US GOV	1.177%	Fixed	N	1.912	AA+ Aa1	145,000.00	04/30/2028 04/30/2028	4.268 3.888	13.79	140,259.18	142,888.82 142,902.61	143,926.66 143,940.45
91282CCE9 UNITED STATES TREASURY US GOV	0.584%	Fixed	N	2.014	AA+ Aa1	75,000.00	05/31/2028 05/31/2028	4.077 3.889	391.48	65,619.14	70,809.68 71,201.16	71,071.29 71,462.77
91282CHE4 UNITED STATES TREASURY US GOV	0.949%	Fixed	N	1.959	AA+ Aa1	115,000.00	05/31/2028 05/31/2028	4.035 3.890	1,740.80	112,906.64	114,066.50 115,807.30	114,393.55 116,134.35
91282CCE9 UNITED STATES TREASURY US GOV	1.947%	Fixed	N	2.014	AA+ Aa1	250,000.00	05/31/2028 05/31/2028	4.277 3.889	1,304.95	217,333.98	235,079.91 236,384.86	236,904.30 238,209.24
91282CHK0 UNITED STATES TREASURY US GOV	1.038%	Fixed	N	2.033	AA+ Aa1	125,000.00	06/30/2028 06/30/2028	4.308 3.882	1,671.27	123,330.08	124,212.41 125,883.68	125,297.85 126,969.12

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91282CCH2 UNITED STATES TREASURY US GOV	2.135%	Fixed	N	2.096	AA+ Aa1	275,000.00	06/30/2028 06/30/2028	4.322 3.886	1,149.00	238,498.05	257,722.60 258,871.60	260,057.62 261,206.62
91282CHK0 UNITED STATES TREASURY US GOV	0.830%	Fixed	N	2.033	AA+ Aa1	100,000.00	06/30/2028 06/30/2028	4.158 3.882	1,337.02	99,378.91	99,676.53 101,013.55	100,238.28 101,575.30
91282CNU1 UNITED STATES TREASURY US GOV	1.228%	Fixed	N	2.166	AA+ Aa1	150,000.00	08/15/2028 08/15/2028	3.813 3.889	1,126.55	149,361.33	149,382.97 150,509.53	149,132.81 150,259.37
91282CCV1 UNITED STATES TREASURY US GOV	1.153%	Fixed	N	2.261	AA+ Aa1	150,000.00	08/31/2028 08/31/2028	4.840 3.899	284.31	125,929.69	137,858.75 138,143.06	140,800.78 141,085.09
91282CCV1 UNITED STATES TREASURY US GOV	0.961%	Fixed	N	2.261	AA+ Aa1	125,000.00	08/31/2028 08/31/2028	4.680 3.899	236.92	106,005.86	115,296.82 115,533.74	117,333.98 117,570.91
91282CCY5 UNITED STATES TREASURY US GOV	0.884%	Fixed	N	2.340	AA+ Aa1	115,000.00	09/30/2028 09/30/2028	4.170 3.896	121.76	100,494.73	107,361.94 107,483.69	108,041.60 108,163.36
912810FF0 UNITED STATES TREASURY US GOV	1.080%	Fixed	N	2.315	AA+ Aa1	125,000.00	11/15/2028 11/15/2028	4.127 3.886	3,027.45	131,210.94	128,351.55 131,379.00	129,086.91 132,114.37
9128285M8 UNITED STATES TREASURY US GOV	0.977%	Fixed	N	2.380	AA+ Aa1	120,000.00	11/15/2028 11/15/2028	3.740 3.903	1,729.97	117,581.25	118,228.64 119,958.61	117,759.38 119,489.35
91282CDP3 UNITED STATES TREASURY US GOV	0.769%	Fixed	N	2.565	AA+ Aa1	100,000.00	12/31/2028 12/31/2028	3.802 3.894	459.60	89,226.56	93,906.00 94,365.60	93,671.88 94,131.47
91282CDW8 UNITED STATES TREASURY US GOV	0.892%	Fixed	N	2.636	AA+ Aa1	115,000.00	01/31/2029 01/31/2029	4.122 3.908	500.35	103,028.32	107,975.91 108,476.26	108,576.17 109,076.52
91282CDW8 UNITED STATES TREASURY US GOV	1.357%	Fixed	N	2.636	AA+ Aa1	175,000.00	01/31/2029 01/31/2029	4.353 3.908	761.39	155,374.02	163,311.60 164,072.99	165,224.61 165,986.00
91282CKD2 UNITED STATES TREASURY US GOV	0.831%	Fixed	N	2.632	AA+ Aa1	100,000.00	02/28/2029 02/28/2029	4.099 3.910	716.03	100,671.87	100,399.85 101,115.89	100,898.44 101,614.47
91282CKD2 UNITED STATES TREASURY US GOV	0.623%	Fixed	N	2.632	AA+ Aa1	75,000.00	02/28/2029 02/28/2029	4.329 3.910	537.02	74,739.26	74,844.44 75,381.46	75,673.83 76,210.85
91282CEE7 UNITED STATES TREASURY US GOV	1.255%	Fixed	N	2.775	AA+ Aa1	160,000.00	03/31/2029 03/31/2029	4.672 3.911	321.86	144,012.50	150,092.66 150,414.51	153,281.25 153,603.11
91282CKG5 UNITED STATES TREASURY US GOV	0.825%	Fixed	N	2.718	AA+ Aa1	100,000.00	03/31/2029 03/31/2029	4.313 3.914	349.39	99,183.59	99,489.10 99,838.49	100,574.22 100,923.60
91282CES6 UNITED STATES TREASURY US GOV	0.999%	Fixed	N	2.886	AA+ Aa1	125,000.00	05/31/2029 05/31/2029	4.312 3.920	1,435.44	116,333.01	119,422.93 120,858.37	120,786.13 122,221.57
91282CES6 UNITED STATES TREASURY US GOV	0.679%	Fixed	N	2.886	AA+ Aa1	85,000.00	05/31/2029 05/31/2029	4.328 3.920	976.10	79,126.37	81,167.92 82,144.02	82,134.57 83,110.67
91282CKT7 UNITED STATES TREASURY US GOV	1.693%	Fixed	N	2.810	AA+ Aa1	200,000.00	05/31/2029 05/31/2029	3.854 3.920	3,758.24	205,632.81	203,720.70 207,478.94	203,335.94 207,094.18
91282CKX8 UNITED STATES TREASURY US GOV	1.046%	Fixed	N	2.902	AA+ Aa1	125,000.00	06/30/2029 06/30/2029	3.603 3.922	1,775.73	128,540.04	127,397.05 129,172.77	126,206.05 127,981.78
912828YB0 UNITED STATES TREASURY US GOV	1.526%	Fixed	N	3.147	AA+ Aa1	200,000.00	08/15/2029 08/15/2029	3.584 3.910	673.34	182,398.44	187,939.08 188,612.42	185,992.19 186,665.53
91282CFL0 UNITED STATES TREASURY US GOV	1.391%	Fixed	N	3.162	AA+ Aa1	170,000.00	09/30/2029 09/30/2029	4.132 3.946	557.96	168,067.58	168,620.23 169,178.18	169,614.84 170,172.80

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91282CLR0 UNITED STATES TREASURY US GOV	1.521%	Fixed	N	3.232	AA+ Aa1	185,000.00	10/31/2029 10/31/2029	4.091 3.949	20.74	185,267.38	185,200.66 185,221.40	186,055.08 186,075.82
91282CFT3 UNITED STATES TREASURY US GOV	0.696%	Fixed	N	3.237	AA+ Aa1	85,000.00	10/31/2029 10/31/2029	4.460 3.948	9.24	83,319.92	83,746.21 83,755.45	85,142.77 85,152.01
912828YS3 UNITED STATES TREASURY US GOV	0.919%	Fixed	N	3.350	AA+ Aa1	120,000.00	11/15/2029 11/15/2029	4.056 3.926	968.78	107,718.75	110,963.68 111,932.46	111,445.31 112,414.10
91282CMA6 UNITED STATES TREASURY US GOV	1.672%	Fixed	N	3.250	AA+ Aa1	200,000.00	11/30/2029 11/30/2029	4.316 3.951	3,445.05	198,343.75	198,744.13 202,189.19	201,148.44 204,593.49
91282CFY2 UNITED STATES TREASURY US GOV	1.781%	Fixed	N	3.264	AA+ Aa1	215,000.00	11/30/2029 11/30/2029	3.988 3.952	3,478.98	213,950.20	214,196.66 217,675.65	214,445.70 217,924.69
91282CMG3 UNITED STATES TREASURY US GOV	1.877%	Fixed	N	3.409	AA+ Aa1	225,000.00	01/31/2030 01/31/2030	3.964 3.965	2,377.42	227,794.92	227,224.12 229,601.53	227,206.05 229,583.47
912828Z94 UNITED STATES TREASURY US GOV	0.900%	Fixed	N	3.615	AA+ Aa1	120,000.00	02/15/2030 02/15/2030	4.002 3.951	372.93	106,635.94	109,533.79 109,906.72	109,725.00 110,097.93
91282CMU2 UNITED STATES TREASURY US GOV	2.052%	Fixed	N	3.583	AA+ Aa1	250,000.00	03/31/2030 03/31/2030	3.925 3.971	846.99	250,800.78	250,670.87 251,517.86	250,253.91 251,100.90
91282CMZ1 UNITED STATES TREASURY US GOV	1.222%	Fixed	N	3.670	AA+ Aa1	150,000.00	04/30/2030 04/30/2030	3.932 3.975	15.79	149,625.00	149,685.77 149,701.57	149,449.22 149,465.01
91282CGZ8 UNITED STATES TREASURY US GOV	1.446%	Fixed	N	3.691	AA+ Aa1	180,000.00	04/30/2030 04/30/2030	3.694 3.976	17.12	178,509.38	178,715.38 178,732.50	176,857.03 176,874.15
912828ZQ6 UNITED STATES TREASURY US GOV	1.077%	Fixed	N	3.903	AA+ Aa1	150,000.00	05/15/2030 05/15/2030	3.932 3.982	432.49	127,910.16	131,641.94 132,074.43	131,373.05 131,805.54
91282CNG2 UNITED STATES TREASURY US GOV	1.954%	Fixed	N	3.675	AA+ Aa1	235,000.00	05/31/2030 05/31/2030	3.839 3.978	3,925.27	236,670.70	236,415.05 240,340.33	235,183.59 239,108.87
91282CNN7 UNITED STATES TREASURY US GOV	1.027%	Fixed	N	3.849	AA+ Aa1	125,000.00	07/31/2030 07/31/2030	3.691 3.989	1,204.25	126,005.86	125,898.93 127,103.17	124,443.36 125,647.61
91282CAE1 UNITED STATES TREASURY US GOV	1.280%	Fixed	N	4.152	AA+ Aa1	180,000.00	08/15/2030 08/15/2030	3.717 3.988	233.08	154,975.78	158,106.11 158,339.19	156,318.75 156,551.83
91282CNX5 UNITED STATES TREASURY US GOV	2.228%	Fixed	N	3.945	AA+ Aa1	275,000.00	08/31/2030 08/31/2030	3.710 4.002	1,679.52	273,968.75	274,077.17 275,756.69	270,896.48 272,576.00
91282CJG7 UNITED STATES TREASURY US GOV	1.693%	Fixed	N	4.022	AA+ Aa1	200,000.00	10/31/2030 10/31/2030	3.822 4.007	26.49	209,031.25	208,626.64 208,653.14	207,085.94 207,112.43
91282CAV3 UNITED STATES TREASURY US GOV	1.252%	Fixed	N	4.348	AA+ Aa1	175,000.00	11/15/2030 11/15/2030	3.668 4.005	706.41	153,042.97	154,733.84 155,440.24	152,461.91 153,168.32
91282CAV3 UNITED STATES TREASURY US GOV	1.431%	Fixed	N	4.348	AA+ Aa1	200,000.00	11/15/2030 11/15/2030	3.717 4.005	807.32	174,968.75	176,463.12 177,270.44	174,242.19 175,049.51
91282CJM4 UNITED STATES TREASURY US GOV	1.478%	Fixed	N	4.053	AA+ Aa1	175,000.00	11/30/2030 11/30/2030	3.678 4.013	3,197.12	180,516.60	180,098.13 183,295.25	177,625.00 180,822.12
91282CPW5 UNITED STATES TREASURY US GOV	2.447%	Fixed	N	4.271	AA+ Aa1	300,000.00	01/31/2031 01/31/2031	3.646 4.013	2,796.96	301,382.81	301,343.93 304,140.89	296,601.56 299,398.52
91282CBL4 UNITED STATES TREASURY US GOV	1.363%	Fixed	N	4.569	AA+ Aa1	190,000.00	02/15/2031 02/15/2031	3.914 4.004	442.85	166,695.31	167,046.31 167,489.16	166,346.48 166,789.34

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--- **UNITED STATES TREASURY** **US GOV**	**87.657%**	**Fixed**	**N**	**2.611**	**AA+** **Aa1**	**10,945,000.00**	**02/14/2029** **02/14/2029**	**3.904** **3.914**	**75,882.03**	**10,422,213.12**	**10,653,876.85** **10,729,758.88**	**10,648,606.54** **10,724,488.57**

Summary

Identifier, Description, Security Type	% of Market Value + Accrued	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Ending Current Units	Ending Effective Maturity, Final Maturity	Book Yield, Yield	Ending Accrued Balance	Original Cost	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued
--- **---** **---**	**100.000%**	**Fixed**	**---**	**2.451**	**AA** **Aa2**	**12,431,879.91**	**12/13/2028** **12/14/2028**	**3.954** **3.919**	**94,787.25**	**11,913,929.78**	**12,141,936.40** **12,236,723.64**	**12,139,831.67** **12,234,618.91**

* Grouped by: Security Type. * Groups Sorted by: Security Type. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Ending Market Value + Accrued, except Book Yield by Base Book Value + Accrued.

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31846V203 FIRST AMER:GVT OBLG Y MMFUND	566.34	0.00	23,603.48	0.00	-199,945.03	0.00	0.00	0.00	0.00	293,221.46 116,879.91	293,221.46 116,879.91
CCYUSD Receivable CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	566.24 276.53	566.24 276.53
91282CET4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	196,085.94 196,085.94	197,332.03 197,535.16
91282CEW7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136,181.25 136,181.25	134,082.42 134,140.43
9128282R0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371,429.30 371,429.30	381,841.99 382,154.30
91282CEN7 UNITED STATES TREASURY US GOV	1,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	97,574.22 97,574.22	98,931.64 98,998.05
91282CAL5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,158.20 359,158.20	403,799.80 404,895.51
91282CFZ9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	541,415.82 541,415.82	535,376.17 534,968.65
91282CBB6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	312,635.55 312,635.55	350,098.05 350,726.76
91282CBS9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223,007.81 223,007.81	237,788.09 237,929.69
20772KTJ8 STATE OF CONNECTICUT MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,152.00 61,152.00	60,783.17 60,696.41
91282CFM8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	179,690.63 179,690.63	180,776.95 180,643.36
91282CCE9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,619.14 65,619.14	71,044.92 71,071.29
91282CHE4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,906.64 112,906.64	114,568.75 114,393.55
91282CCE9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,333.98 217,333.98	236,816.41 236,904.30
91282CHA2 UNITED STATES TREASURY US GOV	2,537.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140,259.18 140,259.18	144,099.41 143,926.66
91282CHK0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,330.08 123,330.08	125,546.88 125,297.85
91282CCH2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	238,498.05 238,498.05	259,971.68 260,057.62
91282CCV1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,929.69 125,929.69	140,783.20 140,800.78
91282CCV1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,005.86 106,005.86	117,319.34 117,333.98
912810FF0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,210.94 131,210.94	129,472.66 129,086.91

Portfolio Activity Summary

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San Jacinto, City of (66779)

Dated: 05/07/2026

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
91282CCY5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,494.73 100,494.73	108,028.13 108,041.60
419792M37 STATE OF HAWAII MUNI	625.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,510.25 25,510.25	25,631.03 25,546.09
419792M29 STATE OF HAWAII MUNI	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,168.30 10,168.30	10,163.80 10,148.30
91282CDP3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,226.56 89,226.56	93,679.69 93,671.88
91282CHK0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,378.91 99,378.91	100,437.50 100,238.28
91282CDW8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103,028.32 103,028.32	108,639.06 108,576.17
91282CKD2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,671.87 100,671.87	101,164.06 100,898.44
91282CDW8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155,374.02 155,374.02	165,320.31 165,224.61
91282CKD2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,739.26 74,739.26	75,873.05 75,673.83
91282CEE7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,012.50 144,012.50	153,468.75 153,281.25
69371RT22 PACCAR FINANCIAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,965.35 44,965.35	45,479.00 45,477.50
14913UAL4 CATERPILLAR FINANCIAL SERVICES CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,912.00 79,912.00	80,811.65 80,868.37
91282CES6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116,333.01 116,333.01	120,986.33 120,786.13
91282CKG5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,183.59 99,183.59	100,851.56 100,574.22
91282CES6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,126.37 79,126.37	82,270.70 82,134.57
91282CKT7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	205,632.81 205,632.81	203,914.06 203,335.94
912828YB0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182,398.44 182,398.44	186,156.25 185,992.19
91282CKX8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,540.04 128,540.04	126,562.50 126,206.05
91282CKJ9 UNITED STATES TREASURY US GOV	2,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91,803.52 91,803.52	90,694.34 90,620.51
91282CFL0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168,067.58 168,067.58	170,046.48 169,614.84
912828YS3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107,718.75 107,718.75	111,562.50 111,445.31

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San Jacinto, City of (66779)

Dated: 05/07/2026

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
91282CLR0 UNITED STATES TREASURY US GOV	3,815.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185,267.38 185,267.38	186,546.48 186,055.08
24422EXZ7 JOHN DEERE CAPITAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114,965.50 114,965.50	116,074.23 116,104.40
91282CFT3 UNITED STATES TREASURY US GOV	1,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,319.92 83,319.92	85,351.95 85,142.77
91282CMA6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198,343.75 198,343.75	201,679.69 201,148.44
69371RT63 PACCAR FINANCIAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,969.50 49,969.50	50,432.65 50,431.38
91282CFY2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213,950.20 213,950.20	215,008.40 214,445.70
912828Z94 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,635.94 106,635.94	109,837.50 109,725.00
91282CMG3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227,794.92 227,794.92	227,856.45 227,206.05
91282CMS7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,642.19 120,642.19	120,150.00 119,976.56
9128285M8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117,581.25 117,581.25	117,942.19 117,759.38
91282CMU2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250,800.78 250,800.78	250,937.50 250,253.91
912828ZQ6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,910.16 127,910.16	131,396.48 131,373.05
91282CNG2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236,670.70 236,670.70	235,844.53 235,183.59
91282CNL1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	124,545.90 124,545.90	124,914.55 124,899.90
91282CMZ1 UNITED STATES TREASURY US GOV	2,906.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149,625.00 149,625.00	149,865.23 149,449.22
91282CGZ8 UNITED STATES TREASURY US GOV	3,150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178,509.38 178,509.38	177,307.03 176,857.03
91282CAE1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154,975.78 154,975.78	156,325.78 156,318.75
24422EXD6 JOHN DEERE CAPITAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,953.85 64,953.85	65,330.52 65,301.27
419792L95 STATE OF HAWAII MUNI	344.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00 15,000.00	15,061.71 15,052.98
91282CNN7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,005.86 126,005.86	124,809.57 124,443.36
91282CNX5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273,968.75 273,968.75	271,669.92 270,896.48

Portfolio Activity Summary

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San Jacinto, City of (66779)

Dated: 05/07/2026

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
14913UBD1 CATERPILLAR FINANCIAL SERVICES CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,954.95 84,954.95	84,603.07 84,623.27
023135CS3 AMAZON.COM INC CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,970.30 134,970.30	134,423.79 134,134.59
89236TLD5 TOYOTA MOTOR CREDIT CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,762.50 128,762.50	125,980.84 125,969.04
69371RT55 PACCAR FINANCIAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,970.25 34,970.25	35,113.86 35,088.87
91282CJM4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180,516.60 180,516.60	178,199.22 177,625.00
91282CAV3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153,042.97 153,042.97	152,584.96 152,461.91
91282CJP7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-45,202.15	-584.13	0.00	0.00	174.15	45,073.83 0.00	45,196.88 0.00
91282CAV3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,968.75 174,968.75	174,382.81 174,242.19
91282CJG7 UNITED STATES TREASURY US GOV	4,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209,031.25 209,031.25	207,804.69 207,085.94
532457CJ5 ELI LILLY AND CO CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	179,904.60 179,904.60	180,665.50 180,708.55
02079KBJ5 ALPHABET INC CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,709.60 79,709.60	79,338.87 79,125.18
91282CEC1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-329,451.56	-563.26	0.00	0.00	-5,578.44	335,157.03 0.00	329,412.30 0.00
13063D3N6 STATE OF CALIFORNIA MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,000.00 120,000.00	121,090.20 121,031.40
91282CPW5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301,382.81 301,382.81	297,480.47 296,601.56
023135DC7 AMAZON.COM INC CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,991.20 79,991.20	79,597.15 79,452.52
89236TPQ2 TOYOTA MOTOR CREDIT CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,976.60 64,976.60	64,640.26 64,585.09
91282CKE0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-120,590.63	-249.46	0.00	0.00	881.88	148,998.05 29,799.61	150,732.42 30,132.42
91282CEF4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78,971.88 78,971.88	79,075.00 79,112.50
91282CNU1 UNITED STATES TREASURY US GOV	0.00	0.00	149,361.33	-690.95	0.00	0.00	0.00	0.00	0.00	0.00 149,361.33	0.00 149,132.81
91282CBL4 UNITED STATES TREASURY US GOV	0.00	0.00	166,695.31	-271.62	0.00	0.00	0.00	0.00	0.00	0.00 166,695.31	0.00 166,346.48
91282CGH8 UNITED STATES TREASURY US GOV	0.00	0.00	377,892.19	-2,241.16	0.00	0.00	0.00	0.00	0.00	0.00 377,892.19	0.00 377,550.78

Portfolio Activity Summary

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San Jacinto, City of (66779)

Dated: 05/07/2026

Identifier, Description, Security Type	*Interest/ Dividend Received*	*Transfers In/Out*	*Purchases*	*Purchased Accrued Income*	*Sales*	*Disposed Accrued*	*Maturities and Redemptions*	*Paydowns*	*Net Realized Gain/Loss*	*Beginning Original Cost, Ending Original Cost*	*Beginning Market Value, Ending Market Value*
--- **---** **---**	**24,169.82**	**0.00**	**717,552.31**	**-3,203.73**	**-695,189.37**	**-1,396.85**	**0.00**	**0.00**	**-4,522.41**	**11,896,318.04** **11,914,206.31**	**12,130,626.67** **12,140,108.20**

* Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.

Additional Disclosure:

This information is for the sole purposes of the client and is not intended to provide specific advice or recommendations. Please review the contents of this information carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio, security detail, or any other facet of this information, please feel free to contact us.

Public Trust Advisors, LLC (Public Trust) statements and reports are intended to detail our investment advisory activity as well as the activity of certain client accounts managed by Public Trust. The custodian bank maintains the control of assets and executes and settles all investment transactions. The custodian statement is the official record of security and cash holdings transactions. Public Trust recognizes that clients may use these reports to facilitate record keeping; therefore, it is recommended that the client reconcile this information with their custodian bank statement. Many custodians use a settlement date basis that may result in the need to reconcile due to a timing difference. The underlying market value, amortized cost, and accrued interest may differ between the custodian and this statement or report. This can be attributed to differences in calculation methodologies and pricing sources used.

Public Trust does not have the authority to withdraw funds from or deposit funds to the custodian. Our clients retain responsibility for their internal accounting policies, implementing and enforcing internal controls, and generating ledger entries or otherwise recording transactions. The total market value represents prices obtained from various sources; it may be impacted by the frequency at which prices are reported, and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes but when such quotes are not available, the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for fixed-income securities, may be based on certain minimum principal amounts (e.g. $1 million) and may not reflect all the factors that affect the value of the security including liquidity risk. The prices provided are not firm bids or offers. Certain securities may reflect N/A or unavailable where the price for such security is generally not available from a pricing source. The market value of a security, including those priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. The securities in this investment portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by Public Trust, the FDIC (except for certain non-negotiable certificates of deposit), or any government agency unless specifically stated otherwise.

Clients may be permitted to establish one or more unmanaged accounts for the purposes of client reporting. Clients may also be permitted to provide externally managed assets for the purposes of client reporting. Public Trust defines unmanaged accounts or assets as one where the investment direction remains the sole responsibility of the client rather than the Investment Manager. Unmanaged accounts or external assets do not receive ongoing supervision and monitoring services. The Investment Manager does not make any investment recommendations and may not charge a fee for reporting on these accounts or assets. The primary purpose for this service is to include unmanaged accounts or assets owned by the client in the performance reports provided by the Investment Manager. The Investment Manager assumes no liability for the underlying performance of any unmanaged accounts or assets, and it is the client's sole responsibility for the accuracy or correctness of any such performance.

Beginning and ending balances are based on market value plus accrued interest on a trade date basis. Statements and reports made available to the end user either from Public Trust or through the online reporting platform may present information and portfolio analytics using various optional methods including, but not limited to, historical cost, amortized cost, and market value. All information is assumed to be correct, but the accuracy has not been confirmed and therefore is not guaranteed to be correct. Information is obtained from third party sources that may or may not be verified. The data in this report is unaudited and is only applicable for the date denoted on the report. Market values may change day-to-day based on numerous circumstances such as trading volume, news released about the underlying issuer, issuer performance, etc. Underlying market values may be priced via numerous aspects as certain securities are short term in nature and not readily traded. Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings.

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.

The investment advisor providing these services is Public Trust Advisors, LLC, an investment adviser registered with the U.S. Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940, as amended. Registration with the SEC does not imply a certain level of skill or training. Public Trust is required to maintain a written disclosure brochure of our background and business experience. If you would like to receive a copy of our current disclosure brochure, Privacy Policy, or Code of Ethics, or have any questions regarding your account please contact us.

Public Trust Advisors
717 17th St. Suite 1850
Denver, CO 80202

July 21, 2026

TO:	City Council
REQUESTED BY:	Tom Prill, Deputy City Manager
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Treasurer's Report at May 31, 2026

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** the Treasurer's Report for the month ending May 31, 2026.

BACKGROUND:

The Treasurer's Report is required to be presented to the governing body at least quarterly in accordance with California Government Code Section 53600 et. seq.

DISCUSSION:

Total Cash and City Investments increased 7.45% during the month. This includes cash, cash in bank, and cash with trustee.

The attached Treasurer's report is a "snapshot" report of our cash position on the last day of the month in all of our accounts. A section demonstrating compliance with the adopted Investment Policy and a chart depicting historical interest rates for certain positions is also included. Detailed statements of investments from Chandler Asset Management and Public Trust Advisors have also been included.

FISCAL IMPACT:

None.

Attachments

Treasurer's Report - May 2026.pdf

TREASURER'S REPORT
FOR THE MONTH ENDING MAY 31, 2026

INVESTMENT TYPE	INSTITUTION	SERIAL #	INTEREST RATE	YIELD	MAY INTEREST	PURCHASE DATE	MATURITY DATE	4/30/2026 PREV. MONTH BALANCE		5/31/2026 CURRENT BALANCE	% change from prior month	5/31/2026 MARKET VALUE & ACCR. INT.	ACCR. INT. & UNREALIZED GAIN (LOSS)	AVERAGE DURATION
STATE POOL	L.A.I.F.		3.816%	3.883%	$128,200.00	Various	Open	$39,559,423.23	P	$39,559,423.23	0.00%	$39,811,744.23	$252,321.00	
MONEY MARKET	Bank of Hemet		1.000%	1.005%	$9,469.65	Various	Open	$11,063,209.27	S	$12,018,978.92	8.64%	$12,018,978.92	$0.00	
DEMAND Acct - old	Bank of Hemet		0.000%	0.000%	N/A	Various	Open	$1,309,371.45	S	$8,496,984.27	548.94%	$8,496,984.27	$0.00	
DEMAND Acct - new	Bank of Hemet		0.000%	0.000%	N/A	Various	Open	$173,853.94	S	$464,151.12	166.98%	$464,151.12	$0.00	
PAYROLL Account	Bank of Hemet		0.000%	0.000%	N/A	Various	Open	$9,751.51	S	$2,472.45	-74.65%	$2,472.45	$0.00	
CCA Lockbox	River City Bank		0.000%	0.000%	N/A	Various	Open	$827,982.83	S	$873,627.98	5.51%	$873,627.98	$0.00	
CCA ICS Sweep	River City Bank		3.890%	3.960%	$25,455.67	Various	Open	$7,786,425.00	S	$8,176,642.73	5.01%	$8,176,642.73	$0.00	
CCA Public Fund MM	River City Bank		2.280%	2.304%	$289.19	Various	Open	$151,190.60	S	$151,479.79	0.19%	$151,479.79	$0.00	
MANAGED Acct - CAM	Chandler / U.S. Bank - Gov't Ob Fund		3.260%	3.309%	$179.52	Various	Various	$85,393.45	M	$52,240.39	-38.82%	$52,240.39	$0.00	0.00
MANAGED Acct - CAM	Chandler / U.S. Bank - Agency		4.260%	4.344%	$5,318.75	Various	Various	$1,388,276.05	C	$1,388,276.05	0.00%	$1,405,669.87	$17,393.82	2.05
MANAGED Acct - CAM	Chandler / U.S. Bank - Commercial		0.000%	0.000%	$0.00	Various	Various	$0.00	E	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - CAM	Chandler / U.S. Bank - US Corporate		4.480%	4.573%	$13,087.50	Various	Various	$3,259,182.45	F	$3,338,038.25	2.42%	$3,394,784.26	$56,746.01	2.42
MANAGED Acct - CAM	Chandler / U.S. Bank - US Treasury		3.860%	3.929%	$23,881.27	Various	Various	$6,879,710.17	A	$6,879,710.17	0.00%	$6,931,468.25	$51,758.08	2.71
MANAGED Acct - CAM	Chandler / U.S. Bank - Asset-Backed Sec.		4.810%	4.917%	$802.16	Various	Various	$220,535.96	K	$217,752.30	-1.26%	$218,325.39	$573.09	1.07
MANAGED Acct - CAM	Chandler / U.S. Bank - Supranational		4.240%	4.323%	$0.00	Various	Various	$321,677.50	G	$321,677.50	0.00%	$327,017.95	$5,340.45	2.79
MANAGED Acct - PTA	PTA / U.S. Bank - Gov't Ob Fund		3.260%	3.309%	$276.54	Various	Various	$116,879.91	M	$125,254.13	7.16%	$125,254.13	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - Agency Bond		0.000%	0.000%	$0.00	Various	Various	$0.00	C	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - Agency CMBS		0.000%	0.000%	$0.00	Various	Various	$0.00	C	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - Agency SPC		0.000%	0.000%	$0.00	Various	Various	$0.00	C	$0.00	0.00%	$0.00	$0.00	0.00
MANAGED Acct - PTA	PTA / U.S. Bank - US Corporate		4.339%	4.426%	$11,598.75	Various	Various	$1,143,006.20	F	$1,272,954.20	11.37%	$1,280,118.83	$7,164.63	1.49
MANAGED Acct - PTA	PTA / U.S. Bank - US Treasury		3.933%	4.005%	$8,315.63	Various	Various	$10,422,213.12	A	$10,308,191.62	-1.09%	$10,564,166.12	$255,974.50	2.63
MANAGED Acct - PTA	PTA / U.S. Bank - Municipal Bonds		4.692%	4.794%	$1,515.00	Various	Various	$231,830.55	D	$231,830.55	0.00%	$234,111.74	$2,281.19	0.94
MANAGED Acct - PTA	PTA / U.S. Bank - Asset-Backed Sec.		0.000%	0.000%	$0.00	Various	Various	$0.00	K	$0.00	0.00%	$0.00	$0.00	0.00
CASH	Cash in EOC Lockbox		0.000%	0.000%	N/A	Various	n/a	$5,000.00	S	$5,000.00	0.00%	$5,000.00	$0.00	
CASH	Cash on Hand		0.000%	0.000%	N/A	Various	n/a	$892.81	S	$892.81	0.00%	$892.81	$0.00	
TOTAL CITY INVESTMENTS & FUNDS			2.779%	2.814%	**$228,389.63**			**$84,955,806.00**		**$93,885,578.46**	**10.51%**	**$94,535,131.23**	**$649,552.77**	
	Annual Return Based on Previous Month Balance				**3.078%**									

RESTRICTED CASH WITH FISCAL AGENT (RESTRICTED PER BOND INDENTURE & FOR PENSION FUNDING PURPOSES)

	Trustee												
PARS SECTION 115 TRUST													
Equity/FI Mutual Funds	U.S. Bank	HighMark Index PLUS Moderately Conserv		12.030%	12.716%	Various	Open	$1,000,000.00	N	$1,000,000.00	0.00%	$1,309,629.80	$309,629.80
WATER TREATMENT PLANT CONSTRUCTION													
Cash	Argent	Cash		0.000%	0.000%	Various	Open	$9,232,254.12	S	$7,385,100.11	-20.01%	$7,385,100.11	$0.00
STREETLIGHT ACQUISITION													
Mutual Fund	Wilmington	Blackrock Liquidity Funds	XXXXX3-00X	2.914%	2.954%	Various	Open	$50,488.72	L	$203,224.05	302.51%	$203,224.05	$0.00
CFD NO. 2002-1													
Mutual Fund	U.S. Bank	Blackrock Prov. T-Fund	XXXX16090X	3.520%	3.577%	Various	Open	$1,889,151.59	L	$1,894,637.16	0.29%	$1,894,637.16	$0.00
2005 RDA SAN JACINTO TAX ALLOCATION BONDS													
Mutual Fund	U.S. Bank	Blackrock Prov. T-Fund	XXXX75750X	3.517%	3.574%	Various	Open	$1,057.43	L	$1,060.50	0.29%	$1,060.50	$0.00
TOTAL CASH WITH FISCAL AGENT								**$12,172,951.86**		**$10,484,021.82**	**-13.87%**	**$10,793,651.62**	**$309,629.80**
TOTAL ALL FUNDS								**$97,128,757.86**		**$104,369,600.28**	**7.45%**	**$105,328,782.85**	**$959,182.57**

PER INVESTMENT POLICY:

Level 1 - Investments	Maximum %	Current %	In Compliance?		
U.S. Treasury Bills, Notes and Bonds	100%	16%	Yes	A	$17,187,901.79
Negotiable CDs	30%	0%	Yes	B	$0.00
Obligations issued by U.S. Government Agencies	100%	1%	Yes	C	$1,388,276.05
Municipal Bonds	30%	0%	Yes	D	$231,830.55
Commercial Paper	25%	0%	Yes	E	$0.00
Medium Term Notes	30%	4%	Yes	F	$4,610,992.45
Supranationals	30%	0%	Yes	G	$321,677.50

Prepared By: Deputy City Manager - 03/31/25

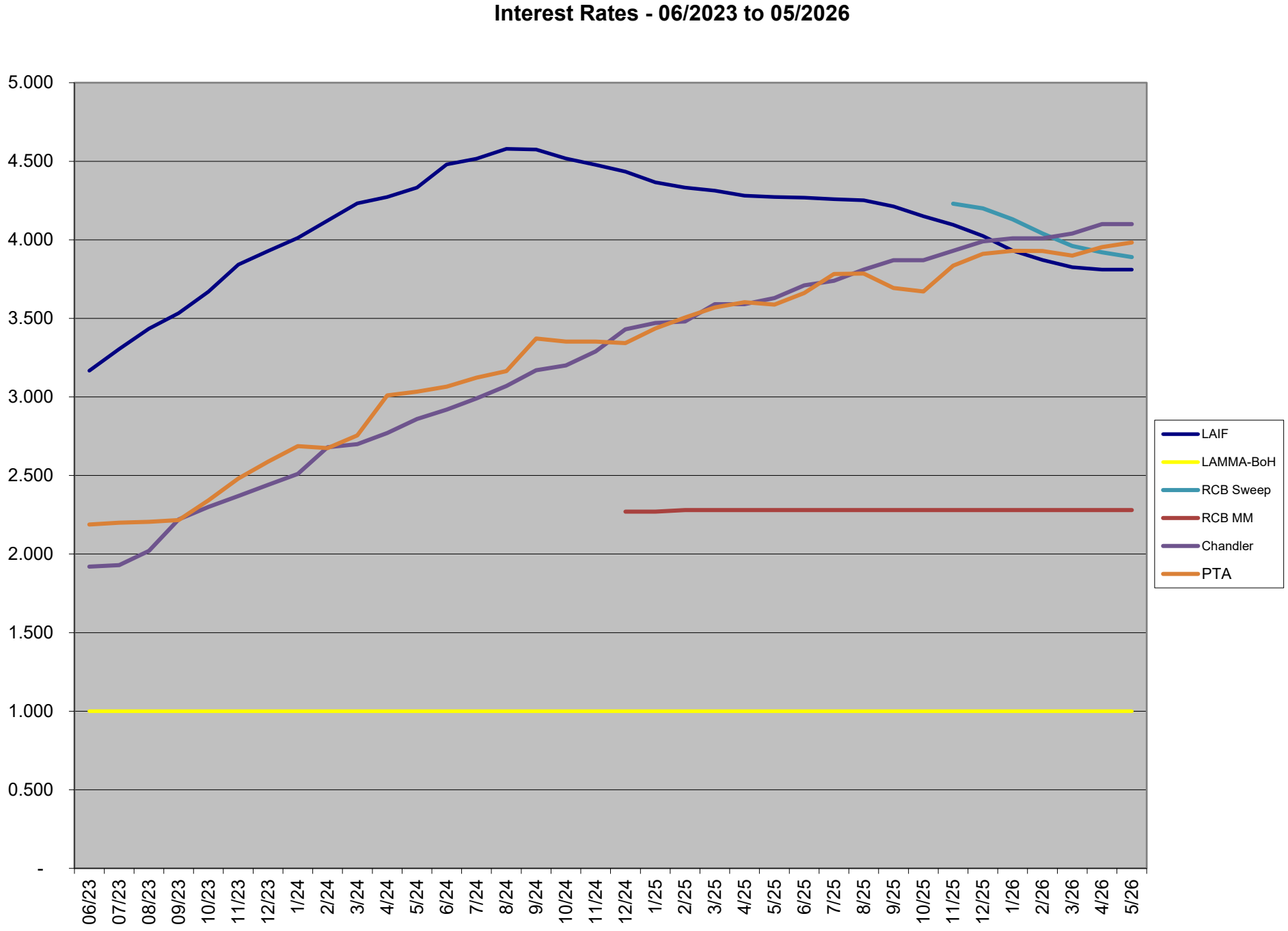
TREASURER'S REPORT
FOR THE MONTH ENDING MAY 31, 2026

INVESTMENT TYPE	INSTITUTION SERIAL #	INTEREST RATE	YIELD	MAY INTEREST	PURCHASE DATE	MATURITY DATE	4/30/2026 PREV. MONTH BALANCE		5/31/2026 CURRENT BALANCE	% change from prior month	5/31/2026 MARKET VALUE & ACCR. INT.	ACCR. INT. & UNREALIZED GAIN (LOSS)	AVERAGE DURATION
	Repurchase Agreements				100%	0%	Yes	H	$0.00				
	Banker's Acceptances				40%	0%	Yes	I	$0.00				
	Time Deposits & CDARS				30%	0%	Yes	J	$0.00				
	Mortgage pass-through / asset-backed securities				20%	0%	Yes	K	$217,752.30				
	Mutual Funds (Limited to U.S. Treasuries)				20%	2%	Yes	L	$2,098,921.71				
	Mutual Funds (Limited to U.S. Govt. Sec.)				20%	0%	Yes	M	$177,494.52				
	Equity & Fixed Income Mutual Funds held in Qualifying Sec. 115 Trust				10%	1%	Yes	N	$1,000,000.00				
Level 2 - Investments													
	Money Market Funds (non-brokered)				20%	0%	Yes	O	$0.00				
	LAIF				70%	38%	Yes	P	$39,559,423.23				
	RCIF				70%	0%	Yes	Q	$0.00				
	Other JPA Pool				50%	0%	Yes	R	$0.00				
Cash & Demand Accounts					n/a	n/a	n/a	S	$37,575,330.18				
									$104,369,600.28				

I CERTIFY THAT THESE INVESTMENTS COMPLY WITH ALL STATE LAWS PERTAINING TO THE INVESTMENT OF LOCAL AGENCY FUNDS AND THE CITY OF SAN JACINTO'S INVESTMENT POLICIES. CITY OF SAN JACINTO MEETS OR EXCEEDS THE SIX MONTH CASH FLOW REQUIREMENTS AS PER GOVERNMENT CODE 53646(b)(3).

T. A. Julienne 7 July 2026

TYLISHA JULIENNE, TREASURER
City of San Jacinto


Interest Rates - 06/2023 to 05/2026
5.000
4.500
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3.500
3.000
2.500
2.000
1.500
1.000
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5/26
LAIF
LAMMA-BoH
RCB Sweep
RCB MM
Chandler
PTA

CHANDLER ASSET MANAGEMENT

MONTHLY ACCOUNT STATEMENT

City of San Jacinto California | Account #10167 | As of May 31, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

US Bank

Information contained herein is confidential. We urge you to compare this statement to the one you receive from your qualified custodian. Please see Important Disclosures at the end of the statement.

PORTFOLIO SUMMARY

City of San Jacinto California | Account #10167 | As of May 31, 2026

Portfolio Characteristics

Average Modified Duration	2.52
Average Coupon	3.98%
Average Purchase YTM	4.10%
Average Market YTM	4.13%
Average Credit Quality*	AA
Average Final Maturity	2.86
Average Life	2.78

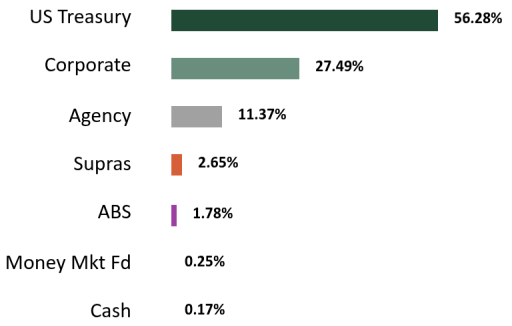
Account Summary

	End Values as of 04/30/2026	End Values as of 05/31/2026
Market Value	12,212,284.94	12,223,292.21
Accrued Interest	108,636.83	106,213.90
Total Market Value	**12,320,921.77**	**12,329,506.11**
Income Earned	40,665.73	20,926.89
Cont/WD	0.00	0.00
Par	12,210,955.07	12,255,018.02
Book Value	12,178,663.45	12,222,497.97
Cost Value	12,154,775.58	12,197,694.66

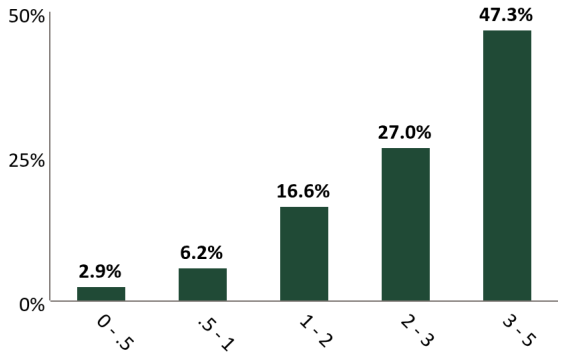
Top Issuers

United States	56.28%
Federal Home Loan Banks	5.97%
Farm Credit System	5.41%
Toyota Motor Corporation	1.73%
Bank of America Corporation	1.59%
Inter-American Development Bank	1.43%
Prologis, Inc.	1.41%
American Express Company	1.25%

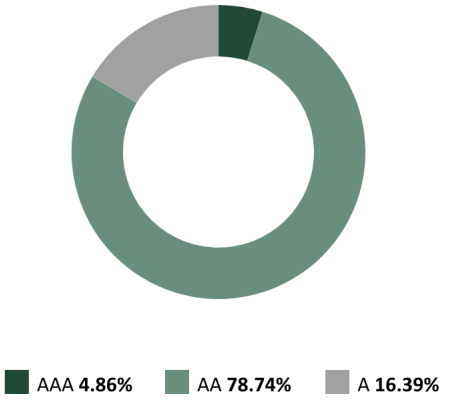
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (07/01/12)
City of San Jacinto California	0.08%	(0.47%)	0.53%	3.75%	4.94%	4.42%	1.81%	1.95%	1.63%
Benchmark Return	0.03%	(0.57%)	0.38%	3.41%	4.71%	4.03%	1.46%	1.59%	1.34%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-5 Year Unsubordinated US Treasury & Agency Index

STATEMENT OF COMPLIANCE

City of San Jacinto California | Account #10167 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV; ABS, CMO, & MBS)	20.0	1.8	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV; ABS, CMO & MBS)	20.0	1.8	Compliant	
Max % Issuer (MV)	5.0	0.6	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (AA- by 2; A- Issuer by 2)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A- by 2, A-1 by 2)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 2, A by 2)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	27.5	Compliant	
Max % Issuer (MV)	5.0	1.7	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (A- by 2)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of San Jacinto California | Account #10167 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	11.4	Compliant	
Max Maturity (Years)	5	2	Compliant	
JOINT POWERS AUTHORITY (JPA)				
Max % (MV)	50.0	0.0	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max % (MV)	70.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	70.0	0.0	Compliant	
MAX CALLABLE SECURITIES				
Max % Callables (MV)	20.0	1.1	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.3	Compliant	
Max % Issuer (MV)	20.0	0.3	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV; ABS, CMO & MBS)	20.0	1.8	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 2; A issuer by 2)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, OTHER STATES)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	

STATEMENT OF COMPLIANCE

City of San Jacinto California | Account #10167 | As of May 31, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 2 or A-1 by 2)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.7	Compliant	
Max % Issuer (MV)	10.0	1.4	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	56.3	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of San Jacinto California | Account #10167 | As of May 31, 2026

Maturities / Calls

Month to Date	**0.00**
Fiscal Year to Date	**(847,917.35)**

Principal Paydowns

Month to Date	**(2,783.99)**
Fiscal Year to Date	**(28,775.34)**

Purchases

Month to Date	**322,193.33**
Fiscal Year to Date	**4,178,398.57**

Sales

Month to Date	**(298,205.88)**
Fiscal Year to Date	**(2,929,347.85)**

Interest Received

Month to Date	**22,274.31**
Fiscal Year to Date	**393,168.74**

Purchased / Sold Interest

Month to Date	**59.23**
Fiscal Year to Date	**(8,498.88)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	12,178,663.45	11,829,068.09
Maturities/Calls	0.00	(847,917.35)
Principal Paydowns	(2,783.99)	(28,775.34)
Purchases	322,193.33	4,178,398.57
Sales	(298,205.88)	(2,929,347.85)
Change in Cash, Payables, Receivables	20,994.89	20,899.42
Amortization/Accretion	1,016.28	12,497.51
Realized Gain (Loss)	619.88	(12,325.08)
Ending Book Value	12,222,497.97	12,222,497.97

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	12,212,284.94	11,894,649.40
Maturities/Calls	0.00	(847,917.35)
Principal Paydowns	(2,783.99)	(28,775.34)
Purchases	322,193.33	4,178,398.57
Sales	(298,205.88)	(2,929,347.85)
Change in Cash, Payables, Receivables	20,994.89	20,899.42
Amortization/Accretion	1,016.28	12,497.51
Change in Net Unrealized Gain (Loss)	(32,827.25)	(64,787.07)
Realized Gain (Loss)	619.88	(12,325.08)
Ending Market Value	12,223,292.21	12,223,292.21

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	22,777.63	05/17/2024 5.73%	22,774.97 22,776.44	100.46 3.80%	22,881.86 53.86	0.19% 105.42	Aaa/NA AAA	1.64 0.29
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	35,000.00	10/10/2024 4.51%	34,998.05 34,998.73	100.21 4.14%	35,074.96 68.44	0.29% 76.23	Aaa/AAA NA	3.04 0.71
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	55,000.00	03/04/2025 5.09%	54,996.54 54,997.48	100.09 4.19%	55,051.04 103.40	0.45% 53.56	Aaa/NA AAA	3.30 1.18
44935CAD3	HART 2025-A A3 4.32 10/15/2029	70,000.00	03/04/2025 4.84%	69,989.68 69,992.42	100.13 4.23%	70,094.36 134.40	0.57% 101.94	NA/AAA AAA	3.38 1.02
58770YAD3	MBALT 2026-A A3 3.93 01/15/2030	35,000.00	01/13/2026 3.97%	34,993.06 34,993.68	99.43 4.27%	34,801.94 61.13	0.28% (191.75)	Aaa/NA AAA	3.63 1.86
Total ABS		**217,777.63**	**4.81%**	**217,752.30** **217,758.76**	**100.06** **4.16%**	**217,904.16** **421.23**	**1.78%** **145.41**		**3.16** **1.07**
AGENCY									
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	325,000.00	-- 3.91%	333,444.50 328,039.41	100.85 3.99%	327,774.53 3,290.63	2.68% (264.88)	Aa1/AA+ AA+	1.78 1.68
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	200,000.00	06/27/2023 4.11%	198,982.00 199,583.90	99.96 4.02%	199,926.31 3,822.22	1.64% 342.40	Aa1/AA+ AA+	2.02 1.89
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	200,000.00	09/12/2023 4.49%	198,987.00 199,538.28	100.71 4.04%	201,421.60 2,017.36	1.65% 1,883.32	Aa1/AA+ AA+	2.27 2.12
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	200,000.00	09/27/2023 4.76%	197,716.00 198,941.41	101.00 4.04%	201,994.20 1,725.00	1.65% 3,052.79	Aa1/AA+ AA+	2.31 2.16
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	230,000.00	11/27/2023 4.46%	231,646.80 230,814.31	101.14 4.13%	232,626.83 531.88	1.90% 1,812.52	Aa1/AA+ AA+	2.45 2.29
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	225,000.00	12/18/2023 4.00%	227,499.75 226,272.50	100.50 4.04%	226,129.95 4,409.38	1.85% (142.55)	Aa1/AA+ AA+	2.54 2.34
Total Agency		**1,380,000.00**	**4.26%**	**1,388,276.05** **1,383,189.81**	**100.72** **4.04%**	**1,389,873.41** **15,796.46**	**11.37%** **6,683.60**		**2.20** **2.05**
CASH									
CCYUSD	Receivable	21,326.41	--	21,326.41 21,326.41	1.00	21,326.41 0.00	0.17% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**21,326.41**		**21,326.41** **21,326.41**	**1.00**	**21,326.41** **0.00**	**0.17%** **0.00**		**0.00** **0.00**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CORPORATE									
87612EBM7	TARGET CORP 1.95 01/15/2027	65,000.00	01/19/2022 1.99%	64,889.50 64,986.13	98.76 3.99%	64,193.22 478.83	0.53% (792.91)	A2/A NA	0.63 0.61
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	45,000.00	03/01/2022 2.47%	44,951.40 44,992.68	98.78 4.10%	44,450.46 269.50	0.36% (542.22)	A2/A- A	0.76 0.73
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	130,000.00	03/07/2022 2.30%	129,975.30 129,996.12	98.62 4.09%	128,205.87 631.22	1.05% (1,790.25)	Aa2/AA A+	0.79 0.77
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	130,000.00	09/28/2022 4.70%	126,240.40 129,233.78	99.93 4.08%	129,907.83 303.33	1.06% 674.05	A2/A+ A+	0.94 0.91
91324PEG3	UNITEDHEALTH GROUP INC 3.7 05/15/2027	50,000.00	05/17/2022 3.69%	50,025.40 50,003.89	99.72 4.00%	49,861.30 82.22	0.41% (142.59)	A2/A+ A	0.96 0.93
931142EX7	WALMART INC 3.95 09/09/2027	140,000.00	10/05/2022 4.51%	136,557.40 139,109.67	99.96 3.98%	139,943.86 1,259.61	1.14% 834.19	Aa2/AA AA	1.28 1.22
57636QAW4	MASTERCARD INC 4.875 03/09/2028	70,000.00	03/06/2023 4.90%	69,932.10 69,975.95	101.24 4.14%	70,864.92 777.29	0.58% 888.97	Aa3/A+ NA	1.77 1.59
06051GKP3	BANK OF AMERICA CORP 4.376 04/27/2028	135,000.00	08/30/2023 5.89%	129,575.70 133,659.16	99.97 4.83%	134,955.45 557.94	1.10% 1,296.29	A1/A- AA-	1.91 0.88
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	150,000.00	06/27/2023 4.77%	143,142.00 147,284.73	99.11 4.19%	148,658.85 462.50	1.22% 1,374.12	A1/A NA	1.92 1.82
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	150,000.00	06/27/2023 4.78%	147,565.50 149,024.56	100.37 4.20%	150,556.74 293.33	1.23% 1,532.18	Aa2/A+ AA-	1.96 1.70
58933YBH7	MERCK & CO INC 4.05 05/17/2028	30,000.00	05/08/2023 4.07%	29,975.70 29,990.48	99.83 4.14%	29,948.67 47.25	0.25% (41.81)	Aa3/A+ NA	1.96 1.86
74340XCG4	PROLOGIS LP 4.875 06/15/2028	170,000.00	-- 5.09%	168,446.95 169,342.06	101.05 4.33%	171,778.54 3,821.46	1.41% 2,436.48	A2/A NA	2.04 1.81
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	145,000.00	01/24/2024 4.64%	144,763.65 144,873.87	101.29 4.08%	146,873.11 2,241.86	1.20% 1,999.24	A1/A+ NA	2.67 2.45
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	85,000.00	02/07/2024 4.51%	84,943.90 84,969.79	100.83 4.17%	85,707.80 1,190.00	0.70% 738.01	Aa3/AA- NA	2.70 2.40
61747YFD2	MORGAN STANLEY 5.164 04/20/2029	75,000.00	08/26/2024 4.53%	76,565.25 75,809.65	101.03 4.80%	75,772.43 441.09	0.62% (37.23)	A1/A- A+	2.89 1.77
46647PAR7	JPMORGAN CHASE & CO 4.005 04/23/2029	75,000.00	05/28/2024 5.38%	71,401.50 73,252.52	99.11 4.68%	74,330.93 317.06	0.61% 1,078.41	A1/A AA-	2.90 1.80
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	70,000.00	06/06/2024 4.88%	69,906.55 69,943.40	101.51 4.31%	71,056.58 1,603.19	0.58% 1,113.18	A1/A A+	3.03 2.73

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91159HJM3	US BANCORP 5.775 06/12/2029	140,000.00	09/30/2024 4.32%	146,867.00 143,771.51	102.45 4.87%	143,431.40 3,795.46	1.17% (340.11)	A3/A A+	3.03 1.85
437076DC3	HOME DEPOT INC 4.75 06/25/2029	50,000.00	06/17/2024 4.90%	49,677.50 49,802.19	101.27 4.30%	50,637.35 1,029.17	0.41% 835.16	A2/A A	3.07 2.70
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	60,000.00	12/09/2024 4.71%	59,120.40 59,478.63	99.41 4.77%	59,643.54 911.15	0.49% 164.91	A1/A- AA-	3.15 2.00
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	125,000.00	04/21/2026 4.30%	124,101.25 124,127.47	98.87 4.41%	123,589.99 1,803.31	1.01% (537.48)	Aa3/A AA-	3.65 2.44
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	140,000.00	-- 4.91%	140,237.30 140,184.18	101.39 4.54%	141,940.82 2,194.50	1.16% 1,756.64	A2/NA A	3.69 3.22
00287YDZ9	ABBVIE INC 4.875 03/15/2030	150,000.00	04/24/2025 4.56%	152,035.50 151,569.78	101.47 4.45%	152,199.90 1,543.75	1.25% 630.12	A2/A- NA	3.79 3.33
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	150,000.00	08/25/2025 4.27%	152,310.00 151,915.58	100.17 4.60%	150,256.05 1,472.50	1.23% (1,659.53)	A3/A- A-	3.79 3.34
89236TNJ0	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030	120,000.00	07/14/2025 4.55%	121,302.00 121,065.21	100.98 4.53%	121,179.00 256.00	0.99% 113.79	A1/A+ A+	3.96 3.56
24422EYF0	JOHN DEERE CAPITAL CORP 4.375 10/15/2030	70,000.00	11/04/2025 4.22%	70,484.40 70,428.58	99.61 4.47%	69,725.25 391.32	0.57% (703.33)	A1/A A+	4.38 3.92
46647PEV4	JPMORGAN CHASE & CO 5.14 01/24/2031	75,000.00	03/24/2026 4.63%	76,329.00 76,264.49	101.57 4.66%	76,174.43 1,359.96	0.62% (90.07)	A1/A AA-	4.65 3.24
09247XAR2	BLACKROCK FINANCE INC 1.9 01/28/2031	150,000.00	03/24/2026 4.47%	133,360.50 133,999.76	89.30 4.47%	133,954.65 973.75	1.10% (45.11)	Aa3/AA- NA	4.66 4.34
025816DY2	AMERICAN EXPRESS CO 5.085 01/30/2031	150,000.00	02/10/2026 4.23%	154,623.00 154,272.05	101.53 4.63%	152,296.05 2,563.69	1.25% (1,976.00)	A2/A- A	4.67 3.26
023135DD5	AMAZON.COM INC 4.25 03/13/2031	150,000.00	05/06/2026 4.41%	148,956.00 148,970.74	98.88 4.51%	148,320.30 1,381.25	1.21% (650.44)	A1/AA AA-	4.78 4.24
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	90,000.00	05/11/2026 4.60%	89,817.30 89,819.10	99.68 4.62%	89,714.61 193.38	0.73% (104.49)	A1/A+ A+	4.95 4.38
14913V2D9	CATERPILLAR FINANCIAL SERVICES CORP 4.5 05/15/2031	30,000.00	05/11/2026 4.53%	29,958.90 29,959.28	99.83 4.54%	29,947.50 60.00	0.25% (11.78)	A1/A A+	4.96 4.39
Total Corporate		**3,365,000.00**	**4.48%**	**3,338,038.25** **3,352,076.98**	**99.92** **4.40%**	**3,360,077.38** **34,706.88**	**27.49%** **8,000.40**		**2.93** **2.42**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	30,913.98	-- 3.26%	30,913.98 30,913.98	1.00 0.00%	30,913.98 0.00	0.25% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**30,913.98**	**3.26%**	**30,913.98** **30,913.98**	**1.00** **0.00%**	**30,913.98** **0.00**	**0.25%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	175,000.00	02/15/2024 4.32%	173,446.00 174,155.62	100.14 4.07%	175,241.33 2,125.52	1.43% 1,085.70	Aaa/AAA NA	2.71 2.51
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	150,000.00	10/28/2024 4.14%	148,231.50 148,797.26	99.28 4.10%	148,925.10 726.00	1.22% 127.84	Aaa/AAA NA	3.38 3.12
Total Supranational		**325,000.00**	**4.24%**	**321,677.50** **322,952.88**	**99.75** **4.09%**	**324,166.43** **2,851.52**	**2.65%** **1,213.54**		**3.02** **2.79**
US TREASURY									
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	150,000.00	08/25/2021 0.82%	148,576.17 149,952.54	99.49 3.71%	149,236.33 313.36	1.22% (716.21)	Aa1/AA+ AA+	0.17 0.16
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	150,000.00	09/23/2021 0.91%	154,230.47 150,177.65	99.52 3.80%	149,285.10 658.84	1.22% (892.55)	Aa1/AA+ AA+	0.21 0.21
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	130,000.00	03/29/2022 2.53%	128,334.38 129,758.05	98.90 3.84%	128,569.62 856.49	1.05% (1,188.43)	Aa1/AA+ AA+	0.71 0.69
91282CET4	UNITED STATES TREASURY 2.625 05/31/2027	215,000.00	-- 3.35%	207,938.48 213,559.55	98.75 3.91%	212,315.94 15.42	1.74% (1,243.61)	Aa1/AA+ AA+	1.00 0.97
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	140,000.00	09/30/2024 3.55%	137,014.06 138,772.70	98.66 3.93%	138,124.28 1,286.88	1.13% (648.42)	Aa1/AA+ AA+	1.17 1.12
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	350,000.00	11/21/2022 4.00%	351,886.72 350,517.17	100.22 3.95%	350,779.30 2,445.70	2.87% 262.13	Aa1/AA+ AA+	1.33 1.28
91282CFZ9	UNITED STATES TREASURY 3.875 11/30/2027	275,000.00	01/24/2023 3.59%	278,501.95 276,082.24	99.84 3.99%	274,559.57 29.12	2.25% (1,522.67)	Aa1/AA+ AA+	1.50 1.44
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	245,000.00	-- 3.94%	241,623.04 243,702.50	99.34 4.00%	243,373.05 1,504.47	1.99% (329.45)	Aa1/AA+ AA+	1.84 1.74

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	220,000.00	09/15/2023 4.46%	216,768.75 218,562.48	100.21 4.02%	220,472.56 3,033.36	1.80% 1,910.08	Aa1/AA+ AA+	2.17 2.03
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	180,000.00	09/27/2023 4.69%	177,532.03 178,872.33	100.73 4.03%	181,314.90 1,990.15	1.48% 2,442.57	Aa1/AA+ AA+	2.25 2.10
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	225,000.00	10/30/2023 4.81%	225,667.97 225,322.83	101.90 4.04%	229,280.18 953.80	1.88% 3,957.34	Aa1/AA+ AA+	2.42 2.25
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	175,000.00	01/17/2024 4.05%	167,965.82 171,417.08	97.88 4.04%	171,294.90 252.63	1.40% (122.18)	Aa1/AA+ AA+	2.46 2.33
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	150,000.00	02/26/2024 4.31%	147,919.92 148,873.29	99.87 4.05%	149,800.80 2,005.52	1.23% 927.51	Aa1/AA+ AA+	2.67 2.47
912810FG8	UNITED STATES TREASURY 5.25 02/15/2029	130,000.00	04/24/2024 4.62%	133,483.59 131,962.87	103.34 3.94%	134,336.67 1,998.48	1.10% 2,373.80	Aa1/AA+ AA+	2.71 2.48
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	150,000.00	04/24/2024 4.66%	146,466.80 147,971.50	100.18 4.05%	150,275.39 1,048.16	1.23% 2,303.89	Aa1/AA+ AA+	2.83 2.63
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	125,000.00	05/28/2024 4.58%	125,249.02 125,147.44	101.54 4.06%	126,923.88 502.72	1.04% 1,776.43	Aa1/AA+ AA+	2.91 2.70
91282CKT7	UNITED STATES TREASURY 4.5 05/31/2029	145,000.00	06/27/2024 4.30%	146,285.74 145,783.03	101.22 4.06%	146,772.92 17.83	1.20% 989.89	Aa1/AA+ AA+	3.00 2.78
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	125,000.00	07/29/2024 4.10%	120,292.97 122,051.55	97.67 4.06%	122,084.96 1,705.80	1.00% 33.41	Aa1/AA+ AA+	3.08 2.86
91282CKX8	UNITED STATES TREASURY 4.25 06/30/2029	150,000.00	08/22/2024 3.73%	153,451.17 152,191.06	100.53 4.06%	150,796.88 2,676.80	1.23% (1,394.19)	Aa1/AA+ AA+	3.08 2.81
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	195,000.00	-- 3.93%	195,636.92 195,413.59	99.80 4.07%	194,611.52 2,607.18	1.59% (802.06)	Aa1/AA+ AA+	3.17 2.91
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	150,000.00	09/10/2024 3.47%	147,673.83 148,478.70	97.13 4.08%	145,693.35 1,184.61	1.19% (2,785.35)	Aa1/AA+ AA+	3.25 3.03
91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	175,000.00	12/18/2024 4.26%	169,319.34 171,040.46	98.21 4.08%	171,862.30 1,037.57	1.41% 821.85	Aa1/AA+ AA+	3.33 3.09
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	175,000.00	11/19/2024 4.24%	174,145.51 174,409.52	100.12 4.09%	175,211.91 627.72	1.43% 802.39	Aa1/AA+ AA+	3.42 3.14
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	175,000.00	12/09/2024 4.07%	175,437.50 175,307.89	100.13 4.09%	175,218.75 19.72	1.43% (89.14)	Aa1/AA+ AA+	3.50 3.23
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	175,000.00	12/30/2024 4.38%	174,924.81 174,946.10	100.94 4.09%	176,647.46 3,214.78	1.45% 1,701.36	Aa1/AA+ AA+	3.59 3.23
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	150,000.00	03/26/2025 4.11%	150,908.20 150,687.18	100.52 4.10%	150,773.40 2,130.87	1.23% 86.22	Aa1/AA+ AA+	3.67 3.32

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	140,000.00	03/18/2025 4.08%	139,475.00 139,602.55	99.66 4.10%	139,529.69 1,415.22	1.14% (72.86)	Aa1/AA+ AA+	3.75 3.41
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	150,000.00	06/23/2025 3.90%	150,615.23 150,494.37	99.65 4.10%	149,478.52 1,016.39	1.22% (1,015.86)	Aa1/AA+ AA+	3.83 3.49
91282CMZ1	UNITED STATES TREASURY 3.875 04/30/2030	150,000.00	05/28/2025 4.07%	148,681.64 148,951.62	99.18 4.10%	148,769.55 505.43	1.22% (182.07)	Aa1/AA+ AA+	3.91 3.58
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	175,000.00	06/10/2025 4.08%	174,371.09 174,494.10	99.61 4.11%	174,316.45 19.13	1.43% (177.65)	Aa1/AA+ AA+	4.00 3.66
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	150,000.00	09/26/2025 3.76%	150,726.56 150,623.96	99.11 4.11%	148,669.92 2,440.61	1.22% (1,954.04)	Aa1/AA+ AA+	4.08 3.68
91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	150,000.00	08/25/2025 3.80%	150,498.05 150,420.85	99.09 4.11%	148,634.70 1,942.85	1.22% (1,786.15)	Aa1/AA+ AA+	4.17 3.76
91282CNX5	UNITED STATES TREASURY 3.625 08/31/2030	200,000.00	09/26/2025 3.77%	198,742.19 198,913.68	98.08 4.12%	196,156.25 1,832.20	1.60% (2,757.43)	Aa1/AA+ AA+	4.25 3.86
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	200,000.00	-- 3.79%	198,577.15 198,701.20	98.05 4.12%	196,093.75 1,228.14	1.60% (2,607.45)	Aa1/AA+ AA+	4.33 3.94
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	150,000.00	11/13/2025 3.71%	149,443.36 149,504.49	97.99 4.13%	146,988.28 472.83	1.20% (2,516.21)	Aa1/AA+ AA+	4.42 4.02
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	150,000.00	12/08/2025 3.76%	148,265.63 148,431.72	97.44 4.13%	146,162.10 14.34	1.20% (2,269.62)	Aa1/AA+ AA+	4.50 4.11
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	150,000.00	01/22/2026 3.86%	148,412.11 148,525.72	97.90 4.13%	146,847.66 2,283.15	1.20% (1,678.06)	Aa1/AA+ AA+	4.59 4.11
91282CJX0	UNITED STATES TREASURY 4.0 01/31/2031	200,000.00	-- 3.85%	201,318.36 201,236.78	99.41 4.14%	198,820.40 2,674.03	1.63% (2,416.38)	Aa1/AA+ AA+	4.67 4.16
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	150,000.00	03/10/2026 3.70%	148,628.91 148,690.85	97.30 4.13%	145,957.03 1,326.77	1.19% (2,733.82)	Aa1/AA+ AA+	4.75 4.28
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	175,000.00	04/21/2026 3.91%	174,719.73 174,725.94	98.85 4.14%	172,990.23 1,148.74	1.42% (1,735.71)	Aa1/AA+ AA+	4.83 4.33
Total US Treasury		**6,915,000.00**	**3.86%**	**6,879,710.17** **6,894,279.14**	**99.50** **4.04%**	**6,879,030.44** **52,437.81**	**56.28%** **(15,248.71)**		**2.96** **2.71**
Total Portfolio		**12,255,018.02**	**4.10%**	**12,197,694.66** **12,222,497.97**	**99.35** **4.13%**	**12,223,292.21** **106,213.90**	**100.00%** **794.24**		**2.86** **2.52**
Total Market Value + Accrued						**12,329,506.11**			

TRANSACTION LEDGER

City of San Jacinto California | Account #10167 | As of May 31, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/01/2026	31846V203	2,775.00	FIRST AMER:GVT OBLG Y	1.000	3.26%	(2,775.00)	0.00	(2,775.00)	0.00
Purchase	05/04/2026	31846V203	331.52	FIRST AMER:GVT OBLG Y	1.000	3.25%	(331.52)	0.00	(331.52)	0.00
Purchase	05/07/2026	023135DD5	150,000.00	AMAZON.COM INC 4.25 03/13/2031	99.304	4.41%	(148,956.00)	(956.25)	(149,912.25)	0.00
Purchase	05/07/2026	31846V203	41,700.03	FIRST AMER:GVT OBLG Y	1.000	3.24%	(41,700.03)	0.00	(41,700.03)	0.00
Purchase	05/11/2026	31846V203	2,600.00	FIRST AMER:GVT OBLG Y	1.000	3.24%	(2,600.00)	0.00	(2,600.00)	0.00
Purchase	05/13/2026	31846V203	5,318.75	FIRST AMER:GVT OBLG Y	1.000	3.24%	(5,318.75)	0.00	(5,318.75)	0.00
Purchase	05/14/2026	89236TQB4	90,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	99.797	4.60%	(89,817.30)	0.00	(89,817.30)	0.00
Purchase	05/15/2026	14913V2D9	30,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.5 05/15/2031	99.863	4.53%	(29,958.90)	0.00	(29,958.90)	0.00
Purchase	05/15/2026	31846V203	128.33	FIRST AMER:GVT OBLG Y	1.000	3.22%	(128.33)	0.00	(128.33)	0.00
Purchase	05/18/2026	31846V203	607.50	FIRST AMER:GVT OBLG Y	1.000	3.21%	(607.50)	0.00	(607.50)	0.00
Total Purchase			**323,461.13**				**(322,193.33)**	**(956.25)**	**(323,149.58)**	**0.00**
TOTAL ACQUISITIONS			**323,461.13**				**(322,193.33)**	**(956.25)**	**(323,149.58)**	**0.00**
DISPOSITIONS										
Sale	05/07/2026	857477CL5	(130,000.00)	STATE STREET CORP 4.993 03/18/2027	100.712	4.99%	130,925.60	(883.48)	131,809.08	925.60
Sale	05/07/2026	023135CF1	(60,000.00)	AMAZON.COM INC 3.3 04/13/2027	99.452	3.34%	59,671.20	(132.00)	59,803.20	(305.72)
Sale	05/14/2026	31846V203	(89,817.30)	FIRST AMER:GVT OBLG Y	1.000	3.23%	89,817.30	0.00	89,817.30	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Sale	05/14/2026	31846V203	(1,025.91)	FIRST AMER:GVT OBLG Y	1.000	3.23%	1,025.91	0.00	1,025.91	0.00
Sale	05/15/2026	31846V203	(16,661.70)	FIRST AMER:GVT OBLG Y	1.000	3.22%	16,661.70	0.00	16,661.70	0.00
Sale	05/22/2026	31846V203	(104.17)	FIRST AMER:GVT OBLG Y	1.000	3.21%	104.17	0.00	104.17	0.00
Total Sale			**(297,609.08)**				**298,205.88**	**(1,015.48)**	**299,221.36**	**619.88**
TOTAL DISPOSITIONS			**(297,609.08)**				**298,205.88**	**(1,015.48)**	**299,221.36**	**619.88**
OTHER TRANSACTIONS										
Coupon	05/01/2026	74456QBU9	0.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		4.77%	2,775.00	0.00	2,775.00	0.00
Coupon	05/10/2026	665859AW4	0.00	NORTHERN TRUST CORP 4.0 05/10/2027		4.70%	2,600.00	0.00	2,600.00	0.00
Coupon	05/13/2026	3133EPC45	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		4.46%	5,318.75	0.00	5,318.75	0.00
Coupon	05/15/2026	58770JAD6	0.00	MBALT 2024-A A3 5.32 01/18/2028		5.73%	113.32	0.00	113.32	0.00
Coupon	05/15/2026	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		5.09%	193.88	0.00	193.88	0.00
Coupon	05/15/2026	44935CAD3	0.00	HART 2025-A A3 4.32 10/15/2029		4.84%	252.00	0.00	252.00	0.00
Coupon	05/15/2026	341081GN1	0.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		4.78%	3,300.00	0.00	3,300.00	0.00
Coupon	05/15/2026	89236TNJ0	0.00	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030		4.55%	2,880.00	0.00	2,880.00	0.00
Coupon	05/15/2026	89239TAD4	0.00	TAOT 2024-D A3 4.4 06/15/2029		4.51%	128.33	0.00	128.33	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	05/15/2026	9128285M8	0.00	UNITED STATES TREASURY 3.125 11/15/2028		4.05%	2,734.38	0.00	2,734.38	0.00
Coupon	05/15/2026	58770YAD3	0.00	MBALT 2026-A A3 3.93 01/15/2030		3.97%	114.63	0.00	114.63	0.00
Coupon	05/15/2026	91324PEG3	0.00	UNITEDHEALTH GROUP INC 3.7 05/15/2027		3.69%	925.00	0.00	925.00	0.00
Coupon	05/17/2026	58933YBH7	0.00	MERCK & CO INC 4.05 05/17/2028		4.07%	607.50	0.00	607.50	0.00
Coupon	05/31/2026	91282CKT7	0.00	UNITED STATES TREASURY 4.5 05/31/2029		4.30%	3,262.50	0.00	3,262.50	0.00
Coupon	05/31/2026	91282CNG2	0.00	UNITED STATES TREASURY 4.0 05/31/2030		4.08%	3,500.00	0.00	3,500.00	0.00
Coupon	05/31/2026	91282CMA6	0.00	UNITED STATES TREASURY 4.125 11/30/2029		4.07%	3,609.38	0.00	3,609.38	0.00
Coupon	05/31/2026	91282CPN5	0.00	UNITED STATES TREASURY 3.5 11/30/2030		3.76%	2,625.00	0.00	2,625.00	0.00
Coupon	05/31/2026	91282CFZ9	0.00	UNITED STATES TREASURY 3.875 11/30/2027		3.59%	5,328.13	0.00	5,328.13	0.00
Coupon	05/31/2026	91282CET4	0.00	UNITED STATES TREASURY 2.625 05/31/2027		3.35%	2,821.88	0.00	2,821.88	0.00
Total Coupon			**0.00**				**43,089.68**	**0.00**	**43,089.68**	**0.00**
Custody Fee	05/22/2026	CCYUSD	(104.17)	Cash		0.00%	(104.17)	0.00	(104.17)	0.00
Total Custody Fee			**(104.17)**				**(104.17)**	**0.00**	**(104.17)**	**0.00**
Dividend	05/31/2026	31846V203	0.00	FIRST AMER:GVT OBLG Y		3.26%	179.52	0.00	179.52	0.00
Total Dividend			**0.00**				**179.52**	**0.00**	**179.52**	**0.00**
Management Fee	05/14/2026	CCYUSD	(1,025.91)	Cash		0.00%	(1,025.91)	0.00	(1,025.91)	0.00

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Total Management Fee			**(1,025.91)**				**(1,025.91)**	**0.00**	**(1,025.91)**	**0.00**
Principal Paydown	05/15/2026	58770JAD6	2,783.99	MBALT 2024-A A3 5.32 01/18/2028		5.73%	2,783.99	--	2,783.99	(0.00)
Total Principal Paydown			**2,783.99**				**2,783.99**	**--**	**2,783.99**	**(0.00)**
TOTAL OTHER TRANSACTIONS			**1,653.91**				**44,923.11**	**0.00**	**44,923.11**	**(0.00)**

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V203	FIRST AMER:GVT OBLG Y	30,913.98	85,061.93 53,461.13 (107,609.08) 30,913.98	0.00 331.52 0.00 331.52	0.00 0.00 0.00 331.52	331.52
CCYUSD	Receivable	21,326.41	331.52 0.00 0.00 21,326.41	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**52,240.39**	**85,393.45** **53,461.13** **(107,609.08)** **52,240.39**	**0.00** **331.52** **0.00** **331.52**	**0.00** **0.00** **0.00** **331.52**	**331.52**
FIXED INCOME						
00287YDZ9	ABBVIE INC 4.875 03/15/2030	04/24/2025 04/25/2025 150,000.00	151,605.69 0.00 0.00 151,569.78	934.38 0.00 1,543.75 609.38	0.00 (35.91) (35.91) 573.46	573.46
023135CF1	AMAZON.COM INC 3.3 04/13/2027	04/11/2022 04/13/2022 0.00	59,976.51 0.00 (59,976.92) 0.00	99.00 132.00 0.00 33.00	0.41 0.00 0.41 33.41	33.41
023135DD5	AMAZON.COM INC 4.25 03/13/2031	05/06/2026 05/07/2026 150,000.00	0.00 148,956.00 0.00 148,970.74	0.00 (956.25) 1,381.25 425.00	14.74 0.00 14.74 439.74	439.74
025816DY2	AMERICAN EXPRESS CO 5.085 01/30/2031	02/10/2026 02/11/2026 150,000.00	154,370.95 0.00 0.00 154,272.05	1,928.06 0.00 2,563.69 635.63	0.00 (98.90) (98.90) 536.72	536.72
06051GHM4	BANK OF AMERICA CORP 4.271 07/23/2029	12/09/2024 12/10/2024 60,000.00	59,457.99 0.00 0.00 59,478.63	697.60 0.00 911.15 213.55	20.64 0.00 20.64 234.19	234.19

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
06051GKP3	BANK OF AMERICA CORP 4.376 04/27/2028	08/30/2023 08/31/2023 135,000.00	133,533.20 0.00 0.00 133,659.16	65.64 0.00 557.94 492.30	125.96 0.00 125.96 618.26	618.26
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	04/21/2026 04/22/2026 125,000.00	124,107.15 0.00 0.00 124,127.47	1,383.94 0.00 1,803.31 419.38	20.32 0.00 20.32 439.70	439.70
084664CZ2	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	03/07/2022 03/15/2022 130,000.00	129,995.70 0.00 0.00 129,996.12	382.06 0.00 631.22 249.17	0.42 0.00 0.42 249.59	249.59
09247XAR2	BLACKROCK FINANCE INC 1.9 01/28/2031	03/24/2026 03/25/2026 150,000.00	133,708.33 0.00 0.00 133,999.76	736.25 0.00 973.75 237.50	291.43 0.00 291.43 528.93	528.93
14913V2D9	CATERPILLAR FINANCIAL SERVICES CORP 4.5 05/15/2031	05/11/2026 05/15/2026 30,000.00	0.00 29,958.90 0.00 29,959.28	0.00 0.00 60.00 60.00	0.38 0.00 0.38 60.38	60.38
24422EXT1	JOHN DEERE CAPITAL CORP 4.85 06/11/2029	06/06/2024 06/11/2024 70,000.00	69,941.81 0.00 0.00 69,943.40	1,320.28 0.00 1,603.19 282.92	1.59 0.00 1.59 284.50	284.50
24422EYF0	JOHN DEERE CAPITAL CORP 4.375 10/15/2030	11/04/2025 11/05/2025 70,000.00	70,436.90 0.00 0.00 70,428.58	136.11 0.00 391.32 255.21	0.00 (8.32) (8.32) 246.89	246.89
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	325,000.00	328,184.81 0.00 0.00 328,039.41	2,071.88 0.00 3,290.63 1,218.75	0.00 (145.40) (145.40) 1,073.35	1,073.35
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	06/27/2023 06/28/2023 200,000.00	199,566.45 0.00 0.00 199,583.90	3,155.56 0.00 3,822.22 666.67	17.45 0.00 17.45 684.12	684.12

INCOME EARNED

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	09/12/2023 09/14/2023 200,000.00	199,521.04 0.00 0.00 199,538.28	1,288.19 0.00 2,017.36 729.17	17.25 0.00 17.25 746.41	746.41
3133EPC45	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028	11/27/2023 11/28/2023 230,000.00	230,842.49 0.00 0.00 230,814.31	4,964.17 5,318.75 531.88 886.46	0.00 (28.17) (28.17) 858.28	858.28
3133EPN50	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028	12/18/2023 12/19/2023 225,000.00	226,315.01 0.00 0.00 226,272.50	3,612.50 0.00 4,409.38 796.88	0.00 (42.51) (42.51) 754.37	754.37
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	09/27/2023 09/28/2023 200,000.00	198,902.53 0.00 0.00 198,941.41	975.00 0.00 1,725.00 750.00	38.88 0.00 38.88 788.88	788.88
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	06/27/2023 06/29/2023 150,000.00	148,982.21 0.00 0.00 149,024.56	3,043.33 3,300.00 293.33 550.00	42.35 0.00 42.35 592.35	592.35
437076DC3	HOME DEPOT INC 4.75 06/25/2029	06/17/2024 06/25/2024 50,000.00	49,796.72 0.00 0.00 49,802.19	831.25 0.00 1,029.17 197.92	5.48 0.00 5.48 203.39	203.39
44935CAD3	HART 2025-A A3 4.32 10/15/2029	03/04/2025 03/12/2025 70,000.00	69,992.23 0.00 0.00 69,992.42	134.40 252.00 134.40 252.00	0.19 0.00 0.19 252.19	252.19
4581X0EN4	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029	02/15/2024 02/20/2024 175,000.00	174,129.18 0.00 0.00 174,155.62	1,523.96 0.00 2,125.52 601.56	26.44 0.00 26.44 628.00	628.00
459058LN1	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029	10/28/2024 10/29/2024 150,000.00	148,767.02 0.00 0.00 148,797.26	241.50 0.00 726.00 484.50	30.24 0.00 30.24 514.74	514.74

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
46647PAR7	JPMORGAN CHASE & CO 4.005 04/23/2029	05/28/2024 05/29/2024 75,000.00	73,174.23 0.00 0.00 73,252.52	66.75 0.00 317.06 250.31	78.28 0.00 78.28 328.60	328.60
46647PEV4	JPMORGAN CHASE & CO 5.14 01/24/2031	03/24/2026 03/25/2026 75,000.00	76,293.90 0.00 0.00 76,264.49	1,038.71 0.00 1,359.96 321.25	0.00 (29.41) (29.41) 291.84	291.84
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	03/04/2025 03/11/2025 55,000.00	54,997.41 0.00 0.00 54,997.48	103.40 193.88 103.40 193.88	0.06 0.00 0.06 193.94	193.94
532457CK2	ELI LILLY AND CO 4.5 02/09/2029	02/07/2024 02/09/2024 85,000.00	84,968.83 0.00 0.00 84,969.79	871.25 0.00 1,190.00 318.75	0.95 0.00 0.95 319.70	319.70
571748CA8	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030	08/25/2025 08/26/2025 150,000.00	151,959.40 0.00 0.00 151,915.58	891.25 0.00 1,472.50 581.25	0.00 (43.82) (43.82) 537.43	537.43
57636QAW4	MASTERCARD INC 4.875 03/09/2028	03/06/2023 03/09/2023 70,000.00	69,974.80 0.00 0.00 69,975.95	492.92 0.00 777.29 284.38	1.15 0.00 1.15 285.53	285.53
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	05/17/2024 05/23/2024 22,777.63	25,560.22 0.00 (2,783.99) 22,776.44	60.44 113.32 53.86 106.74	0.21 0.00 0.21 106.95	106.95
58770YAD3	MBALT 2026-A A3 3.93 01/15/2030	01/13/2026 01/21/2026 35,000.00	34,993.54 0.00 0.00 34,993.68	61.13 114.63 61.13 114.63	0.15 0.00 0.15 114.78	114.78
58933YBH7	MERCK & CO INC 4.05 05/17/2028	05/08/2023 05/17/2023 30,000.00	29,990.06 0.00 0.00 29,990.48	553.50 607.50 47.25 101.25	0.41 0.00 0.41 101.66	101.66

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
61747YFD2	MORGAN STANLEY 5.164 04/20/2029	08/26/2024 08/27/2024 75,000.00	75,846.08 0.00 0.00 75,809.65	118.34 0.00 441.09 322.75	0.00 (36.43) (36.43) 286.32	286.32
63743HFX5	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030	140,000.00	140,188.57 0.00 0.00 140,184.18	1,617.00 0.00 2,194.50 577.50	2.34 (6.73) (4.39) 573.11	573.11
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	09/28/2022 09/30/2022 130,000.00	129,164.53 0.00 0.00 129,233.78	2,470.00 2,600.00 303.33 433.33	69.25 0.00 69.25 502.58	502.58
69371RS80	PACCAR FINANCIAL CORP 4.6 01/31/2029	01/24/2024 01/31/2024 145,000.00	144,869.86 0.00 0.00 144,873.87	1,686.03 0.00 2,241.86 555.83	4.01 0.00 4.01 559.84	559.84
74340XCG4	PROLOGIS LP 4.875 06/15/2028	170,000.00	169,314.68 0.00 0.00 169,342.06	3,130.83 0.00 3,821.46 690.63	27.38 0.00 27.38 718.00	718.00
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	06/27/2023 06/29/2023 150,000.00	147,164.48 0.00 0.00 147,284.73	2,775.00 2,775.00 462.50 462.50	120.25 0.00 120.25 582.75	582.75
808513BY0	CHARLES SCHWAB CORP 2.45 03/03/2027	03/01/2022 03/03/2022 45,000.00	44,991.86 0.00 0.00 44,992.68	177.63 0.00 269.50 91.88	0.83 0.00 0.83 92.70	92.70
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 0.00	130,000.00 0.00 (130,000.00) 0.00	775.30 883.48 0.00 108.18	0.00 0.00 0.00 108.18	108.18
87612EBM7	TARGET CORP 1.95 01/15/2027	01/19/2022 01/24/2022 65,000.00	64,984.25 0.00 0.00 64,986.13	373.21 0.00 478.83 105.63	1.89 0.00 1.89 107.51	107.51

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Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
89236TNJ0	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030	07/14/2025 07/15/2025 120,000.00	121,088.07 0.00 0.00 121,065.21	2,656.00 2,880.00 256.00 480.00	0.00 (22.87) (22.87) 457.13	457.13
89236TQB4	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031	05/11/2026 05/14/2026 90,000.00	0.00 89,817.30 0.00 89,819.10	0.00 0.00 193.38 193.38	1.80 0.00 1.80 195.18	195.18
89239TAD4	TAOT 2024-D A3 4.4 06/15/2029	10/10/2024 10/17/2024 35,000.00	34,998.69 0.00 0.00 34,998.73	68.44 128.33 68.44 128.33	0.04 0.00 0.04 128.37	128.37
91159HJM3	US BANCORP 5.775 06/12/2029	09/30/2024 09/30/2024 140,000.00	143,929.08 0.00 0.00 143,771.51	3,121.71 0.00 3,795.46 673.75	0.00 (157.57) (157.57) 516.18	516.18
912810FG8	UNITED STATES TREASURY 5.25 02/15/2029	04/24/2024 04/25/2024 130,000.00	132,024.33 0.00 0.00 131,962.87	1,414.02 0.00 1,998.48 584.46	0.00 (61.46) (61.46) 523.00	523.00
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	09/23/2021 09/24/2021 150,000.00	150,251.08 0.00 0.00 150,177.65	466.16 0.00 658.84 192.68	0.00 (73.43) (73.43) 119.25	119.25
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	01/17/2024 01/18/2024 175,000.00	171,293.39 0.00 0.00 171,417.08	2,522.88 2,734.38 252.63 464.14	123.69 0.00 123.69 587.82	587.82
912828V98	UNITED STATES TREASURY 2.25 02/15/2027	03/29/2022 03/30/2022 130,000.00	129,729.09 0.00 0.00 129,758.05	606.01 0.00 856.49 250.48	28.96 0.00 28.96 279.44	279.44
91282CCP4	UNITED STATES TREASURY 0.625 07/31/2026	08/25/2021 08/26/2021 150,000.00	149,928.02 0.00 0.00 149,952.54	233.08 0.00 313.36 80.28	24.52 0.00 24.52 104.80	104.80

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CET4	UNITED STATES TREASURY 2.625 05/31/2027	215,000.00	213,436.88 0.00 0.00 213,559.55	2,356.73 0.00 15.42 (2,341.31)	122.68 0.00 122.68 (2,218.64)	(2,218.64)
91282CEV9	UNITED STATES TREASURY 3.25 06/30/2029	07/29/2024 07/30/2024 125,000.00	121,970.31 0.00 0.00 122,051.55	1,357.91 0.00 1,705.80 347.89	81.25 0.00 81.25 429.14	429.14
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	09/30/2024 09/30/2024 140,000.00	138,683.18 0.00 0.00 138,772.70	957.18 0.00 1,286.88 329.70	89.52 0.00 89.52 419.22	419.22
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	09/10/2024 09/11/2024 150,000.00	148,438.97 0.00 0.00 148,478.70	789.74 0.00 1,184.61 394.87	39.73 0.00 39.73 434.60	434.60
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	11/21/2022 11/22/2022 350,000.00	350,550.16 0.00 0.00 350,517.17	1,222.85 0.00 2,445.70 1,222.85	0.00 (32.99) (32.99) 1,189.86	1,189.86
91282CFZ9	UNITED STATES TREASURY 3.875 11/30/2027	01/24/2023 01/25/2023 275,000.00	276,143.57 0.00 0.00 276,082.24	4,449.86 0.00 29.12 (4,420.75)	0.00 (61.33) (61.33) (4,482.08)	(4,482.08)
91282CGQ8	UNITED STATES TREASURY 4.0 02/28/2030	03/18/2025 03/19/2025 140,000.00	139,593.54 0.00 0.00 139,602.55	943.48 0.00 1,415.22 471.74	9.01 0.00 9.01 480.75	480.75
91282CGT2	UNITED STATES TREASURY 3.625 03/31/2028	245,000.00	243,642.37 0.00 0.00 243,702.50	752.24 0.00 1,504.47 752.24	60.12 0.00 60.12 812.36	812.36
91282CHQ7	UNITED STATES TREASURY 4.125 07/31/2028	09/15/2023 09/18/2023 220,000.00	218,506.14 0.00 0.00 218,562.48	2,256.22 0.00 3,033.36 777.14	56.34 0.00 56.34 833.48	833.48

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
91282CHX2	UNITED STATES TREASURY 4.375 08/31/2028	09/27/2023 09/28/2023 180,000.00	178,829.81 0.00 0.00 178,872.33	1,326.77 0.00 1,990.15 663.38	42.53 0.00 42.53 705.91	705.91
91282CJF9	UNITED STATES TREASURY 4.875 10/31/2028	10/30/2023 10/31/2023 225,000.00	225,334.17 0.00 0.00 225,322.83	29.81 0.00 953.80 924.00	0.00 (11.33) (11.33) 912.66	912.66
91282CJW2	UNITED STATES TREASURY 4.0 01/31/2029	02/26/2024 02/27/2024 150,000.00	148,837.47 0.00 0.00 148,873.29	1,491.71 0.00 2,005.52 513.81	35.82 0.00 35.82 549.64	549.64
91282CJX0	UNITED STATES TREASURY 4.0 01/31/2031	200,000.00	201,259.26 0.00 0.00 201,236.78	1,988.95 0.00 2,674.03 685.08	0.77 (23.26) (22.49) 662.60	662.60
91282CKG5	UNITED STATES TREASURY 4.125 03/31/2029	04/24/2024 04/25/2024 150,000.00	147,910.68 0.00 0.00 147,971.50	524.08 0.00 1,048.16 524.08	60.82 0.00 60.82 584.89	584.89
91282CKP5	UNITED STATES TREASURY 4.625 04/30/2029	05/28/2024 05/29/2024 125,000.00	125,151.74 0.00 0.00 125,147.44	15.71 0.00 502.72 487.01	0.00 (4.30) (4.30) 482.71	482.71
91282CKT7	UNITED STATES TREASURY 4.5 05/31/2029	06/27/2024 06/28/2024 145,000.00	145,805.20 0.00 0.00 145,783.03	2,724.73 0.00 17.83 (2,706.90)	0.00 (22.17) (22.17) (2,729.07)	(2,729.07)
91282CKX8	UNITED STATES TREASURY 4.25 06/30/2029	08/22/2024 08/23/2024 150,000.00	152,251.44 0.00 0.00 152,191.06	2,130.87 0.00 2,676.80 545.93	0.00 (60.38) (60.38) 485.55	485.55
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	195,000.00	195,424.68 0.00 0.00 195,413.59	1,939.23 0.00 2,607.18 667.96	7.71 (18.80) (11.09) 656.86	656.86

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91282CLN9	UNITED STATES TREASURY 3.5 09/30/2029	12/18/2024 12/19/2024 175,000.00	170,939.60 0.00 0.00 171,040.46	518.78 0.00 1,037.57 518.78	100.86 0.00 100.86 619.64	619.64
91282CLR0	UNITED STATES TREASURY 4.125 10/31/2029	11/19/2024 11/20/2024 175,000.00	174,394.85 0.00 0.00 174,409.52	19.62 0.00 627.72 608.10	14.67 0.00 14.67 622.77	622.77
91282CMA6	UNITED STATES TREASURY 4.125 11/30/2029	12/09/2024 12/10/2024 175,000.00	175,315.36 0.00 0.00 175,307.89	3,014.42 0.00 19.72 (2,994.70)	0.00 (7.47) (7.47) (3,002.17)	(3,002.17)
91282CMD0	UNITED STATES TREASURY 4.375 12/31/2029	12/30/2024 12/31/2024 175,000.00	174,944.82 0.00 0.00 174,946.10	2,559.13 0.00 3,214.78 655.65	1.28 0.00 1.28 656.92	656.92
91282CMG3	UNITED STATES TREASURY 4.25 01/31/2030	03/26/2025 03/27/2025 150,000.00	150,703.07 0.00 0.00 150,687.18	1,584.94 0.00 2,130.87 545.93	0.00 (15.90) (15.90) 530.03	530.03
91282CMU2	UNITED STATES TREASURY 4.0 03/31/2030	06/23/2025 06/24/2025 150,000.00	150,505.33 0.00 0.00 150,494.37	508.20 0.00 1,016.39 508.20	0.00 (10.95) (10.95) 497.24	497.24
91282CMZ1	UNITED STATES TREASURY 3.875 04/30/2030	05/28/2025 05/29/2025 150,000.00	148,928.88 0.00 0.00 148,951.62	15.79 0.00 505.43 489.64	22.74 0.00 22.74 512.38	512.38
91282CNG2	UNITED STATES TREASURY 4.0 05/31/2030	06/10/2025 06/11/2025 175,000.00	174,483.36 0.00 0.00 174,494.10	2,923.08 0.00 19.13 (2,903.95)	10.74 0.00 10.74 (2,893.21)	(2,893.21)
91282CNK3	UNITED STATES TREASURY 3.875 06/30/2030	09/26/2025 09/29/2025 150,000.00	150,636.94 0.00 0.00 150,623.96	1,942.85 0.00 2,440.61 497.76	0.00 (12.98) (12.98) 484.77	484.77

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91282CNN7	UNITED STATES TREASURY 3.875 07/31/2030	08/25/2025 08/26/2025 150,000.00	150,429.43 0.00 0.00 150,420.85	1,445.10 0.00 1,942.85 497.76	0.00 (8.58) (8.58) 489.18	489.18
91282CNX5	UNITED STATES TREASURY 3.625 08/31/2030	09/26/2025 09/29/2025 200,000.00	198,891.98 0.00 0.00 198,913.68	1,221.47 0.00 1,832.20 610.73	21.70 0.00 21.70 632.43	632.43
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	200,000.00	198,675.75 0.00 0.00 198,701.20	614.07 0.00 1,228.14 614.07	25.45 0.00 25.45 639.52	639.52
91282CPD7	UNITED STATES TREASURY 3.625 10/31/2030	11/13/2025 11/14/2025 150,000.00	149,494.97 0.00 0.00 149,504.49	14.78 0.00 472.83 458.05	9.52 0.00 9.52 467.57	467.57
91282CPN5	UNITED STATES TREASURY 3.5 11/30/2030	12/08/2025 12/09/2025 150,000.00	148,402.13 0.00 0.00 148,431.72	2,192.31 0.00 14.34 (2,177.96)	29.59 0.00 29.59 (2,148.37)	(2,148.37)
91282CPR6	UNITED STATES TREASURY 3.625 12/31/2030	01/22/2026 01/23/2026 150,000.00	148,498.42 0.00 0.00 148,525.72	1,817.51 0.00 2,283.15 465.64	27.30 0.00 27.30 492.94	492.94
91282CQD6	UNITED STATES TREASURY 3.5 02/28/2031	03/10/2026 03/11/2026 150,000.00	148,667.44 0.00 0.00 148,690.85	884.51 0.00 1,326.77 442.26	23.42 0.00 23.42 465.67	465.67
91282CQG9	UNITED STATES TREASURY 3.875 03/31/2031	04/21/2026 04/22/2026 175,000.00	174,721.13 0.00 0.00 174,725.94	574.37 0.00 1,148.74 574.37	4.82 0.00 4.82 579.18	579.18
91324PEG3	UNITEDHEALTH GROUP INC 3.7 05/15/2027	05/17/2022 05/20/2022 50,000.00	50,004.27 0.00 0.00 50,003.89	853.06 925.00 82.22 154.17	0.08 (0.47) (0.39) 153.78	153.78

INCOME EARNED

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931142EX7	WALMART INC 3.95 09/09/2027	10/05/2022 10/07/2022 140,000.00	139,050.32 0.00 0.00 139,109.67	798.78 0.00 1,259.61 460.83	59.36 0.00 59.36 520.19	520.19
			12,093,270.00 **268,732.20** **(192,760.91)**	**108,636.83** **22,002.02** **106,213.90**	**2,098.13** **(1,081.84)** **1,016.28**	
Total Fixed Income		**12,202,777.63**	**12,170,257.58**	**19,579.09**	**20,595.37**	**20,595.37**
			12,178,663.45 **322,193.33** **(300,369.99)**	**108,636.83** **22,333.54** **106,213.90**	**2,098.13** **(1,081.84)** **1,016.28**	
TOTAL PORTFOLIO		**12,255,018.02**	**12,222,497.97**	**19,910.61**	**20,926.89**	**20,926.89**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
JUNE 2026							
06/01/2026	Coupon	91282CPN5	0.00	UNITED STATES TREASURY 3.5 11/30/2030		2,625.00	2,625.00
06/01/2026	Coupon	91282CNG2	0.00	UNITED STATES TREASURY 4.0 05/31/2030		3,500.00	3,500.00
06/01/2026	Coupon	91282CMA6	0.00	UNITED STATES TREASURY 4.125 11/30/2029		3,609.38	3,609.38
06/01/2026	Coupon	91282CKT7	0.00	UNITED STATES TREASURY 4.5 05/31/2029		3,262.50	3,262.50
06/01/2026	Coupon	91282CFZ9	0.00	UNITED STATES TREASURY 3.875 11/30/2027		5,328.13	5,328.13
06/01/2026	Coupon	91282CET4	0.00	UNITED STATES TREASURY 2.625 05/31/2027		2,821.88	2,821.88
06/01/2026	Dividend	31846V203	0.00	FIRST AMER:GVT OBLG Y	179.52		179.52
06/09/2026	Coupon	3130AWC24	200,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		4,000.00	4,000.00
06/11/2026	Coupon	24422EXT1	70,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		1,697.50	1,697.50
06/12/2026	Coupon	91159HJM3	140,000.00	US BANCORP 5.775 06/12/2029		4,042.50	4,042.50
06/15/2026	Coupon	3133EPN50	225,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		4,781.25	4,781.25
06/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
06/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
06/15/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		96.66	96.66
06/15/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	3,204.58		3,204.58
06/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
06/15/2026	Coupon	74340XCG4	170,000.00	PROLOGIS LP 4.875 06/15/2028		4,143.75	4,143.75
06/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		128.33	128.33
06/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,505.96		1,505.96
06/25/2026	Coupon	437076DC3	50,000.00	HOME DEPOT INC 4.75 06/25/2029		1,187.50	1,187.50
06/30/2026	Coupon	91282CEV9	125,000.00	UNITED STATES TREASURY 3.25 06/30/2029		2,031.25	2,031.25
06/30/2026	Coupon	91282CKX8	150,000.00	UNITED STATES TREASURY 4.25 06/30/2029		3,187.50	3,187.50
06/30/2026	Coupon	91282CMD0	175,000.00	UNITED STATES TREASURY 4.375 12/31/2029		3,828.13	3,828.13
06/30/2026	Coupon	91282CNK3	150,000.00	UNITED STATES TREASURY 3.875 06/30/2030		2,906.25	2,906.25
06/30/2026	Coupon	91282CPR6	150,000.00	UNITED STATES TREASURY 3.625 12/31/2030		2,718.75	2,718.75
June 2026 Total					**4,890.06**	**56,456.76**	**61,346.82**
JULY 2026							
07/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
07/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
07/15/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		82.45	82.45

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	2,937.72		2,937.72
07/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
07/15/2026	Coupon	87612EBM7	65,000.00	TARGET CORP 1.95 01/15/2027		633.75	633.75
07/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		122.81	122.81
07/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,989.80		1,989.80
07/22/2026	Coupon	06406RCG0	125,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		2,516.25	2,516.25
07/23/2026	Coupon	06051GHM4	60,000.00	BANK OF AMERICA CORP 4.271 07/23/2029		1,281.30	1,281.30
07/24/2026	Coupon	46647PEV4	75,000.00	JPMORGAN CHASE & CO 5.14 01/24/2031		1,927.50	1,927.50
07/28/2026	Coupon	09247XAR2	150,000.00	BLACKROCK FINANCE INC 1.9 01/28/2031		1,425.00	1,425.00
07/30/2026	Coupon	025816DY2	150,000.00	AMERICAN EXPRESS CO 5.085 01/30/2031		3,813.75	3,813.75
07/31/2026	Coupon	69371RS80	145,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		3,335.00	3,335.00
07/31/2026	Coupon	91282CCP4	150,000.00	UNITED STATES TREASURY 0.625 07/31/2026		468.75	468.75
07/31/2026	Final Maturity	91282CCP4	150,000.00	UNITED STATES TREASURY 0.625 07/31/2026	150,000.00		150,000.00
07/31/2026	Coupon	91282CFB2	140,000.00	UNITED STATES TREASURY 2.75 07/31/2027		1,925.00	1,925.00
07/31/2026	Coupon	91282CHQ7	220,000.00	UNITED STATES TREASURY 4.125 07/31/2028		4,537.50	4,537.50
07/31/2026	Coupon	91282CJW2	150,000.00	UNITED STATES TREASURY 4.0 01/31/2029		3,000.00	3,000.00
07/31/2026	Coupon	91282CJX0	200,000.00	UNITED STATES TREASURY 4.0 01/31/2031		4,000.00	4,000.00
07/31/2026	Coupon	91282CLC3	195,000.00	UNITED STATES TREASURY 4.0 07/31/2029		3,900.00	3,900.00
07/31/2026	Coupon	91282CMG3	150,000.00	UNITED STATES TREASURY 4.25 01/31/2030		3,187.50	3,187.50
07/31/2026	Coupon	91282CNN7	150,000.00	UNITED STATES TREASURY 3.875 07/31/2030		2,906.25	2,906.25
July 2026 Total					**154,927.52**	**39,623.31**	**194,550.83**
AUGUST 2026							
08/07/2026	Coupon	63743HFX5	140,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		3,465.00	3,465.00
08/10/2026	Coupon	532457CK2	85,000.00	ELI LILLY AND CO 4.5 02/09/2029		1,912.50	1,912.50
08/17/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
08/17/2026	Coupon	4581X0EN4	175,000.00	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029		3,609.38	3,609.38
08/17/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
08/17/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		69.43	69.43
08/17/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	2,947.59		2,947.59

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/17/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
08/17/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		115.52	115.52
08/17/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,932.70		1,932.70
08/17/2026	Coupon	912810FG8	130,000.00	UNITED STATES TREASURY 5.25 02/15/2029		3,412.50	3,412.50
08/17/2026	Coupon	9128282A7	150,000.00	UNITED STATES TREASURY 1.5 08/15/2026		1,125.00	1,125.00
08/17/2026	Final Maturity	9128282A7	150,000.00	UNITED STATES TREASURY 1.5 08/15/2026	150,000.00		150,000.00
08/17/2026	Coupon	912828V98	130,000.00	UNITED STATES TREASURY 2.25 02/15/2027		1,462.50	1,462.50
08/31/2026	Coupon	91282CFJ5	150,000.00	UNITED STATES TREASURY 3.125 08/31/2029		2,343.75	2,343.75
08/31/2026	Coupon	91282CGQ8	140,000.00	UNITED STATES TREASURY 4.0 02/28/2030		2,800.00	2,800.00
08/31/2026	Coupon	91282CHX2	180,000.00	UNITED STATES TREASURY 4.375 08/31/2028		3,937.50	3,937.50
08/31/2026	Coupon	91282CNX5	200,000.00	UNITED STATES TREASURY 3.625 08/31/2030		3,625.00	3,625.00
08/31/2026	Coupon	91282CQD6	150,000.00	UNITED STATES TREASURY 3.5 02/28/2031		2,625.00	2,625.00
August 2026 Total					**154,880.29**	**31,063.57**	**185,943.86**
SEPTEMBER 2026							
09/03/2026	Coupon	808513BY0	45,000.00	CHARLES SCHWAB CORP 2.45 03/03/2027		551.25	551.25
09/08/2026	Coupon	3130AWTR1	200,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		4,375.00	4,375.00
09/09/2026	Coupon	57636QAW4	70,000.00	MASTERCARD INC 4.875 03/09/2028		1,706.25	1,706.25
09/09/2026	Coupon	931142EX7	140,000.00	WALMART INC 3.95 09/09/2027		2,765.00	2,765.00
09/10/2026	Coupon	3130ATS57	325,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		7,312.50	7,312.50
09/14/2026	Coupon	023135DD5	150,000.00	AMAZON.COM INC 4.25 03/13/2031		3,187.50	3,187.50
09/15/2026	Coupon	00287YDZ9	150,000.00	ABBVIE INC 4.875 03/15/2030		3,656.25	3,656.25
09/15/2026	Coupon	084664CZ2	130,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		1,495.00	1,495.00
09/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
09/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
09/15/2026	Coupon	571748CA8	150,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030		3,487.50	3,487.50
09/15/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		56.36	56.36
09/15/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	3,159.46		3,159.46
09/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
09/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		108.43	108.43

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,897.97		1,897.97
09/22/2026	Coupon	3133EPWK7	200,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		4,500.00	4,500.00
09/30/2026	Coupon	91282CFM8	350,000.00	UNITED STATES TREASURY 4.125 09/30/2027		7,218.75	7,218.75
09/30/2026	Coupon	91282CGT2	245,000.00	UNITED STATES TREASURY 3.625 03/31/2028		4,440.63	4,440.63
09/30/2026	Coupon	91282CKG5	150,000.00	UNITED STATES TREASURY 4.125 03/31/2029		3,093.75	3,093.75
09/30/2026	Coupon	91282CLN9	175,000.00	UNITED STATES TREASURY 3.5 09/30/2029		3,062.50	3,062.50
09/30/2026	Coupon	91282CMU2	150,000.00	UNITED STATES TREASURY 4.0 03/31/2030		3,000.00	3,000.00
09/30/2026	Coupon	91282CPA3	200,000.00	UNITED STATES TREASURY 3.625 09/30/2030		3,625.00	3,625.00
09/30/2026	Coupon	91282CQG9	175,000.00	UNITED STATES TREASURY 3.875 03/31/2031		3,390.63	3,390.63
September 2026 Total					**5,057.43**	**61,592.79**	**66,650.22**
OCTOBER 2026							
10/15/2026	Coupon	24422EYF0	70,000.00	JOHN DEERE CAPITAL CORP 4.375 10/15/2030		1,531.25	1,531.25
10/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
10/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
10/15/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		42.35	42.35
10/15/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	3,298.00		3,298.00
10/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
10/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		101.47	101.47
10/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,787.57		1,787.57
10/16/2026	Coupon	459058LN1	150,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		2,906.25	2,906.25
10/20/2026	Coupon	61747YFD2	75,000.00	MORGAN STANLEY 5.164 04/20/2029		1,936.50	1,936.50
10/23/2026	Coupon	46647PAR7	75,000.00	JPMORGAN CHASE & CO 4.005 04/23/2029		1,501.88	1,501.88
10/27/2026	Coupon	06051GKP3	135,000.00	BANK OF AMERICA CORP 4.376 04/27/2028		2,953.80	2,953.80
October 2026 Total					**5,085.57**	**11,534.00**	**16,619.57**
NOVEMBER 2026							
11/02/2026	Coupon	74456QBU9	150,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		2,775.00	2,775.00
11/02/2026	Coupon	91282CJF9	225,000.00	UNITED STATES TREASURY 4.875 10/31/2028		5,484.38	5,484.38
11/02/2026	Coupon	91282CKP5	125,000.00	UNITED STATES TREASURY 4.625 04/30/2029		2,890.63	2,890.63

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/02/2026	Coupon	91282CLR0	175,000.00	UNITED STATES TREASURY 4.125 10/31/2029		3,609.38	3,609.38
11/02/2026	Coupon	91282CMZ1	150,000.00	UNITED STATES TREASURY 3.875 04/30/2030		2,906.25	2,906.25
11/02/2026	Coupon	91282CPD7	150,000.00	UNITED STATES TREASURY 3.625 10/31/2030		2,718.75	2,718.75
11/10/2026	Coupon	665859AW4	130,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		2,600.00	2,600.00
11/13/2026	Coupon	3133EPC45	230,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.625 11/13/2028		5,318.75	5,318.75
11/16/2026	Coupon	14913V2D9	30,000.00	CATERPILLAR FINANCIAL SERVICES CORP 4.5 05/15/2031		675.00	675.00
11/16/2026	Coupon	341081GN1	150,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		3,300.00	3,300.00
11/16/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		252.00	252.00
11/16/2026	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	2,192.55		2,192.55
11/16/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
11/16/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		27.73	27.73
11/16/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	2,547.72		2,547.72
11/16/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
11/16/2026	Coupon	89236TNJ0	120,000.00	TOYOTA MOTOR CREDIT CORP 4.8 05/15/2030		2,880.00	2,880.00
11/16/2026	Coupon	89236TQB4	90,000.00	TOYOTA MOTOR CREDIT CORP 4.55 05/14/2031		2,047.50	2,047.50
11/16/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		94.92	94.92
11/16/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,672.17		1,672.17
11/16/2026	Coupon	9128285M8	175,000.00	UNITED STATES TREASURY 3.125 11/15/2028		2,734.38	2,734.38
11/16/2026	Coupon	91324PEG3	50,000.00	UNITEDHEALTH GROUP INC 3.7 05/15/2027		925.00	925.00
11/17/2026	Coupon	58933YBH7	30,000.00	MERCK & CO INC 4.05 05/17/2028		607.50	607.50
11/30/2026	Coupon	91282CET4	215,000.00	UNITED STATES TREASURY 2.625 05/31/2027		2,821.88	2,821.88
11/30/2026	Coupon	91282CFZ9	275,000.00	UNITED STATES TREASURY 3.875 11/30/2027		5,328.13	5,328.13
11/30/2026	Coupon	91282CKT7	145,000.00	UNITED STATES TREASURY 4.5 05/31/2029		3,262.50	3,262.50
11/30/2026	Coupon	91282CMA6	175,000.00	UNITED STATES TREASURY 4.125 11/30/2029		3,609.38	3,609.38
11/30/2026	Coupon	91282CNG2	175,000.00	UNITED STATES TREASURY 4.0 05/31/2030		3,500.00	3,500.00
11/30/2026	Coupon	91282CPN5	150,000.00	UNITED STATES TREASURY 3.5 11/30/2030		2,625.00	2,625.00
November 2026 Total					**6,412.43**	**63,302.52**	**69,714.95**
DECEMBER 2026							
12/09/2026	Coupon	3130AWC24	200,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		4,000.00	4,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/11/2026	Coupon	24422EXT1	70,000.00	JOHN DEERE CAPITAL CORP 4.85 06/11/2029		1,697.50	1,697.50
12/14/2026	Coupon	91159HJM3	140,000.00	US BANCORP 5.775 06/12/2029		4,042.50	4,042.50
12/15/2026	Coupon	3133EPN50	225,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 12/15/2028		4,781.25	4,781.25
12/15/2026	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		244.11	244.11
12/15/2026	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,937.73		3,937.73
12/15/2026	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
12/15/2026	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		16.44	16.44
12/15/2026	Principal Paydown	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	2,745.92		2,745.92
12/15/2026	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
12/15/2026	Coupon	74340XCG4	170,000.00	PROLOGIS LP 4.875 06/15/2028		4,143.75	4,143.75
12/15/2026	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		88.78	88.78
12/15/2026	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,589.54		1,589.54
12/28/2026	Coupon	437076DC3	50,000.00	HOME DEPOT INC 4.75 06/25/2029		1,187.50	1,187.50
12/31/2026	Coupon	91282CEV9	125,000.00	UNITED STATES TREASURY 3.25 06/30/2029		2,031.25	2,031.25
12/31/2026	Coupon	91282CKX8	150,000.00	UNITED STATES TREASURY 4.25 06/30/2029		3,187.50	3,187.50
12/31/2026	Coupon	91282CMD0	175,000.00	UNITED STATES TREASURY 4.375 12/31/2029		3,828.13	3,828.13
12/31/2026	Coupon	91282CNK3	150,000.00	UNITED STATES TREASURY 3.875 06/30/2030		2,906.25	2,906.25
12/31/2026	Coupon	91282CPR6	150,000.00	UNITED STATES TREASURY 3.625 12/31/2030		2,718.75	2,718.75
December 2026 Total					**8,273.20**	**35,182.20**	**43,455.40**
JANUARY 2027							
01/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		229.93	229.93
01/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,856.69		3,856.69
01/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		193.88	193.88
01/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	460.83		460.83
01/15/2027	Coupon	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028		4.26	4.26
01/15/2027	Effective Maturity	58770JAD6	22,777.63	MBALT 2024-A A3 5.32 01/18/2028	961.86		961.86
01/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
01/15/2027	Coupon	87612EBM7	65,000.00	TARGET CORP 1.95 01/15/2027		633.75	633.75
01/15/2027	Final Maturity	87612EBM7	65,000.00	TARGET CORP 1.95 01/15/2027	65,000.00		65,000.00
01/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		82.96	82.96

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,563.23		1,563.23
01/22/2027	Coupon	06406RCG0	125,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		2,516.25	2,516.25
01/25/2027	Coupon	06051GHM4	60,000.00	BANK OF AMERICA CORP 4.271 07/23/2029		1,281.30	1,281.30
01/25/2027	Coupon	46647PEV4	75,000.00	JPMORGAN CHASE & CO 5.14 01/24/2031		1,927.50	1,927.50
01/28/2027	Coupon	09247XAR2	150,000.00	BLACKROCK FINANCE INC 1.9 01/28/2031		1,425.00	1,425.00
January 2027 Total					**71,842.61**	**8,409.45**	**80,252.07**
FEBRUARY 2027							
02/01/2027	Coupon	025816DY2	150,000.00	AMERICAN EXPRESS CO 5.085 01/30/2031		3,813.75	3,813.75
02/01/2027	Coupon	69371RS80	145,000.00	PACCAR FINANCIAL CORP 4.6 01/31/2029		3,335.00	3,335.00
02/01/2027	Coupon	91282CFB2	140,000.00	UNITED STATES TREASURY 2.75 07/31/2027		1,925.00	1,925.00
02/01/2027	Coupon	91282CHQ7	220,000.00	UNITED STATES TREASURY 4.125 07/31/2028		4,537.50	4,537.50
02/01/2027	Coupon	91282CJW2	150,000.00	UNITED STATES TREASURY 4.0 01/31/2029		3,000.00	3,000.00
02/01/2027	Coupon	91282CJX0	200,000.00	UNITED STATES TREASURY 4.0 01/31/2031		4,000.00	4,000.00
02/01/2027	Coupon	91282CLC3	195,000.00	UNITED STATES TREASURY 4.0 07/31/2029		3,900.00	3,900.00
02/01/2027	Coupon	91282CMG3	150,000.00	UNITED STATES TREASURY 4.25 01/31/2030		3,187.50	3,187.50
02/01/2027	Coupon	91282CNN7	150,000.00	UNITED STATES TREASURY 3.875 07/31/2030		2,906.25	2,906.25
02/08/2027	Coupon	63743HFX5	140,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.95 02/07/2030		3,465.00	3,465.00
02/09/2027	Coupon	532457CK2	85,000.00	ELI LILLY AND CO 4.5 02/09/2029		1,912.50	1,912.50
02/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		216.05	216.05
02/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,819.65		3,819.65
02/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		192.25	192.25
02/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	3,751.82		3,751.82
02/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
02/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		77.22	77.22
02/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,546.33		1,546.33
02/16/2027	Coupon	4581X0EN4	175,000.00	INTER-AMERICAN DEVELOPMENT BANK 4.125 02/15/2029		3,609.38	3,609.38
02/16/2027	Coupon	912810FG8	130,000.00	UNITED STATES TREASURY 5.25 02/15/2029		3,412.50	3,412.50
02/16/2027	Coupon	912828V98	130,000.00	UNITED STATES TREASURY 2.25 02/15/2027		1,462.50	1,462.50
02/16/2027	Final Maturity	912828V98	130,000.00	UNITED STATES TREASURY 2.25 02/15/2027	130,000.00		130,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
February 2027 Total					**139,117.80**	**45,067.02**	**184,184.82**
MARCH 2027							
03/01/2027	Coupon	91282CFJ5	150,000.00	UNITED STATES TREASURY 3.125 08/31/2029		2,343.75	2,343.75
03/01/2027	Coupon	91282CGQ8	140,000.00	UNITED STATES TREASURY 4.0 02/28/2030		2,800.00	2,800.00
03/01/2027	Coupon	91282CHX2	180,000.00	UNITED STATES TREASURY 4.375 08/31/2028		3,937.50	3,937.50
03/01/2027	Coupon	91282CNX5	200,000.00	UNITED STATES TREASURY 3.625 08/31/2030		3,625.00	3,625.00
03/01/2027	Coupon	91282CQD6	150,000.00	UNITED STATES TREASURY 3.5 02/28/2031		2,625.00	2,625.00
03/03/2027	Coupon	808513BY0	45,000.00	CHARLES SCHWAB CORP 2.45 03/03/2027		551.25	551.25
03/03/2027	Final Maturity	808513BY0	45,000.00	CHARLES SCHWAB CORP 2.45 03/03/2027	45,000.00		45,000.00
03/08/2027	Coupon	3130AWTR1	200,000.00	FEDERAL HOME LOAN BANKS 4.375 09/08/2028		4,375.00	4,375.00
03/09/2027	Coupon	57636QAW4	70,000.00	MASTERCARD INC 4.875 03/09/2028		1,706.25	1,706.25
03/09/2027	Coupon	931142EX7	140,000.00	WALMART INC 3.95 09/09/2027		2,765.00	2,765.00
03/10/2027	Coupon	3130ATS57	325,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		7,312.50	7,312.50
03/15/2027	Coupon	00287YDZ9	150,000.00	ABBVIE INC 4.875 03/15/2030		3,656.25	3,656.25
03/15/2027	Coupon	023135DD5	150,000.00	AMAZON.COM INC 4.25 03/13/2031		3,187.50	3,187.50
03/15/2027	Coupon	084664CZ2	130,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027		1,495.00	1,495.00
03/15/2027	Final Maturity	084664CZ2	130,000.00	BERKSHIRE HATHAWAY FINANCE CORP 2.3 03/15/2027	130,000.00		130,000.00
03/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		202.30	202.30
03/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,708.54		3,708.54
03/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		179.03	179.03
03/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	2,730.82		2,730.82
03/15/2027	Coupon	571748CA8	150,000.00	MARSH & MCLENNAN COMPANIES INC 4.65 03/15/2030		3,487.50	3,487.50
03/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
03/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		71.55	71.55
03/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,503.96		1,503.96
03/22/2027	Coupon	3133EPWK7	200,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		4,500.00	4,500.00
03/31/2027	Coupon	91282CFM8	350,000.00	UNITED STATES TREASURY 4.125 09/30/2027		7,218.75	7,218.75

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/31/2027	Coupon	91282CGT2	245,000.00	UNITED STATES TREASURY 3.625 03/31/2028		4,440.63	4,440.63
03/31/2027	Coupon	91282CKG5	150,000.00	UNITED STATES TREASURY 4.125 03/31/2029		3,093.75	3,093.75
03/31/2027	Coupon	91282CLN9	175,000.00	UNITED STATES TREASURY 3.5 09/30/2029		3,062.50	3,062.50
03/31/2027	Coupon	91282CMU2	150,000.00	UNITED STATES TREASURY 4.0 03/31/2030		3,000.00	3,000.00
03/31/2027	Coupon	91282CPA3	200,000.00	UNITED STATES TREASURY 3.625 09/30/2030		3,625.00	3,625.00
03/31/2027	Coupon	91282CQG9	175,000.00	UNITED STATES TREASURY 3.875 03/31/2031		3,390.63	3,390.63
March 2027 Total					**182,943.33**	**76,766.25**	**259,709.58**
APRIL 2027							
04/15/2027	Coupon	24422EYF0	70,000.00	JOHN DEERE CAPITAL CORP 4.375 10/15/2030		1,531.25	1,531.25
04/15/2027	Coupon	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029		188.95	188.95
04/15/2027	Principal Paydown	44935CAD3	70,000.00	HART 2025-A A3 4.32 10/15/2029	3,871.02		3,871.02
04/15/2027	Coupon	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029		169.40	169.40
04/15/2027	Principal Paydown	47800DAD6	55,000.00	JDOT 2025 A3 4.23 09/17/2029	3,273.53		3,273.53
04/15/2027	Coupon	58770YAD3	35,000.00	MBALT 2026-A A3 3.93 01/15/2030		114.63	114.63
04/15/2027	Coupon	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029		66.04	66.04
04/15/2027	Principal Paydown	89239TAD4	35,000.00	TAOT 2024-D A3 4.4 06/15/2029	1,554.57		1,554.57
04/16/2027	Coupon	459058LN1	150,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.875 10/16/2029		2,906.25	2,906.25
04/20/2027	Coupon	61747YFD2	75,000.00	MORGAN STANLEY 5.164 04/20/2029		1,936.50	1,936.50
04/23/2027	Coupon	46647PAR7	75,000.00	JPMORGAN CHASE & CO 4.005 04/23/2029		1,501.88	1,501.88
04/27/2027	Coupon	06051GKP3	135,000.00	BANK OF AMERICA CORP 4.376 04/27/2028		2,953.80	2,953.80
04/27/2027	Effective Maturity	06051GKP3	135,000.00	BANK OF AMERICA CORP 4.376 04/27/2028	135,000.00		135,000.00
04/30/2027	Coupon	91282CJF9	225,000.00	UNITED STATES TREASURY 4.875 10/31/2028		5,484.38	5,484.38
04/30/2027	Coupon	91282CKP5	125,000.00	UNITED STATES TREASURY 4.625 04/30/2029		2,890.63	2,890.63
04/30/2027	Coupon	91282CLR0	175,000.00	UNITED STATES TREASURY 4.125 10/31/2029		3,609.38	3,609.38
04/30/2027	Coupon	91282CMZ1	150,000.00	UNITED STATES TREASURY 3.875 04/30/2030		2,906.25	2,906.25
04/30/2027	Coupon	91282CPD7	150,000.00	UNITED STATES TREASURY 3.625 10/31/2030		2,718.75	2,718.75
April 2027 Total					**143,699.12**	**28,978.06**	**172,677.18**
Grand Total			**25,719,442.13**		**877,129.35**	**457,975.94**	**1,335,105.29**

Chandler Asset Management, Inc. ("Chandler") is an SEC registered investment adviser. For additional information about our firm, please see our current disclosures (Form ADV). To obtain a copy of our current disclosures, you may contact your client service representative by calling the number on the front of this statement or you may visit our website at www.chandlerasset.com.

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Custody: Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

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

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

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Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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

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

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

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

Benchmark	Disclosure
ICE BofA 1-5 Yr US Treasury & Agency Index	The ICE BofA 1-5 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than five years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

Monthly Investment Report for Period Ended May 31, 2026

City of San Jacinto
595 S. San Jacinto Ave.
San Jacinto, CA 92583

Public Trust Advisors LLC
6701 Koll Center Parkway
Suite 250
Pleasanton, CA 94556

City of San Jacinto Summary

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City of San Jacinto Summary Comparison for the period May 1, 2026 to May 31, 2026

City of San Jacinto	May 1, 2026 Beginning Balance	May 31, 2026 Ending Balance
Historical Cost	**$ 11,913,929.78**	**$ 11,938,230.50**
Book Value	$ 12,141,936.40	$ 12,169,074.97
Accrued Interest	94,787.25	69,195.06
Book Value Plus Accrued	**$ 12,236,723.65**	**$ 12,238,270.03**
Net Unrealized Gain/Loss	(2,104.74)	(34,619.22)
Market Value Plus Accrued[2]	**$ 12,234,618.91**	**$ 12,203,650.81**
Net Pending Transactions	276.53	36,964.23
Market Value Plus Accrued Net[2]	**$ 12,234,895.44**	**$ 12,240,615.04**

Portfolio Characteristic	May 1, 2026 Beginning Balance	May 31, 2026 Ending Balance
Book Yield Gross	**3.95%**	**3.98%**
Market Yield Gross	**3.92%**	**4.03%**
Weighted Average Coupon	**3.06%**	**3.11%**
Duration	**2.45 Years**	**2.45 Years**
Weighted Effective Maturity	**2.62 Years**	**2.62 Years**
Weighted Final Maturity	**2.62 Years**	**2.62 Years**

City of San Jacinto	May 2026 Net Income
Interest Income	$ 32,071.05
Net Amortization/Accretion	8,839.86
Net Realized Gain/Loss[3]	(2,676.82)
Miscellaneous Income	-
Net Income	**$ 38,234.09**

(1) Payables represent amounts due to settle security transactions that have been executed but have not settled as of period end. The funds used to settle these trades may come from a variety of sources including cash within the portfolio, proceeds from future security transactions including maturities and sales, or other sources including money market funds. For reporting purposes, a payable is created for over-period settlements which are reflected in the detailed holdings.

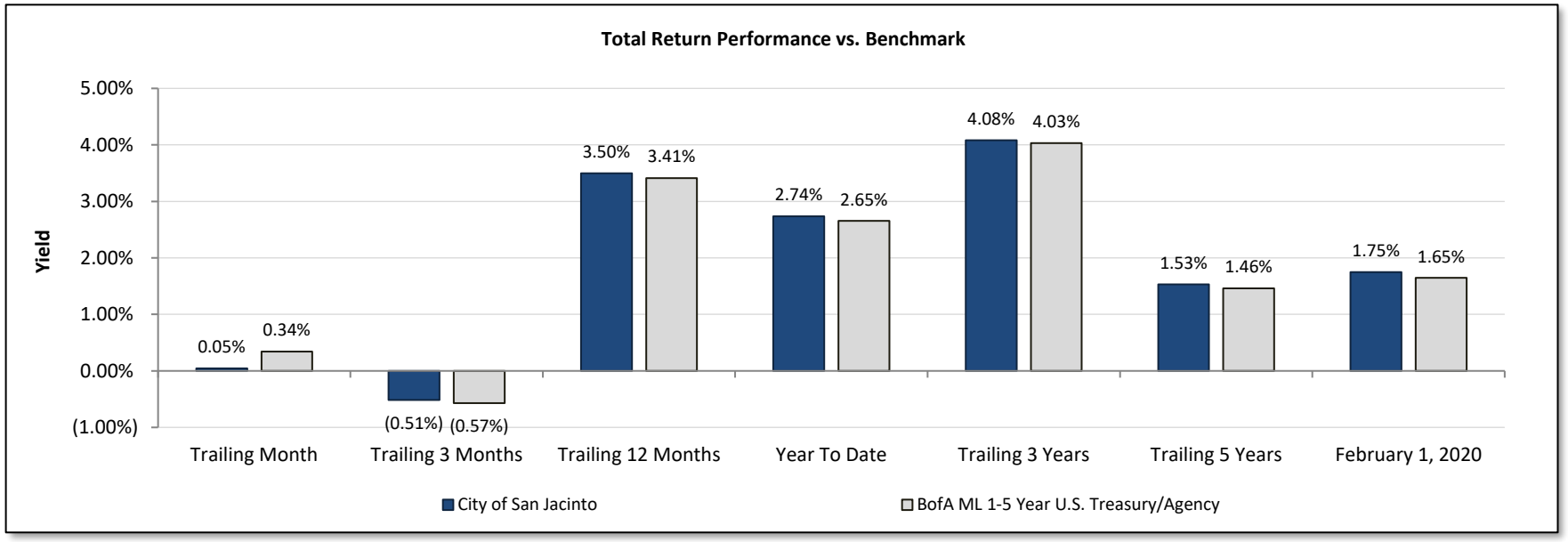
(2) Market Value Plus Accrued Net represents the market value of the portfolio net payables and recievables from transactions that settle in the following reporting period.

(3) MBS paydowns may result in negative realized losses rather than amortization in as a result of accounting method.

City of San Jacinto Total Return May 1, 2026 to May 31, 2026

Total Return Performance	Trailing Month Periodic	Trailing 3 Months Periodic	Trailing 12 Months Periodic	Year To Date Periodic
City of San Jacinto	0.05%	(0.51%)	3.50%	2.74%
BofA ML 1-5 Year U.S. Treasury/Agency	0.34%	(0.57%)	3.41%	2.65%

Total Return Performance	Trailing 3 Years Annualized	Trailing 5 Years Annualized	Since Inception* February 1, 2020 Annualized
City of San Jacinto	4.08%	1.53%	1.75%
BofA ML 1-5 Year U.S. Treasury/Agency	4.03%	1.46%	1.65%

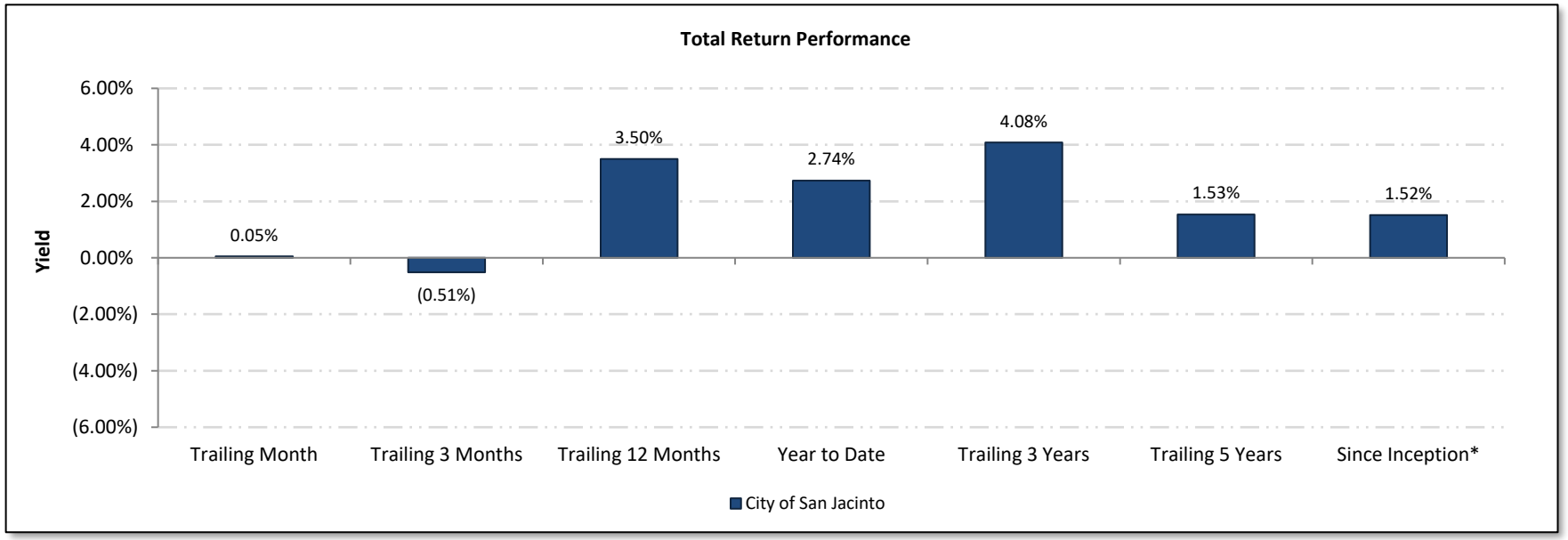


*Original Total return since inception date: December 1, 2012. The BofA ML 1-5 Year U.S. Treasury/Agency benchmark established on February 1, 2020. Year to Date is Fiscal Year to Date.
Annualized total return performance presented for investment periods longer than one year. Return information obtained from Bloomberg.

City of San Jacinto Total Return May 1, 2026 to May 31, 2026

Total Return Performance	Trailing Month Periodic	Trailing 3 Months Periodic	Trailing 12 Months Periodic	Year to Date Periodic
City of San Jacinto	0.05%	(0.51%)	3.50%	2.74%

Total Return Performance	Trailing 3 Years Annualized	Trailing 5 Years Annualized	Since Inception* Annualized
City of San Jacinto	4.08%	1.53%	1.52%

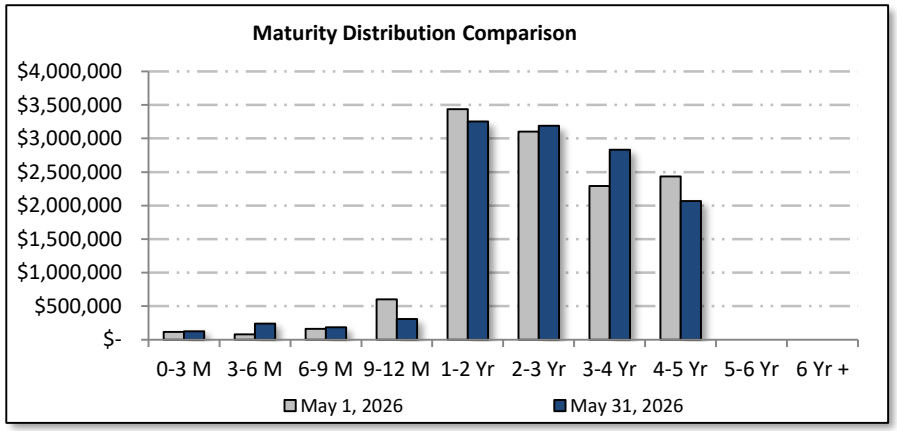


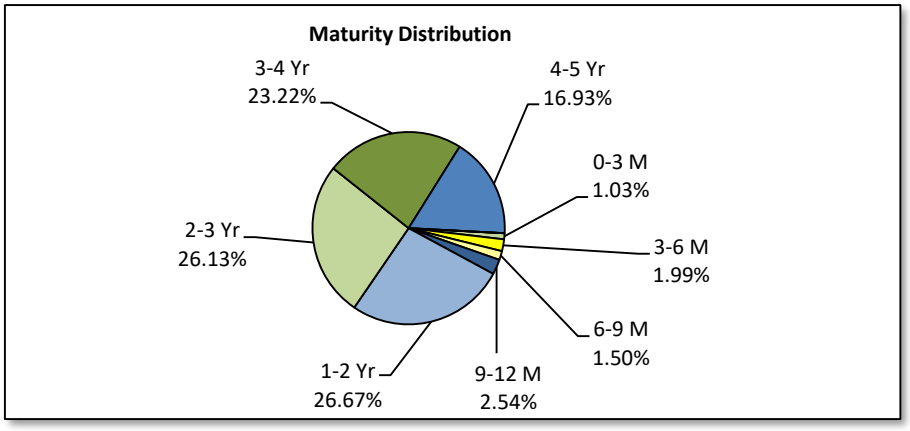
*Total return since inception date: December 1, 2012. Year to Date is Fiscal Year to Date.

Annualized total return performance presented for investment periods longer than one year. Return information obtained from Bloomberg.

City of San Jacinto Maturity Distribution Market Value Basis May 1, 2026 to May 31, 2026

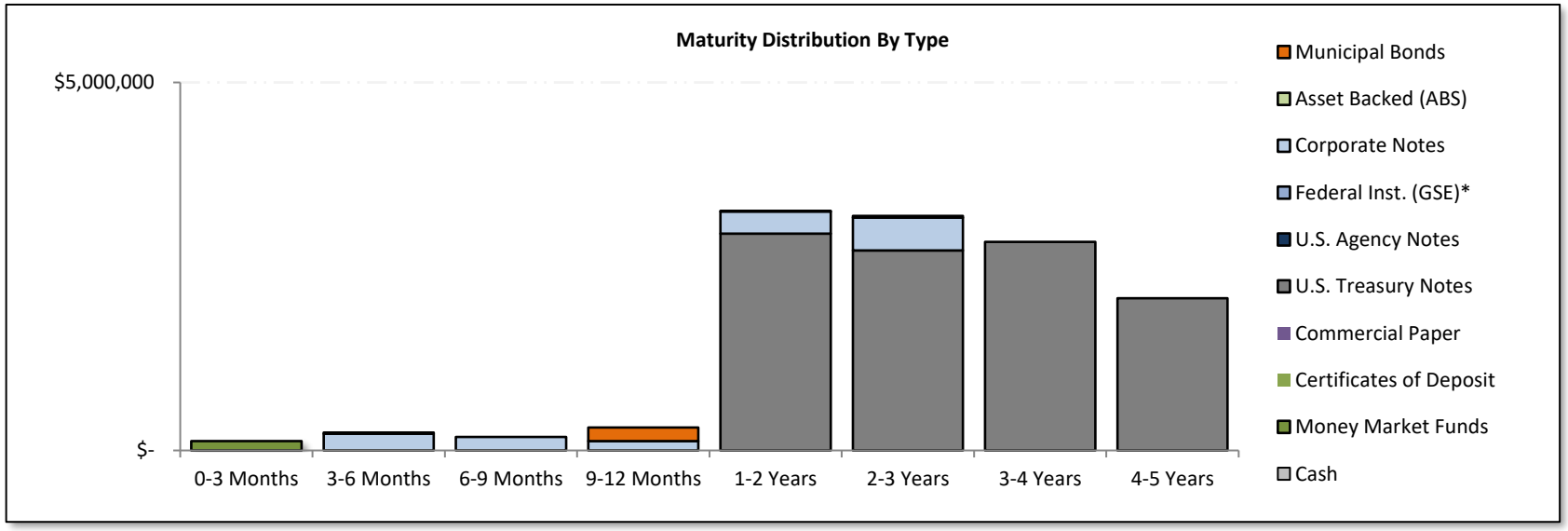
Maturity Distribution	May 1, 2026 Beginning Balance	May 31, 2026 Ending Balance	Portfolio Allocation	Distribution Change
0-3 Months	$ 116,879.91	$ 125,254.13	1.03%	0.07%
3-6 Months	80,904.42	242,306.46	1.99%	1.32%
6-9 Months	164,759.17	183,132.37	1.50%	0.15%
9-12 Months	603,934.38	309,583.03	2.54%	-2.40%
1-2 Years	3,436,954.50	3,255,086.72	26.67%	-1.42%
2-3 Years	3,102,628.35	3,188,458.87	26.13%	0.77%
3-4 Years	2,294,188.94	2,833,970.41	23.22%	4.47%
4-5 Years	2,434,369.25	2,065,858.82	16.93%	-2.97%
5-6 Years	-	-	0.00%	0.00%
6 Years +	-	-	0.00%	0.00%
Total Portfolio	**$ 12,234,618.91**	**$ 12,203,650.81**	**100.00%**	





City of San Jacinto Maturity Distribution Market Value Basis as of May 31, 2026

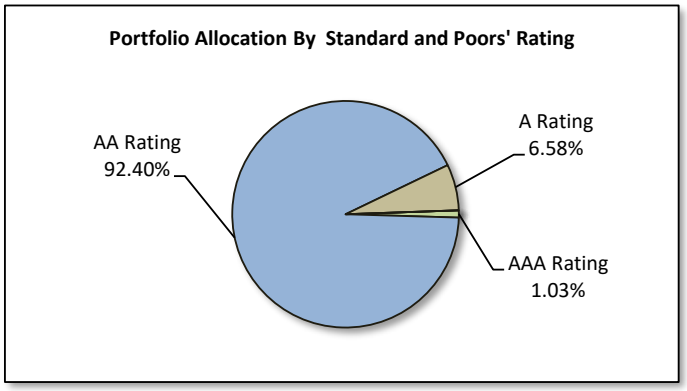
Security Distribution	0-3 Months	3-6 Months	6-9 Months	9-12 Months	1-2 Years	2-3 Years	3-4 Years	4-5 Years	Total Portfolio
Cash	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Money Market Funds	125,254	-	-	-	-	-	-	-	125,254
Certificates of Deposit	-	-	-	-	-	-	-	-	-
Commercial Paper	-	-	-	-	-	-	-	-	-
U.S. Treasury Notes	-	-	-	-	2,945,455	2,718,882	2,833,970	2,065,859	10,564,166
U.S. Agency Notes	-	-	-	-	-	-	-	-	-
Federal Inst. (GSE)*	-	-	-	-	-	-	-	-	-
Corporate Notes	-	227,150	183,132	126,518	299,418	443,899	-	-	1,280,119
Asset Backed (ABS)	-	-	-	-	-	-	-	-	-
Municipal Bonds	-	15,156	-	183,065	10,213	25,678	-	-	234,112
Total	**$ 125,254**	**$ 242,306**	**$ 183,132**	**$ 309,583**	**$ 3,255,087**	**$ 3,188,459**	**$ 2,833,970**	**$ 2,065,859**	**$ 12,203,651**



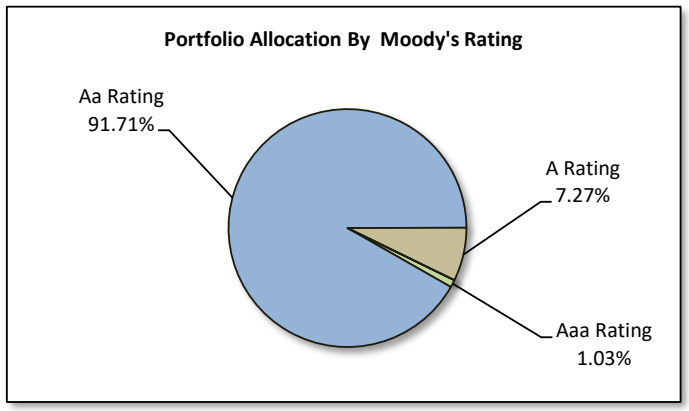
*Mortgage backed securities shown to effective maturity.

City of San Jacinto Rating Distribution Market Value Basis as of May 31, 2026

S&P Rating Distribution	May 31, 2026 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
A-1+	$ -	0.00%
A-1	-	0.00%
A-2	-	0.00%
Total Short Term Ratings	**$ -**	0.00%
Long Term Rating Distribution		
AAA Rating	$ 125,254.13	1.03%
AA Rating	11,275,600.76	92.40%
A Rating	802,795.92	6.58%
Below A	-	0.00%
Not Rated	-	0.00%
Total Long Term Rating	**$ 12,203,650.81**	100.00%
Total Portfolio	**$ 12,203,650.81**	**100.00%**

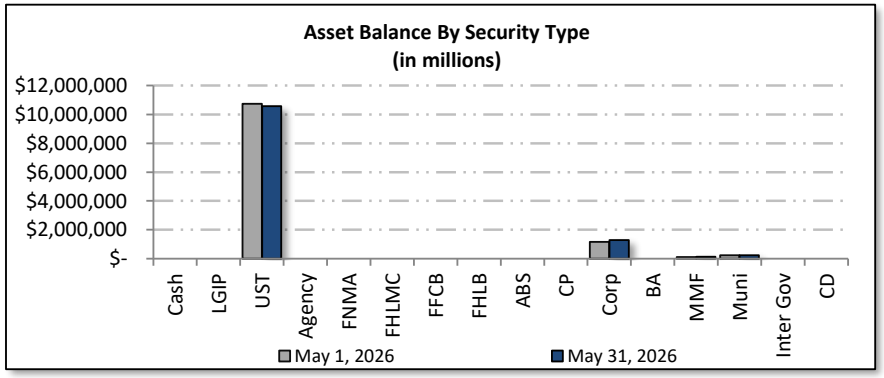


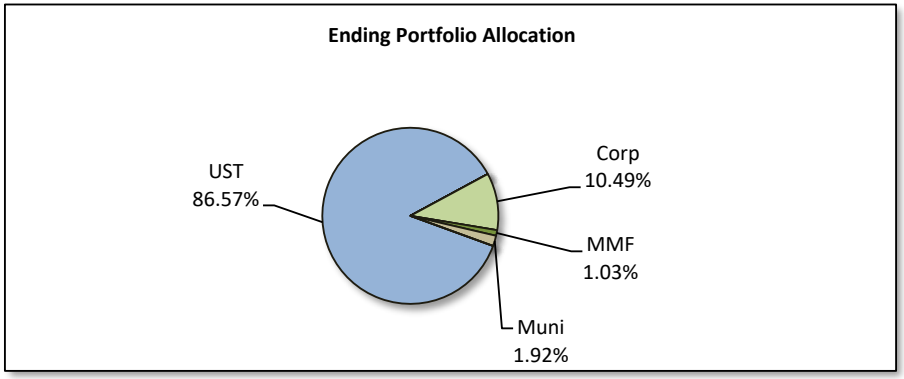
Moody's Rating Distribution	May 31, 2026 Ending Balance	Portfolio Allocation
Short Term Rating Distribution		
P-1	$ -	0.00%
P-2	-	0.00%
Total Short Term Ratings	**$ -**	0.00%
Long Term Rating Distribution		
Aaa Rating	$ 125,254.13	1.03%
Aa Rating	11,191,790.71	91.71%
A Rating	886,605.97	7.27%
Below A	-	0.00%
Not Rated	-	0.00%
Total Long Term Rating	**$ 12,203,650.81**	100.00%
Total Portfolio	**$ 12,203,650.81**	**100.00%**



City of San Jacinto Market Value Basis Security Distribution May 1, 2026 to May 31, 2026

Security Distribution	May 1, 2026 Beginning Balance	Portfolio Allocation	May 31, 2026 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	$ -	0.00%	$ -	0.00%	0.00%	0.00%
LGIP	-	0.00%	-	0.00%	0.00%	0.00%
U.S. Treasury Notes	10,724,488.57	87.66%	10,564,166.12	3.95%	86.57%	-1.09%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	**$ -**	**0.00%**	**$ -**	**0.00%**	**0.00%**	0.00%
Asset Backed Securities	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	1,158,205.70	9.47%	1,280,118.83	4.34%	10.49%	1.02%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	116,879.91	0.96%	125,254.13	3.26%	1.03%	0.07%
Municipal Bonds	235,044.73	1.92%	234,111.74	4.66%	1.92%	0.00%
Intergovernmental Funds	-	0.00%	-	0.00%	0.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Market Value	**$ 12,234,618.91**	**100.00%**	**$ 12,203,650.81**	**3.98%**	**100.00%**	

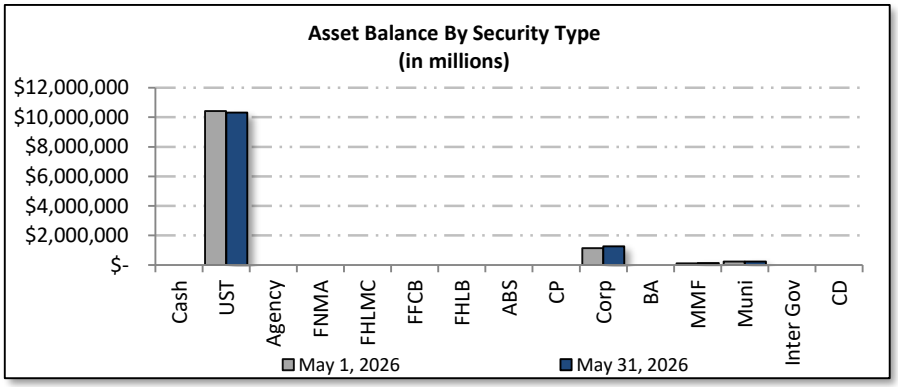


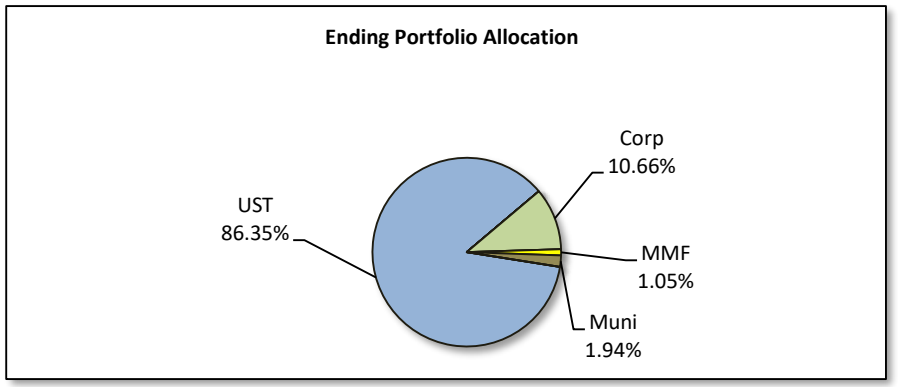


*Permitted allocation based on aggregate assets as defined within the investment policy.

City of San Jacinto Historical Cost Basis Security Distribution May 1, 2026 to May 31, 2026

Security Distribution	May 1, 2026 Beginning Balance	Portfolio Allocation	May 31, 2026 Ending Balance	Book Yield	Portfolio Allocation	Change in Allocation
Cash	$ -	0.00%	$ -	0.00%	0.00%	0.00%
U.S. Treasury Notes	10,422,213.12	87.48%	10,308,191.62	3.95%	86.35%	-1.13%
U.S. Agency Notes	-	0.00%	-	0.00%	0.00%	0.00%
FNMA	-	0.00%	-	0.00%	0.00%	0.00%
FHLMC	-	0.00%	-	0.00%	0.00%	0.00%
FFCB	-	0.00%	-	0.00%	0.00%	0.00%
FHLB	-	0.00%	-	0.00%	0.00%	0.00%
Fed Instrumentality Subtotal	**$ -**	**0.00%**	**$ -**	**0.00%**	**0.00%**	0.00%
Asset Backed Securities	-	0.00%	-	0.00%	0.00%	0.00%
Commercial Paper	-	0.00%	-	0.00%	0.00%	0.00%
Corporate Notes	1,143,006.20	9.59%	1,272,954.20	4.34%	10.66%	1.07%
Bankers Acceptances	-	0.00%	-	0.00%	0.00%	0.00%
Money Market Funds	116,879.91	0.98%	125,254.13	3.26%	1.05%	0.07%
Municipal Bonds	231,830.55	1.95%	231,830.55	4.66%	1.94%	0.00%
Intergovernmental Funds	-	0.00%	-	0.00%	0.00%	0.00%
Certificates of Deposit	-	0.00%	-	0.00%	0.00%	0.00%
Total Portfolio Historical Cost	**$ 11,913,929.78**	**100.00%**	**$ 11,938,230.50**	**3.98%**	**100.00%**	





*Permitted allocation based on aggregate assets as defined within the investment policy.

City of San Jacinto Portfolio Compliance May 1, 2026 to May 31, 2026

Policy Section	Description	Compliance Requirement	Compliant
IX. 1,2	Municipal Bonds	Rated A or better by 1 NRSRO, 5% issuer limitation, 30% total portfolio limit, 5-year maturity limit	Compliant
IX. 1	U.S. Treasury	No limitations	Compliant
IX. 2	Federal Agency	No limitations	Compliant
IX. 3	Bankers Acceptances	Rated A1 or better and have long term debt rated A or better by 2 NRSRO's; Maturity ≤ to 180 days, 40% total portfolio limit, 5% issuer limit	Compliant
IX. 4	Federally Insured Time Deposits	Limited to amounts covered under federal insurance; 20% total portfolio limit in combination with IX.5; 5-year maturity limit	Compliant
IX. 5	Time Deposits	Fully collateralized per CA law, 20% limit when combined with IX.4; Issuer must have long-term debt rated A or higher and/or short-term debt rated A1 or higher by 2 NRSRO's, 5-year maturity limit	Compliant
IX. 6	CDARS	30% limit in combination of CD's (including CDARS); 5-year maturity limit	Compliant
IX. 7	Negotiable CD's	Issuer must have long-term debt rated A or higher and/or short-term debt rated A1 or higher by 2 NRSRO's; Maturity ≤ to 5 years, 30% total portfolio limit, 5% issuer limit	Compliant
IX. 8	Collateralized Bank Deposits	Collateralized with pleged securities per CA Government Code Section 53651	Compliant
IX. 9	Repurchase Agreements	Collateralized at 102% in accordance with policy; 1-year maturity limit, no % portfolio limit, collateral held by custodian bank; subject to master repurchase agreement substantially in SIFMA's form	Compliant
IX. 10	Commercial Paper	Issuer is organized and operating in the U.S. with assets of at least $500 million; Issuer short-term ratings of A1 or higher and long-term ratings of A or higher by 2 NRSRO's; Maturity ≤ 270 days; 25% total portfolio limit; 5% issuer limit	Compliant
IX. 11	Local Agency Investment Fund	70% total portfolio limit, up to the maximum permitted balance	Compliant
IX. 12	Local Government Investment Pools	Riveride County Investment Fund limited to 70% of the portfolio; JPA Pools limited to 50% of the portfolio	Compliant
IX. 13	Corporate Bonds	Corporations organized and operating in the U.S. or depository institutions licensed by the U.S. or any state and operating in the U.S.; Rated in the A category or better by 2 NRSRO's, 5-year maturity limit; 30% total portfolio limit, 5% issuer limit	Compliant

Policy Section	Description	Compliance Requirement	Compliant
IX. 14	Pass-Through Securities	Issuer debt rated at least A by 2 NRSRO's; Must be rated in the AA category by 2 NRSRO's; 20% total portfolio limit, 5-year maturity limit	Compliant
IX. 17.e	Mutual Funds	Invests in securities authorized by specified provisions in CA Government Code Section 53601; have highest ranking by 2 NRSRO's; retained advisor registered (or exempt from registration) with 5-years experience investing in securities authorized by CA 53601 and at least $500 million of assets; 10% per fund limit; 20% limit when combined with IX.17.b	Compliant
IX. 17.b	Money Market Funds	Registered with SEC under 1940 Act, have highest ranking by 2 NRSRO's; retained advisor registered (or exempt from registration) with 5-years experience investing in securities authorized by CA 53601 and at least $500 million of assets; 20% total portfolio limit	Compliant
IX. 18	Supranationals	US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by IBRD, IFC, or IADB; rated AA or higher by 1 NRSRO; 30% total portfolio limit; 10% issuer limit; 5-year maturity limit	Compliant
X.A.1	Futures and Options	Prohibited	Compliant
X.A.2	Inverse Floaters, Range Notes, and Mortgage Derived IO Strips	Prohibited	Compliant
X.A.3	Potential Zero Accrual Securities	Prohibited	Compliant
X.A.5	Purchasing Securities on Margin	Prohibited	Compliant
X.A.6	Reverse Repos or other leverage	Prohibited	Compliant
X.A.7	Foreign Currency Securities	Prohibited	Compliant
X.B.2	Single Issuer Limitation	5% issuer limitation, except U.S. Government, its agencies & enterprises, Money Market Mutual Funds, Mutual Funds, LAIF, LGIP's, and Supranationals	Compliant
X.C.2	Callable Security Limitation	20% of total portfolio (excluding Make Whole Call securities)	Compliant
X.C.3	Maximum Security Maturity	Individual security maturities limited to 5-years or less	Compliant
X.C.4	Portfolio Duration Limitation	Average portfolio duration will be managed to be approximatly equal to the Market Benchmark selected by the City (typically +/- 20 of benchmark duration)	Compliant

Additional Disclosure

This information is for the sole purposes of the client and is not intended to provide specific advice or recommendations. Please review the contents of this information carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio, security detail, or any other facet of this information, please feel free to contact us.

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Clients may be permitted to establish one or more unmanaged accounts for the purposes of client reporting. Clients may also be permitted to provide externally managed assets for the purposes of client reporting. Public Trust defines unmanaged accounts or assets as one where the investment direction remains the sole responsibility of the client rather than the Investment Manager. Unmanaged accounts or external assets do not receive ongoing supervision and monitoring services. The Investment Manager does not make any investment recommendations and may not charge a fee for reporting on these accounts or assets. The primary purpose for this service is to include unmanaged accounts or assets owned by the client in the performance reports provided by the Investment Manager. The Investment Manager assumes no liability for the underlying performance of any unmanaged accounts or assets, and it is the client's sole responsibility for the accuracy or correctness of any such performance.

Beginning and ending balances are based on market value plus accrued interest on a trade date basis. Statements and reports made available to the end user either from Public Trust or through the online reporting platform may present information and portfolio analytics using various optional methods including, but not limited to, historical cost, amortized cost, and market value. All information is assumed to be correct, but the accuracy has not been confirmed and therefore is not guaranteed to be correct. Information is obtained from third party sources that may or may not be verified. The data in this report is unaudited and is only applicable for the date denoted on the report. Market values may change day-to-day based on numerous circumstances such as trading volume, news released about the underlying issuer, issuer performance, etc. Underlying market values may be priced via numerous aspects as certain securities are short term in nature and not readily traded. Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings.

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.

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Public Trust Advisors
717 17th Street, Suite 1850
Denver, CO 80202

City of San Jacinto Detail

Portfolio Holdings

Portfolio Income

Portfolio Transactions

Issuer Concentration

Security Concentration

Portfolio Activity Summary

Month End Report Trade Date copy

San Jacinto, City of (66779)

Month End (M11 Y2026)

05/01/2026 - 05/31/2026

Dated: 06/02/2026

Locked Down

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Dated: 06/02/2026

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Holdings Report Trade Date

As of 05/31/2026

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San Jacinto, City of (66779)

Dated: 06/02/2026

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
JOHN DEERE CAPITAL CORP 24422EXZ7 CORP 4.650	01/07/2028 01/07/2028 N ---	114,965.50 115,000.00 100.7338	01/06/2025 01/09/2025	A1 A A+	114,980.81 117,119.81	2,139.00 863.04	115,843.85 117,982.85
PACCAR FINANCIAL CORP 69371RT63 CORP 4.550	03/03/2028 03/03/2028 N ---	49,969.50 50,000.00 100.6825	02/20/2025 03/03/2025	A1 A+ NA	49,981.67 50,537.78	556.11 359.57	50,341.23 50,897.35
JOHN DEERE CAPITAL CORP 24422EXD6 CORP 5.150	09/08/2026 09/08/2026 N ---	64,953.85 65,000.00 100.3525	09/05/2023 09/08/2023	A1 A A+	64,995.59 65,767.38	771.78 233.55	65,229.14 66,000.93
CATERPILLAR FINANCIAL SERVICES CORP 14913UBD1 CORP 3.950	11/14/2028 11/14/2028 N ---	84,954.95 85,000.00 99.3743	11/10/2025 11/14/2025	A1 A A+	84,962.81 85,121.36	158.55 -494.65	84,468.16 84,626.71
AMAZON.COM INC 023135CS3 CORP 3.900	11/20/2028 11/20/2028 Y 10/20/2028	134,970.30 135,000.00 99.3093	11/17/2025 11/20/2025	A1 AA AA-	134,975.33 135,136.20	160.88 -907.81	134,067.52 134,228.40
TOYOTA MOTOR CREDIT CORP 89236TLD5 CORP 5.400	11/20/2026 11/20/2026 N ---	128,762.50 125,000.00 100.6618	10/02/2024 10/03/2024	A1 A+ A+	125,853.08 126,059.33	206.25 -25.83	125,827.26 126,033.51
PACCAR FINANCIAL CORP 69371RT55 CORP 4.500	11/25/2026 11/25/2026 N ---	34,970.25 35,000.00 100.2566	11/18/2024 11/25/2024	A1 A+ NA	34,992.60 35,018.85	26.25 97.20	35,089.80 35,116.05
ELI LILLY AND CO 532457CJ5 CORP 4.500	01/09/2027 02/09/2027 Y 01/09/2027	179,904.60 180,000.00 100.3402	02/07/2024 02/09/2024	Aa3 AA- NA	179,976.94 182,496.94	2,520.00 635.43	180,612.37 183,132.37
ALPHABET INC 02079KBJ5 CORP 3.700	02/15/2029 02/15/2029 Y 01/15/2029	79,709.60 80,000.00 98.6930	02/09/2026 02/13/2026	Aa2 AA+ NA	79,737.16 80,625.16	888.00 -782.78	78,954.38 79,842.38
AMAZON.COM INC 023135DC7 CORP 4.000	03/13/2029 03/13/2029 Y 02/13/2029	79,991.20 80,000.00 99.2830	03/10/2026 03/13/2026	A1 AA AA-	79,991.81 80,685.14	693.33 -565.38	79,426.43 80,119.76
TOYOTA MOTOR CREDIT CORP 89236TPQ2 CORP 4.050	03/13/2029 03/13/2029 N ---	64,976.60 65,000.00 99.2489	03/10/2026 03/13/2026	A1 A+ A+	64,978.21 65,548.59	570.38 -466.43	64,511.78 65,082.16
PACCAR FINANCIAL CORP 69371RT22 CORP 5.000	05/13/2027 05/13/2027 N ---	44,965.35 45,000.00 100.9704	05/06/2024 05/13/2024	A1 A+ NA	44,988.49 45,100.99	112.50 448.21	45,436.70 45,549.20
CATERPILLAR FINANCIAL SERVICES CORP 14913UAL4 CORP 5.000	05/14/2027 05/14/2027 N ---	79,912.00 80,000.00 100.9752	05/07/2024 05/14/2024	A1 A A+	79,970.68 80,159.57	188.89 809.50	80,780.18 80,969.07
MERCK & CO INC 58933YCE3 CORP 4.300	05/22/2028 05/22/2028 N ---	129,948.00 130,000.00 100.3064	05/18/2026 05/22/2026	Aa3 A+ NA	129,948.68 130,088.43	139.75 449.67	130,398.36 130,538.11
FIRST AMER:GVT OBLG Y 31846V203 MMFUND 3.260	05/31/2026 05/31/2026 N ---	125,254.13 125,254.13 1.0000	--- ---	Aaa AAAm AAA	125,254.13 125,254.13	0.00 0.00	125,254.13 125,254.13
HAWAII ST 419792M37 MUNI 5.000	10/01/2028 10/01/2028 N ---	25,510.25 25,000.00 101.8769	12/07/2023 12/19/2023	Aa2 AA+ AA	25,261.53 25,469.87	208.33 207.69	25,469.22 25,677.56

Holdings Report Trade Date

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San Jacinto, City of (66779)

Dated: 06/02/2026

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
HAWAII ST 419792M29 MUNI 5.000	10/01/2027 10/01/2027 N ---	10,168.30 10,000.00 101.3011	12/07/2023 12/19/2023	Aa2 AA+ AA	10,062.27 10,145.61	83.33 67.83	10,130.11 10,213.44
HAWAII ST 419792L95 MUNI 4.588	10/01/2026 10/01/2026 N ---	15,000.00 15,000.00 100.2752	12/07/2023 12/19/2023	Aa2 AA+ AA	15,000.00 15,114.70	114.70 41.28	15,041.28 15,155.98
CALIFORNIA ST 13063D3N6 MUNI 4.846	03/01/2027 03/01/2027 N ---	120,000.00 120,000.00 100.7136	03/09/2023 03/15/2023	Aa2 AA- AA	120,000.00 121,453.80	1,453.80 856.35	120,856.35 122,310.15
CONNECTICUT ST 20772KTJ8 MUNI 5.050	05/15/2027 05/15/2027 N ---	61,152.00 60,000.00 101.0332	06/01/2023 06/22/2023	Aa2 AA- AA	60,299.85 60,434.52	134.67 320.10	60,619.95 60,754.62
UNITED STATES TREASURY 91282CEW7 US GOV 3.250	06/30/2027 06/30/2027 N ---	136,181.25 135,000.00 99.3086	07/07/2022 07/08/2022	Aa1 AA+ AA+	135,271.70 137,113.96	1,842.27 -1,205.10	134,066.60 135,908.87
UNITED STATES TREASURY 9128282R0 US GOV 2.250	08/15/2027 08/15/2027 N ---	371,429.30 390,000.00 98.0410	08/29/2022 08/30/2022	Aa1 AA+ AA+	385,202.87 387,772.35	2,569.48 -2,842.91	382,359.96 384,929.44
UNITED STATES TREASURY 91282CAL5 US GOV 0.375	09/30/2027 09/30/2027 N ---	359,158.20 425,000.00 95.4199	11/28/2022 11/29/2022	Aa1 AA+ AA+	405,646.44 405,916.42	269.98 -111.78	405,534.67 405,804.65
UNITED STATES TREASURY 91282CFZ9 US GOV 3.875	11/30/2027 11/30/2027 N ---	541,415.82 535,000.00 99.8594	01/26/2023 01/30/2023	Aa1 AA+ AA+	537,114.15 537,170.79	56.64 -2,866.50	534,247.66 534,304.30
UNITED STATES TREASURY 91282CBB6 US GOV 0.625	12/31/2027 12/31/2027 N ---	312,635.55 370,000.00 94.8965	03/09/2023 03/13/2023	Aa1 AA+ AA+	349,844.89 350,815.89	970.99 1,272.10	351,116.99 352,087.99
UNITED STATES TREASURY 91282CBS9 US GOV 1.250	03/31/2028 03/31/2028 N ---	223,007.81 250,000.00 95.1895	05/01/2023 05/03/2023	Aa1 AA+ AA+	239,374.80 239,904.17	529.37 -1,401.17	237,973.63 238,503.00
UNITED STATES TREASURY 91282CFM8 US GOV 4.125	09/30/2027 09/30/2027 N ---	179,690.63 180,000.00 100.2305	06/22/2023 06/26/2023	Aa1 AA+ AA+	179,900.77 181,158.55	1,257.79 514.08	180,414.84 181,672.63
UNITED STATES TREASURY 91282CCE9 US GOV 1.250	05/31/2028 05/31/2028 N ---	65,619.14 75,000.00 94.7598	06/22/2023 06/26/2023	Aa1 AA+ AA+	70,972.98 70,975.54	2.56 96.85	71,069.82 71,072.39
UNITED STATES TREASURY 91282CCE9 US GOV 1.250	05/31/2028 05/31/2028 N ---	217,333.98 250,000.00 94.7598	08/02/2023 08/04/2023	Aa1 AA+ AA+	235,659.98 235,668.52	8.54 1,239.43	236,899.41 236,907.95
UNITED STATES TREASURY 91282CHA2 US GOV 3.500	04/30/2028 04/30/2028 N ---	140,259.18 145,000.00 99.0820	08/02/2023 08/04/2023	Aa1 AA+ AA+	142,975.06 143,416.36	441.30 693.89	143,668.95 144,110.25
UNITED STATES TREASURY 91282CHK0 US GOV 4.000	06/30/2028 06/30/2028 N ---	123,330.08 125,000.00 99.9844	08/29/2023 08/30/2023	Aa1 AA+ AA+	124,242.05 126,341.49	2,099.45 738.42	124,980.47 127,079.92
UNITED STATES TREASURY 91282CCH2 US GOV 1.250	06/30/2028 06/30/2028 N ---	238,498.05 275,000.00 94.5508	08/29/2023 08/30/2023	Aa1 AA+ AA+	258,372.63 259,816.00	1,443.37 1,642.02	260,014.65 261,458.02

Holdings Report Trade Date

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San Jacinto, City of (66779)

Dated: 06/02/2026

Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
UNITED STATES TREASURY 91282CCV1 US GOV 1.125	08/31/2028 08/31/2028 N ---	125,929.69 150,000.00 93.8398	10/03/2023 10/05/2023	Aa1 AA+ AA+	138,275.27 138,701.73	426.46 2,484.49	140,759.77 141,186.23
UNITED STATES TREASURY 91282CCV1 US GOV 1.125	08/31/2028 08/31/2028 N ---	106,005.86 125,000.00 93.8398	11/02/2023 11/03/2023	Aa1 AA+ AA+	115,630.27 115,985.65	355.38 1,669.54	117,299.80 117,655.19
UNITED STATES TREASURY 912810FF0 US GOV 5.250	11/15/2028 11/15/2028 N ---	131,210.94 125,000.00 102.8555	12/06/2023 12/08/2023	Aa1 AA+ AA+	128,244.93 128,548.09	303.16 324.41	128,569.34 128,872.49
UNITED STATES TREASURY 91282CCY5 US GOV 1.250	09/30/2028 09/30/2028 N ---	100,494.73 115,000.00 93.8750	12/06/2023 12/08/2023	Aa1 AA+ AA+	107,618.48 107,861.99	243.51 337.77	107,956.25 108,199.76
UNITED STATES TREASURY 91282CDP3 US GOV 1.375	12/31/2028 12/31/2028 N ---	89,226.56 100,000.00 93.5352	02/01/2024 02/02/2024	Aa1 AA+ AA+	94,090.62 94,667.97	577.35 -555.47	93,535.16 94,112.50
UNITED STATES TREASURY 91282CHK0 US GOV 4.000	06/30/2028 06/30/2028 N ---	99,378.91 100,000.00 99.9844	03/07/2024 03/11/2024	Aa1 AA+ AA+	99,688.72 101,368.28	1,679.56 295.65	99,984.38 101,663.93
UNITED STATES TREASURY 91282CDW8 US GOV 1.750	01/31/2029 01/31/2029 N ---	103,028.32 115,000.00 94.2539	03/07/2024 03/11/2024	Aa1 AA+ AA+	108,182.60 108,855.28	672.69 209.40	108,391.99 109,064.68
UNITED STATES TREASURY 91282CKD2 US GOV 4.250	02/28/2029 02/28/2029 N ---	100,671.87 100,000.00 100.5234	03/07/2024 03/11/2024	Aa1 AA+ AA+	100,388.59 101,462.63	1,074.05 134.85	100,523.44 101,597.49
UNITED STATES TREASURY 91282CDW8 US GOV 1.750	01/31/2029 01/31/2029 N ---	155,374.02 175,000.00 94.2539	04/04/2024 04/05/2024	Aa1 AA+ AA+	163,654.45 164,678.10	1,023.65 1,289.88	164,944.34 165,967.99
UNITED STATES TREASURY 91282CKD2 US GOV 4.250	02/28/2029 02/28/2029 N ---	74,739.26 75,000.00 100.5234	04/04/2024 04/05/2024	Aa1 AA+ AA+	74,848.81 75,654.34	805.54 543.77	75,392.58 76,198.11
UNITED STATES TREASURY 91282CEE7 US GOV 2.375	03/31/2029 03/31/2029 N ---	144,012.50 160,000.00 95.5742	04/29/2024 04/30/2024	Aa1 AA+ AA+	150,363.69 151,007.41	643.72 2,555.06	152,918.75 153,562.47
UNITED STATES TREASURY 91282CES6 US GOV 2.750	05/31/2029 05/31/2029 N ---	116,333.01 125,000.00 96.3633	06/06/2024 06/07/2024	Aa1 AA+ AA+	119,566.19 119,575.59	9.39 887.91	120,454.10 120,463.49
UNITED STATES TREASURY 91282CKG5 US GOV 4.125	03/31/2029 03/31/2029 N ---	99,183.59 100,000.00 100.2031	06/06/2024 06/07/2024	Aa1 AA+ AA+	99,503.14 100,201.92	698.77 699.98	100,203.13 100,901.90
UNITED STATES TREASURY 91282CES6 US GOV 2.750	05/31/2029 05/31/2029 N ---	79,126.37 85,000.00 96.3633	07/03/2024 07/05/2024	Aa1 AA+ AA+	81,266.33 81,272.72	6.39 642.46	81,908.79 81,915.18
UNITED STATES TREASURY 91282CKT7 US GOV 4.500	05/31/2029 05/31/2029 N ---	205,632.81 200,000.00 101.2383	08/01/2024 08/02/2024	Aa1 AA+ AA+	203,624.39 203,648.98	24.59 -1,147.82	202,476.56 202,501.15
UNITED STATES TREASURY 912828YB0 US GOV 1.625	08/15/2029 08/15/2029 N ---	182,398.44 200,000.00 92.7891	09/04/2024 09/05/2024	Aa1 AA+ AA+	188,235.30 189,186.96	951.66 -2,657.18	185,578.13 186,529.78

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Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
UNITED STATES TREASURY 91282CKX8 US GOV 4.250	06/30/2029 06/30/2029 N ---	128,540.04 125,000.00 100.5430	09/04/2024 09/05/2024	Aa1 AA+ AA+	127,335.97 129,566.63	2,230.66 -1,657.26	125,678.71 127,909.37
UNITED STATES TREASURY 91282CFL0 US GOV 3.875	09/30/2029 09/30/2029 N ---	168,067.58 170,000.00 99.3867	10/30/2024 10/31/2024	Aa1 AA+ AA+	168,652.33 169,768.25	1,115.92 305.09	168,957.42 170,073.34
UNITED STATES TREASURY 912828YS3 US GOV 1.750	11/15/2029 11/15/2029 N ---	107,718.75 120,000.00 92.6055	12/05/2024 12/06/2024	Aa1 AA+ AA+	111,165.89 111,262.91	97.01 -39.33	111,126.56 111,223.57
UNITED STATES TREASURY 91282CLR0 US GOV 4.125	10/31/2029 10/31/2029 N ---	185,267.38 185,000.00 100.1367	12/05/2024 12/06/2024	Aa1 AA+ AA+	185,196.12 185,859.71	663.59 56.81	185,252.93 185,916.52
UNITED STATES TREASURY 91282CFT3 US GOV 4.000	10/31/2029 10/31/2029 N ---	83,319.92 85,000.00 99.7578	01/08/2025 01/09/2025	Aa1 AA+ AA+	83,774.44 84,070.10	295.65 1,019.70	84,794.14 85,089.79
UNITED STATES TREASURY 91282CMA6 US GOV 4.125	11/30/2029 11/30/2029 N ---	198,343.75 200,000.00 100.1406	02/04/2025 02/05/2025	Aa1 AA+ AA+	198,771.59 198,794.13	22.54 1,509.66	200,281.25 200,303.79
UNITED STATES TREASURY 91282CFY2 US GOV 3.875	11/30/2029 11/30/2029 N ---	213,950.20 215,000.00 99.3281	03/04/2025 03/05/2025	Aa1 AA+ AA+	214,214.34 214,237.10	22.76 -658.87	213,555.47 213,578.23
UNITED STATES TREASURY 912828Z94 US GOV 1.500	02/15/2030 02/15/2030 N ---	106,635.94 120,000.00 91.1992	03/04/2025 03/05/2025	Aa1 AA+ AA+	109,753.22 110,280.29	527.07 -314.16	109,439.06 109,966.13
UNITED STATES TREASURY 91282CMG3 US GOV 4.250	01/31/2030 01/31/2030 N ---	227,794.92 225,000.00 100.5234	04/02/2025 04/03/2025	Aa1 AA+ AA+	227,176.97 230,373.28	3,196.31 -999.24	226,177.73 229,374.04
UNITED STATES TREASURY 91282CMS7 US GOV 3.875	03/15/2028 03/15/2028 N ---	120,642.19 120,000.00 99.8027	05/01/2025 05/05/2025	Aa1 AA+ AA+	120,411.55 121,397.15	985.60 -648.27	119,763.28 120,748.88
UNITED STATES TREASURY 9128285M8 US GOV 3.125	11/15/2028 11/15/2028 N ---	117,581.25 120,000.00 97.9023	05/01/2025 05/05/2025	Aa1 AA+ AA+	118,285.25 118,458.49	173.23 -802.44	117,482.81 117,656.05
UNITED STATES TREASURY 91282CMU2 US GOV 4.000	03/31/2030 03/31/2030 N ---	250,800.78 250,000.00 99.6641	06/04/2025 06/05/2025	Aa1 AA+ AA+	250,657.34 252,351.33	1,693.99 -1,497.19	249,160.16 250,854.15
UNITED STATES TREASURY 912828ZQ6 US GOV 0.625	05/15/2030 05/15/2030 N ---	127,910.16 150,000.00 87.4258	06/04/2025 06/05/2025	Aa1 AA+ AA+	131,999.08 132,042.38	43.31 -860.40	131,138.67 131,181.98
UNITED STATES TREASURY 91282CNG2 US GOV 4.000	05/31/2030 05/31/2030 N ---	236,670.70 235,000.00 99.6172	07/01/2025 07/02/2025	Aa1 AA+ AA+	236,387.92 236,413.60	25.68 -2,287.53	234,100.39 234,126.07
UNITED STATES TREASURY 91282CNL1 US GOV 3.750	06/30/2027 06/30/2027 N ---	64,763.87 65,000.00 99.8340	07/31/2025 08/01/2025	Aa1 AA+ AA+	64,865.57 65,889.05	1,023.48 26.52	64,892.09 65,915.57
UNITED STATES TREASURY 91282CMZ1 US GOV 3.875	04/30/2030 04/30/2030 N ---	149,625.00 150,000.00 99.1836	07/31/2025 08/01/2025	Aa1 AA+ AA+	149,691.95 150,197.39	505.43 -916.56	148,775.39 149,280.83

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Description, Identifier, Security Type, Coupon	Effective Maturity, Final Maturity, Callable, Next Call Date	Original Cost, Current Units, Market Price	Trade Date, Settle Date	Moodys Rating, S&P Rating, Fitch Rating	Book Value, Book Value + Accrued	Accrued Balance, Net Unrealized Gain/Loss	Market Value, Market Value + Accrued
UNITED STATES TREASURY 91282CGZ8 US GOV 3.500	04/30/2030 04/30/2030 N ---	178,509.38 180,000.00 97.8398	08/27/2025 08/28/2025	Aa1 AA+ AA+	178,740.75 179,288.58	547.83 -2,629.03	176,111.72 176,659.54
UNITED STATES TREASURY 91282CAE1 US GOV 0.625	08/15/2030 08/15/2030 N ---	154,975.78 180,000.00 86.6523	08/27/2025 08/28/2025	Aa1 AA+ AA+	158,509.98 158,839.40	329.42 -2,535.76	155,974.22 156,303.64
UNITED STATES TREASURY 91282CNN7 US GOV 3.875	07/31/2030 07/31/2030 N ---	126,005.86 125,000.00 99.1055	10/01/2025 10/02/2025	Aa1 AA+ AA+	125,882.18 127,501.23	1,619.04 -2,000.35	123,881.84 125,500.88
UNITED STATES TREASURY 91282CNX5 US GOV 3.625	08/31/2030 08/31/2030 N ---	273,968.75 275,000.00 98.0859	10/30/2025 10/31/2025	Aa1 AA+ AA+	274,094.07 276,613.34	2,519.28 -4,357.74	269,736.33 272,255.60
UNITED STATES TREASURY 91282CJM4 US GOV 4.375	11/30/2030 11/30/2030 N ---	180,516.60 175,000.00 101.0078	12/01/2025 12/02/2025	Aa1 AA+ AA+	180,011.61 180,032.53	20.92 -3,247.94	176,763.67 176,784.59
UNITED STATES TREASURY 91282CAV3 US GOV 0.875	11/15/2030 11/15/2030 N ---	153,042.97 175,000.00 86.9102	12/01/2025 12/02/2025	Aa1 AA+ AA+	155,083.39 155,154.13	70.74 -2,990.62	152,092.77 152,163.51
UNITED STATES TREASURY 91282CAV3 US GOV 0.875	11/15/2030 11/15/2030 N ---	174,968.75 200,000.00 86.9102	01/06/2026 01/07/2026	Aa1 AA+ AA+	176,869.10 176,949.94	80.84 -3,048.79	173,820.31 173,901.15
UNITED STATES TREASURY 91282CJG7 US GOV 4.875	10/31/2030 10/31/2030 N ---	209,031.25 200,000.00 102.9961	02/03/2026 02/04/2026	Aa1 AA+ AA+	208,477.02 209,324.85	847.83 -2,484.84	205,992.19 206,840.01
UNITED STATES TREASURY 91282CPW5 US GOV 3.750	01/31/2031 01/31/2031 N ---	301,382.81 300,000.00 98.3984	03/03/2026 03/04/2026	Aa1 AA+ AA+	301,323.15 305,083.51	3,760.36 -6,127.84	295,195.31 298,955.67
UNITED STATES TREASURY 91282CNU1 US GOV 3.625	08/15/2028 08/15/2028 N ---	149,361.33 150,000.00 99.1836	04/01/2026 04/02/2026	Aa1 AA+ AA+	149,406.11 150,998.30	1,592.20 -630.71	148,775.39 150,367.59
UNITED STATES TREASURY 91282CBL4 US GOV 1.125	02/15/2031 02/15/2031 N ---	166,695.31 190,000.00 87.3086	04/01/2026 04/02/2026	Aa1 AA+ AA+	167,421.52 168,047.42	625.90 -1,535.19	165,886.33 166,512.23
UNITED STATES TREASURY 91282CGH8 US GOV 3.500	01/31/2028 01/31/2028 N ---	377,892.19 380,000.00 99.2168	04/01/2026 04/02/2026	Aa1 AA+ AA+	378,083.35 382,528.93	4,445.58 -1,059.53	377,023.83 381,469.41
UNITED STATES TREASURY 91282CKN0 US GOV 4.625	04/30/2031 04/30/2031 N ---	102,667.97 100,000.00 102.1133	05/01/2026 05/04/2026	Aa1 AA+ AA+	102,630.90 103,033.08	402.17 -517.62	102,113.28 102,515.46
UNITED STATES TREASURY 91282CLC3 US GOV 4.000	07/31/2029 07/31/2029 N ---	100,234.37 100,000.00 99.8125	05/01/2026 05/04/2026	Aa1 AA+ AA+	100,230.53 101,567.55	1,337.02 -418.03	99,812.50 101,149.52
UNITED STATES TREASURY 91282CNH0 US GOV 3.875	06/15/2028 06/15/2028 N ---	350,000.00 350,000.00 99.7422	05/01/2026 05/04/2026	Aa1 AA+ AA+	350,000.00 356,259.62	6,259.62 -902.34	349,097.66 355,357.27
--- **---** **---** **---**	**01/12/2029** **01/12/2029** **---** **---**	**11,938,230.50** **12,445,254.13** **---**	**---** **---**	**Aa2** **AA** **AA+**	**12,169,074.97** **12,238,270.03**	**69,195.06** **-34,619.22**	**12,134,455.75** **12,203,650.81**

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Dated: 06/02/2026

Identifier, Description	Final Maturity	Ending Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Earned Income	Interest Payment Received, Ending Interest Due
91282CKN0 UNITED STATES TREASURY	04/30/2031	100,000.00	351.90	0.00 0.00	0.00	-37.07	0.00	314.84	0.00 0.00
91282CBL4 UNITED STATES TREASURY	02/15/2031	190,000.00	183.05	0.00 0.00	375.21	0.00	0.00	558.25	0.00 0.00
91282CPW5 UNITED STATES TREASURY	01/31/2031	300,000.00	963.40	0.00 0.00	0.00	-20.78	0.00	942.62	0.00 0.00
91282CJM4 UNITED STATES TREASURY	11/30/2030	175,000.00	651.93	0.00 0.00	0.00	-86.52	0.00	565.41	0.00 3,828.13
91282CAV3 UNITED STATES TREASURY	11/15/2030	175,000.00	129.96	0.00 0.00	349.55	0.00	0.00	479.51	765.63 0.00
91282CAV3 UNITED STATES TREASURY	11/15/2030	200,000.00	148.52	0.00 0.00	405.98	0.00	0.00	554.51	875.00 0.00
91282CJG7 UNITED STATES TREASURY	10/31/2030	200,000.00	821.33	0.00 0.00	0.00	-149.62	0.00	671.71	0.00 0.00
91282CNX5 UNITED STATES TREASURY	08/31/2030	275,000.00	839.76	0.00 0.00	16.90	0.00	0.00	856.65	0.00 0.00
91282CAE1 UNITED STATES TREASURY	08/15/2030	180,000.00	96.34	0.00 0.00	403.87	0.00	0.00	500.21	0.00 0.00
91282CNN7 UNITED STATES TREASURY	07/31/2030	125,000.00	414.80	0.00 0.00	0.00	-16.74	0.00	398.06	0.00 0.00
91282CNG2 UNITED STATES TREASURY	05/31/2030	235,000.00	800.41	0.00 0.00	0.00	-27.13	0.00	773.28	0.00 4,700.00
912828ZQ6 UNITED STATES TREASURY	05/15/2030	150,000.00	79.57	0.00 0.00	357.14	0.00	0.00	436.70	468.75 0.00
91282CMZ1 UNITED STATES TREASURY	04/30/2030	150,000.00	489.64	0.00 0.00	6.18	0.00	0.00	495.82	0.00 0.00
91282CGZ8 UNITED STATES TREASURY	04/30/2030	180,000.00	530.71	0.00 0.00	25.37	0.00	0.00	556.08	0.00 0.00
91282CMU2 UNITED STATES TREASURY	03/31/2030	250,000.00	846.99	0.00 0.00	0.00	-13.53	0.00	833.47	0.00 0.00
912828Z94 UNITED STATES TREASURY	02/15/2030	120,000.00	154.14	0.00 0.00	219.44	0.00	0.00	373.58	0.00 0.00
91282CMG3 UNITED STATES TREASURY	01/31/2030	225,000.00	818.89	0.00 0.00	0.00	-47.14	0.00	771.75	0.00 0.00
91282CMA6 UNITED STATES TREASURY	11/30/2029	200,000.00	702.49	0.00 0.00	27.45	0.00	0.00	729.94	0.00 4,125.00
91282CFY2 UNITED STATES TREASURY	11/30/2029	215,000.00	709.40	0.00 0.00	17.67	0.00	0.00	727.08	0.00 4,165.63
912828YS3 UNITED STATES TREASURY	11/15/2029	120,000.00	178.23	0.00 0.00	202.22	0.00	0.00	380.44	1,050.00 0.00
91282CLR0 UNITED STATES TREASURY	10/31/2029	185,000.00	642.85	0.00 0.00	0.00	-4.54	0.00	638.31	0.00 0.00
91282CFT3 UNITED STATES TREASURY	10/31/2029	85,000.00	286.41	0.00 0.00	28.24	0.00	0.00	314.65	0.00 0.00
91282CFL0 UNITED STATES TREASURY	09/30/2029	170,000.00	557.96	0.00 0.00	32.11	0.00	0.00	590.06	0.00 0.00
912828YB0 UNITED STATES TREASURY	08/15/2029	200,000.00	278.31	0.00 0.00	296.23	0.00	0.00	574.54	0.00 0.00
91282CLC3 UNITED STATES TREASURY	07/31/2029	100,000.00	309.40	0.00 0.00	0.00	-3.84	0.00	305.56	0.00 0.00
91282CKX8 UNITED STATES TREASURY	06/30/2029	125,000.00	454.94	0.00 0.00	0.00	-61.08	0.00	393.86	0.00 0.00
91282CES6 UNITED STATES TREASURY	05/31/2029	125,000.00	292.70	0.00 0.00	143.26	0.00	0.00	435.97	0.00 1,718.75
91282CES6 UNITED STATES TREASURY	05/31/2029	85,000.00	199.04	0.00 0.00	98.41	0.00	0.00	297.45	0.00 1,168.75
91282CKT7 UNITED STATES TREASURY	05/31/2029	200,000.00	766.35	0.00 0.00	0.00	-96.32	0.00	670.03	0.00 4,500.00
91282CEE7 UNITED STATES TREASURY	03/31/2029	160,000.00	321.86	0.00 0.00	271.04	0.00	0.00	592.89	0.00 0.00

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Identifier, Description	Final Maturity	Ending Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Earned Income	Interest Payment Received, Ending Interest Due
91282CKG5 UNITED STATES TREASURY	03/31/2029	100,000.00	349.39	0.00 0.00	14.04	0.00	0.00	363.43	0.00 0.00
023135DC7 AMAZON.COM INC	03/13/2029	80,000.00	266.67	0.00 0.00	0.23	0.00	0.00	266.90	0.00 0.00
89236TPQ2 TOYOTA MOTOR CREDIT CORP	03/13/2029	65,000.00	219.38	0.00 0.00	0.62	0.00	0.00	220.00	0.00 0.00
91282CKD2 UNITED STATES TREASURY	02/28/2029	100,000.00	358.02	0.00 0.00	0.00	-11.27	0.00	346.75	0.00 0.00
91282CKD2 UNITED STATES TREASURY	02/28/2029	75,000.00	268.51	0.00 0.00	4.37	0.00	0.00	272.88	0.00 0.00
02079KBJ5 ALPHABET INC	02/15/2029	80,000.00	246.67	0.00 0.00	7.91	0.00	0.00	254.58	0.00 0.00
91282CDW8 UNITED STATES TREASURY	01/31/2029	115,000.00	172.34	0.00 0.00	206.69	0.00	0.00	379.03	0.00 0.00
91282CDW8 UNITED STATES TREASURY	01/31/2029	175,000.00	262.26	0.00 0.00	342.85	0.00	0.00	605.11	0.00 0.00
91282CDP3 UNITED STATES TREASURY	12/31/2028	100,000.00	117.75	0.00 0.00	184.62	0.00	0.00	302.37	0.00 0.00
023135CS3 AMAZON.COM INC	11/20/2028	135,000.00	438.75	0.00 0.00	0.81	0.00	0.00	439.56	2,632.50 0.00
912810FF0 UNITED STATES TREASURY	11/15/2028	125,000.00	556.96	0.00 0.00	0.00	-106.62	0.00	450.33	3,281.25 0.00
9128285M8 UNITED STATES TREASURY	11/15/2028	120,000.00	318.26	0.00 0.00	56.61	0.00	0.00	374.88	1,875.00 0.00
14913UBD1 CATERPILLAR FINANCIAL SERVICES CORP	11/14/2028	85,000.00	279.79	0.00 0.00	1.23	0.00	0.00	281.02	1,678.75 0.00
419792M37 HAWAII ST	10/01/2028	25,000.00	104.17	0.00 0.00	0.00	-9.05	0.00	95.12	0.00 0.00
91282CCY5 UNITED STATES TREASURY	09/30/2028	115,000.00	121.76	0.00 0.00	256.54	0.00	0.00	378.30	0.00 0.00
91282CCV1 UNITED STATES TREASURY	08/31/2028	150,000.00	142.15	0.00 0.00	416.52	0.00	0.00	558.68	0.00 0.00
91282CCV1 UNITED STATES TREASURY	08/31/2028	125,000.00	118.46	0.00 0.00	333.45	0.00	0.00	451.91	0.00 0.00
91282CNU1 UNITED STATES TREASURY	08/15/2028	150,000.00	465.64	0.00 0.00	23.13	0.00	0.00	488.78	0.00 0.00
91282CHK0 UNITED STATES TREASURY	06/30/2028	125,000.00	428.18	0.00 0.00	29.64	0.00	0.00	457.81	0.00 0.00
91282CCH2 UNITED STATES TREASURY	06/30/2028	275,000.00	294.37	0.00 0.00	650.03	0.00	0.00	944.40	0.00 0.00
91282CHK0 UNITED STATES TREASURY	06/30/2028	100,000.00	342.54	0.00 0.00	12.19	0.00	0.00	354.73	0.00 0.00
91282CNH0 UNITED STATES TREASURY	06/15/2028	350,000.00	1,043.27	0.00 0.00	0.00	0.00	0.00	1,043.27	0.00 0.00
91282CCE9 UNITED STATES TREASURY	05/31/2028	75,000.00	79.83	0.00 0.00	163.30	0.00	0.00	243.13	0.00 468.75
91282CHE4 UNITED STATES TREASURY	05/31/2028	0.00	217.60	0.00 -216.34	22.30	0.00	0.00	23.56	0.00 0.00
91282CCE9 UNITED STATES TREASURY	05/31/2028	250,000.00	266.09	0.00 0.00	580.07	0.00	0.00	846.16	0.00 1,562.50
58933YCE3 MERCK & CO INC	05/22/2028	130,000.00	139.75	0.00 0.00	0.68	0.00	0.00	140.43	0.00 0.00
91282CHA2 UNITED STATES TREASURY	04/30/2028	145,000.00	427.51	0.00 0.00	86.24	0.00	0.00	513.75	0.00 0.00
91282CBS9 UNITED STATES TREASURY	03/31/2028	250,000.00	264.69	0.00 0.00	477.08	0.00	0.00	741.76	0.00 0.00
91282CMS7 UNITED STATES TREASURY	03/15/2028	120,000.00	391.71	0.00 0.00	0.00	-18.80	0.00	372.91	0.00 0.00
69371RT63 PACCAR FINANCIAL CORP	03/03/2028	50,000.00	189.58	0.00 0.00	0.85	0.00	0.00	190.43	0.00 0.00

Income Detail Report Trade Date

San Jacinto, City of (66779)

05/01/2026 - 05/31/2026

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Dated: 06/02/2026

Identifier, Description	Final Maturity	Ending Current Units	Earned Interest Income	Realized Gain, Realized Loss	Accretion Income	Amortization Expense	Misc Income	Net Earned Income	Interest Payment Received, Ending Interest Due
91282CGH8 UNITED STATES TREASURY	01/31/2028	380,000.00	1,138.95	0.00 0.00	98.77	0.00	0.00	1,237.72	0.00 0.00
24422EXZ7 JOHN DEERE CAPITAL CORP	01/07/2028	115,000.00	445.63	0.00 0.00	0.98	0.00	0.00	446.61	0.00 0.00
91282CBB6 UNITED STATES TREASURY	12/31/2027	370,000.00	198.03	0.00 0.00	1,049.61	0.00	0.00	1,247.64	0.00 0.00
91282CFZ9 UNITED STATES TREASURY	11/30/2027	535,000.00	1,765.26	0.00 0.00	0.00	-116.07	0.00	1,649.20	0.00 10,365.63
419792M29 HAWAII ST	10/01/2027	10,000.00	41.67	0.00 0.00	0.00	-3.86	0.00	37.81	0.00 0.00
91282CAL5 UNITED STATES TREASURY	09/30/2027	425,000.00	134.99	0.00 0.00	1,205.12	0.00	0.00	1,340.11	0.00 0.00
91282CFM8 UNITED STATES TREASURY	09/30/2027	180,000.00	628.89	0.00 0.00	6.17	0.00	0.00	635.06	0.00 0.00
9128282R0 UNITED STATES TREASURY	08/15/2027	390,000.00	751.45	0.00 0.00	333.43	0.00	0.00	1,084.88	0.00 0.00
91282CEW7 UNITED STATES TREASURY	06/30/2027	135,000.00	375.73	0.00 0.00	0.00	-21.09	0.00	354.63	0.00 0.00
91282CNL1 UNITED STATES TREASURY	06/30/2027	65,000.00	227.38	95.23 0.00	11.30	0.00	0.00	333.92	0.00 0.00
91282CET4 UNITED STATES TREASURY	05/31/2027	0.00	43.27	0.00 -1,565.45	6.73	0.00	0.00	-1,515.45	0.00 0.00
20772KTJ8 CONNECTICUT ST	05/15/2027	60,000.00	252.50	0.00 0.00	0.00	-26.10	0.00	226.40	1,515.00 0.00
14913UAL4 CATERPILLAR FINANCIAL SERVICES CORP	05/14/2027	80,000.00	333.33	0.00 0.00	2.55	0.00	0.00	335.89	2,000.00 0.00
69371RT22 PACCAR FINANCIAL CORP	05/13/2027	45,000.00	187.50	0.00 0.00	1.01	0.00	0.00	188.51	1,125.00 0.00
91282CEN7 UNITED STATES TREASURY	04/30/2027	0.00	22.42	0.00 -447.31	4.45	0.00	0.00	-420.44	0.00 0.00
91282CKJ9 UNITED STATES TREASURY	04/15/2027	0.00	33.20	0.00 -53.89	0.00	-5.79	0.00	-26.48	0.00 0.00
91282CEF4 UNITED STATES TREASURY	03/31/2027	0.00	16.39	0.00 -687.71	1.79	0.00	0.00	-669.53	0.00 0.00
91282CKE0 UNITED STATES TREASURY	03/15/2027	0.00	10.39	198.65 0.00	0.62	0.00	0.00	209.66	0.00 0.00
13063D3N6 CALIFORNIA ST	03/01/2027	120,000.00	484.60	0.00 0.00	0.00	0.00	0.00	484.60	0.00 0.00
532457CJ5 ELI LILLY AND CO	02/09/2027	180,000.00	675.00	0.00 0.00	2.81	0.00	0.00	677.81	0.00 0.00
69371RT55 PACCAR FINANCIAL CORP	11/25/2026	35,000.00	131.25	0.00 0.00	1.29	0.00	0.00	132.54	787.50 0.00
89236TLD5 TOYOTA MOTOR CREDIT CORP	11/20/2026	125,000.00	562.50	0.00 0.00	0.00	-153.48	0.00	409.02	3,375.00 0.00
419792L95 HAWAII ST	10/01/2026	15,000.00	57.35	0.00 0.00	0.00	0.00	0.00	57.35	0.00 0.00
24422EXD6 JOHN DEERE CAPITAL CORP	09/08/2026	65,000.00	278.96	0.00 0.00	1.38	0.00	0.00	280.34	0.00 0.00
31846V203 FIRST AMER:GVT OBLG Y	05/31/2026	125,254.13	361.11	0.00 0.00	0.00	0.00	0.00	361.11	276.54 361.10
--- ---	**01/12/2029**	**12,445,254.13**	**32,071.05**	**293.89 -2,970.71**	**9,876.28**	**-1,036.43**	**0.00**	**38,234.09**	**21,705.92 36,964.22**

* Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Ending Market Value + Accrued.

Transactions Realized Gain Loss Report

05/01/2026 - 05/31/2026

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San Jacinto, City of (66779)

Dated: 06/02/2026

* Does not Lock Down.

Identifier	Description	Current Units	Type	Settle Date	Price	Principal	Realized Gain/Loss	Amount
31846V203	FIRST AMER:GVT OBLG Y	0.00	Money Market Funds	04/30/2026	---	0.00	0.00	276.54
31846V203	FIRST AMER:GVT OBLG Y	1,061.98	Buy	05/04/2026	1.000	1,061.98	0.00	-1,061.98
91282CEF4	UNITED STATES TREASURY	-80,000.00	Sell	05/04/2026	98.891	-79,112.50	-687.71	79,298.29
91282CEN7	UNITED STATES TREASURY	-100,000.00	Sell	05/04/2026	99.008	-99,007.81	-447.31	99,037.70
91282CET4	UNITED STATES TREASURY	-200,000.00	Sell	05/04/2026	98.770	-197,539.06	-1,565.45	199,774.64
91282CKE0	UNITED STATES TREASURY	-30,000.00	Sell	05/04/2026	100.441	-30,132.42	198.65	30,305.65
91282CKJ9	UNITED STATES TREASURY	-90,000.00	Sell	05/04/2026	100.691	-90,622.27	-53.89	90,832.52
91282CKN0	UNITED STATES TREASURY	100,000.00	Buy	05/04/2026	102.668	102,667.97	0.00	-102,718.24
91282CLC3	UNITED STATES TREASURY	100,000.00	Buy	05/04/2026	100.234	100,234.37	0.00	-101,261.99
91282CNH0	UNITED STATES TREASURY	350,000.00	Buy	05/04/2026	100.000	350,000.00	0.00	-355,216.35
91282CNL1	UNITED STATES TREASURY	-60,000.00	Sell	05/04/2026	99.938	-59,962.50	95.23	60,733.22
31846V203	FIRST AMER:GVT OBLG Y	1,125.00	Buy	05/13/2026	1.000	1,125.00	0.00	-1,125.00
69371RT22	PACCAR FINANCIAL CORP	0.00	Coupon	05/13/2026	---	0.00	0.00	1,125.00
31846V203	FIRST AMER:GVT OBLG Y	3,678.75	Buy	05/14/2026	1.000	3,678.75	0.00	-3,678.75
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP	0.00	Coupon	05/14/2026	---	0.00	0.00	2,000.00
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP	0.00	Coupon	05/14/2026	---	0.00	0.00	1,678.75
31846V203	FIRST AMER:GVT OBLG Y	9,830.63	Buy	05/15/2026	1.000	9,830.63	0.00	-9,830.63
912810FF0	UNITED STATES TREASURY	0.00	Coupon	05/15/2026	---	0.00	0.00	3,281.25
9128285M8	UNITED STATES TREASURY	0.00	Coupon	05/15/2026	---	0.00	0.00	1,875.00
912828YS3	UNITED STATES TREASURY	0.00	Coupon	05/15/2026	---	0.00	0.00	1,050.00
912828ZQ6	UNITED STATES TREASURY	0.00	Coupon	05/15/2026	---	0.00	0.00	468.75
91282CAV3	UNITED STATES TREASURY	0.00	Coupon	05/15/2026	---	0.00	0.00	1,640.63
20772KTJ8	CONNECTICUT ST	0.00	Coupon	05/15/2026	---	0.00	0.00	1,515.00
31846V203	FIRST AMER:GVT OBLG Y	121,838.36	Buy	05/20/2026	1.000	121,838.36	0.00	-121,838.36
91282CHE4	UNITED STATES TREASURY	-115,000.00	Sell	05/20/2026	99.020	-113,872.46	-216.34	115,830.86
89236TLD5	TOYOTA MOTOR CREDIT CORP	0.00	Coupon	05/20/2026	---	0.00	0.00	3,375.00
023135CS3	AMAZON.COM INC	0.00	Coupon	05/20/2026	---	0.00	0.00	2,632.50
31846V203	FIRST AMER:GVT OBLG Y	-129,948.00	Sell	05/22/2026	1.000	-129,948.00	0.00	129,948.00
58933YCE3	MERCK & CO INC	130,000.00	Buy	05/22/2026	99.960	129,948.00	0.00	-129,948.00
69371RT55	PACCAR FINANCIAL CORP	0.00	Coupon	05/25/2026	---	0.00	0.00	787.50
31846V203	FIRST AMER:GVT OBLG Y	787.50	Buy	05/26/2026	1.000	787.50	0.00	-787.50
31846V203	FIRST AMER:GVT OBLG Y	0.00	Money Market Funds	05/31/2026	---	0.00	0.00	361.08
91282CCE9	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	2,031.25
91282CES6	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	2,887.50
91282CFY2	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	4,165.63
91282CFZ9	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	10,365.63
91282CJM4	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	3,828.13
91282CKT7	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	4,500.00
91282CMA6	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	4,125.00
91282CNG2	UNITED STATES TREASURY	0.00	Coupon	05/31/2026	---	0.00	0.00	4,700.00
---	**---**	**13,374.22**	**---**	**---**	**---**	**20,975.54**	**-2,676.82**	**36,964.22**

* Filtered By: Type = Buy or Type = Sell or Type = Call Redemption or Type = Put Redemption or Type = Corporate Action Sell or Type = Cash Transfer or Type = Maturity or Type = Coupon or Type = Principal Paydown or Type = Money Market Funds. * Weighted by: Absolute Value of Principal. * MMF transactions are expanded.

* The Transaction Detail/Trading Activity reports provide our most up-to-date transactional details. As such, these reports are subject to change even after the other reports on the website have been locked down. While these reports can be useful tools in understanding recent activity, due to their dynamic nature we do not recommend using them for booking journal entries or reconciliation.

Issuer Concentration with Yield GASB 40 Trade Date

As of 05/31/2026

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San Jacinto, City of (66779)

Dated: 06/02/2026

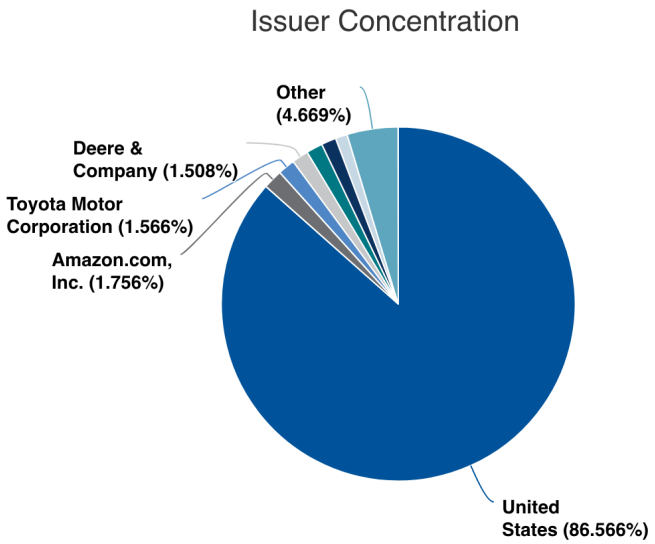

Chart calculated by: Ending Market Value + Accrued

Alphabet Inc.

Identifier	*Security Type*	*Description, Issuer Concentration*	*Ending Current Units*	*Coupon Type*	*Callable*	*Duration*	*Book Yield*	*Yield*	*Ending Effective Maturity, Final Maturity*	*Ending Accrued Balance*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*	*% of Market Value*
02079KBJ5	CORP	ALPHABET INC Alphabet Inc.	80,000.00	Fixed	Y	2.518	3.829	4.213	02/15/2029 02/15/2029	888.00	79,737.16 80,625.16	78,954.38 79,842.38	0.651%
02079KBJ5	**CORP**	**ALPHABET INC Alphabet Inc.**	**80,000.00**	**Fixed**	**Y**	**2.518**	**3.829**	**4.213**	**02/15/2029 02/15/2029**	**888.00**	**79,737.16 80,625.16**	**78,954.38 79,842.38**	**0.651%**

Amazon.com, Inc.

Identifier	*Security Type*	*Description, Issuer Concentration*	*Ending Current Units*	*Coupon Type*	*Callable*	*Duration*	*Book Yield*	*Yield*	*Ending Effective Maturity, Final Maturity*	*Ending Accrued Balance*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*	*% of Market Value*
023135CS3	CORP	AMAZON.COM INC Amazon.com, Inc.	135,000.00	Fixed	Y	2.319	3.908	4.196	11/20/2028 11/20/2028	160.88	134,975.33 135,136.20	134,067.52 134,228.40	1.105%
023135DC7	CORP	AMAZON.COM INC Amazon.com, Inc.	80,000.00	Fixed	Y	2.562	4.004	4.273	03/13/2029 03/13/2029	693.33	79,991.81 80,685.14	79,426.43 80,119.76	0.655%
---	**CORP**	**AMAZON.COM INC Amazon.com, Inc.**	**215,000.00**	**Fixed**	**Y**	**2.410**	**3.944**	**4.225**	**01/01/2029 01/01/2029**	**854.21**	**214,967.13 215,821.34**	**213,493.95 214,348.16**	**1.759%**

Caterpillar Inc.

Issuer Concentration with Yield GASB 40 Trade Date

San Jacinto, City of (66779)

As of 05/31/2026

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Dated: 06/02/2026

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
14913UBD1	CORP	CATERPILLAR FINANCIAL SERVICES CORP Caterpillar Inc.	85,000.00	Fixed	N	2.314	3.969	4.220	11/14/2028 11/14/2028	158.55	84,962.81 85,121.36	84,468.16 84,626.71	0.696%
14913UAL4	CORP	CATERPILLAR FINANCIAL SERVICES CORP Caterpillar Inc.	80,000.00	Fixed	N	0.928	5.040	3.951	05/14/2027 05/14/2027	188.89	79,970.68 80,159.57	80,780.18 80,969.07	0.666%
---	**CORP**	**CATERPILLAR FINANCIAL SERVICES CORP Caterpillar Inc.**	**165,000.00**	**Fixed**	**N**	**1.636**	**4.488**	**4.088**	**02/19/2028 02/19/2028**	**347.44**	**164,933.49 165,280.93**	**165,248.34 165,595.78**	**1.362%**

Deere & Company

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
24422EXZ7	CORP	JOHN DEERE CAPITAL CORP Deere & Company	115,000.00	Fixed	N	1.507	4.661	4.170	01/07/2028 01/07/2028	2,139.00	114,980.81 117,119.81	115,843.85 117,982.85	0.955%
24422EXD6	CORP	JOHN DEERE CAPITAL CORP Deere & Company	65,000.00	Fixed	N	0.272	5.176	3.810	09/08/2026 09/08/2026	771.78	64,995.59 65,767.38	65,229.14 66,000.93	0.538%
---	**CORP**	**JOHN DEERE CAPITAL CORP Deere & Company**	**180,000.00**	**Fixed**	**N**	**1.064**	**4.846**	**4.041**	**07/17/2027 07/17/2027**	**2,910.78**	**179,976.40 182,887.19**	**181,072.99 183,983.78**	**1.492%**

Eli Lilly and Company

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
532457CJ5	CORP	ELI LILLY AND CO Eli Lilly and Company	180,000.00	Fixed	Y	0.614	4.519	3.927	01/09/2027 02/09/2027	2,520.00	179,976.94 182,496.94	180,612.37 183,132.37	1.488%
532457CJ5	**CORP**	**ELI LILLY AND CO Eli Lilly and Company**	**180,000.00**	**Fixed**	**Y**	**0.614**	**4.519**	**3.927**	**01/09/2027 02/09/2027**	**2,520.00**	**179,976.94 182,496.94**	**180,612.37 183,132.37**	**1.488%**

Merck & Co., Inc.

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
58933YCE3	CORP	MERCK & CO INC Merck & Co., Inc.	130,000.00	Fixed	N	1.880	4.321	4.137	05/22/2028 05/22/2028	139.75	129,948.68 130,088.43	130,398.36 130,538.11	1.075%
58933YCE3	**CORP**	**MERCK & CO INC Merck & Co., Inc.**	**130,000.00**	**Fixed**	**N**	**1.880**	**4.321**	**4.137**	**05/22/2028 05/22/2028**	**139.75**	**129,948.68 130,088.43**	**130,398.36 130,538.11**	**1.075%**

PACCAR Inc

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
69371RT63	CORP	PACCAR FINANCIAL CORP PACCAR Inc	50,000.00	Fixed	N	1.661	4.572	4.141	03/03/2028 03/03/2028	556.11	49,981.67 50,537.78	50,341.23 50,897.35	0.415%
69371RT55	CORP	PACCAR FINANCIAL CORP PACCAR Inc	35,000.00	Fixed	N	0.480	4.545	3.963	11/25/2026 11/25/2026	26.25	34,992.60 35,018.85	35,089.80 35,116.05	0.289%
69371RT22	CORP	PACCAR FINANCIAL CORP PACCAR Inc	45,000.00	Fixed	N	0.925	5.028	3.953	05/13/2027 05/13/2027	112.50	44,988.49 45,100.99	45,436.70 45,549.20	0.374%

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
---	**CORP**	**PACCAR FINANCIAL CORP PACCAR Inc**	**130,000.00**	**Fixed**	**N**	**1.091**	**4.722**	**4.028**	**07/21/2027 07/21/2027**	**694.86**	**129,962.76 130,657.62**	**130,867.74 131,562.60**	**1.078%**

State of California

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
13063D3N6	MUNI	CALIFORNIA ST State of California	120,000.00	Fixed	N	0.730	4.847	3.871	03/01/2027 03/01/2027	1,453.80	120,000.00 121,453.80	120,856.35 122,310.15	0.996%
13063D3N6	**MUNI**	**CALIFORNIA ST State of California**	**120,000.00**	**Fixed**	**N**	**0.730**	**4.847**	**3.871**	**03/01/2027 03/01/2027**	**1,453.80**	**120,000.00 121,453.80**	**120,856.35 122,310.15**	**0.996%**

State of Connecticut

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
20772KTJ8	MUNI	CONNECTICUT ST State of Connecticut	60,000.00	Fixed	N	0.931	4.509	3.942	05/15/2027 05/15/2027	134.67	60,299.85 60,434.52	60,619.95 60,754.62	0.500%
20772KTJ8	**MUNI**	**CONNECTICUT ST State of Connecticut**	**60,000.00**	**Fixed**	**N**	**0.931**	**4.509**	**3.942**	**05/15/2027 05/15/2027**	**134.67**	**60,299.85 60,434.52**	**60,619.95 60,754.62**	**0.500%**

State of Hawaii

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
419792M37	MUNI	HAWAII ST State of Hawaii	25,000.00	Fixed	N	2.176	4.522	4.147	10/01/2028 10/01/2028	208.33	25,261.53 25,469.87	25,469.22 25,677.56	0.210%
419792M29	MUNI	HAWAII ST State of Hawaii	10,000.00	Fixed	N	1.277	4.513	3.988	10/01/2027 10/01/2027	83.33	10,062.27 10,145.61	10,130.11 10,213.44	0.083%
419792L95	MUNI	HAWAII ST State of Hawaii	15,000.00	Fixed	N	0.335	4.590	3.738	10/01/2026 10/01/2026	114.70	15,000.00 15,114.70	15,041.28 15,155.98	0.124%
---	**MUNI**	**HAWAII ST State of Hawaii**	**50,000.00**	**Fixed**	**N**	**1.450**	**4.541**	**3.994**	**12/16/2027 12/16/2027**	**406.37**	**50,323.80 50,730.17**	**50,640.61 51,046.98**	**0.417%**

Toyota Motor Corporation

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
89236TLD5	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	125,000.00	Fixed	N	0.466	3.911	3.975	11/20/2026 11/20/2026	206.25	125,853.08 126,059.33	125,827.26 126,033.51	1.037%
89236TPQ2	CORP	TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation	65,000.00	Fixed	N	2.587	4.063	4.337	03/13/2029 03/13/2029	570.38	64,978.21 65,548.59	64,511.78 65,082.16	0.532%
---	**CORP**	**TOYOTA MOTOR CREDIT CORP Toyota Motor Corporation**	**190,000.00**	**Fixed**	**N**	**1.188**	**3.963**	**4.098**	**09/03/2027 09/03/2027**	**776.63**	**190,831.29 191,607.92**	**190,339.04 191,115.66**	**1.569%**

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U.S. Bancorp

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
31846V203	MMFUND	FIRST AMER:GVT OBLG Y U.S. Bancorp	125,254.13	Fixed	N	0.000	3.260	3.260	05/31/2026 05/31/2026	0.00	125,254.13 125,254.13	125,254.13 125,254.13	1.032%
31846V203	**MMFUND**	**FIRST AMER:GVT OBLG Y U.S. Bancorp**	**125,254.13**	**Fixed**	**N**	**0.000**	**3.260**	**3.260**	**05/31/2026 05/31/2026**	**0.00**	**125,254.13 125,254.13**	**125,254.13 125,254.13**	**1.032%**

United States

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
91282CEW7	US GOV	UNITED STATES TREASURY United States	135,000.00	Fixed	N	1.044	3.059	3.903	06/30/2027 06/30/2027	1,842.27	135,271.70 137,113.96	134,066.60 135,908.87	1.105%
9128282R0	US GOV	UNITED STATES TREASURY United States	390,000.00	Fixed	N	1.176	3.299	3.914	08/15/2027 08/15/2027	2,569.48	385,202.87 387,772.35	382,359.96 384,929.44	3.151%
91282CAL5	US GOV	UNITED STATES TREASURY United States	425,000.00	Fixed	N	1.310	3.924	3.920	09/30/2027 09/30/2027	269.98	405,646.44 405,916.42	405,534.67 405,804.65	3.342%
91282CFZ9	US GOV	UNITED STATES TREASURY United States	535,000.00	Fixed	N	1.421	3.602	3.972	11/30/2027 11/30/2027	56.64	537,114.15 537,170.79	534,247.66 534,304.30	4.403%
91282CBB6	US GOV	UNITED STATES TREASURY United States	370,000.00	Fixed	N	1.548	4.227	3.972	12/31/2027 12/31/2027	970.99	349,844.89 350,815.89	351,116.99 352,087.99	2.894%
91282CBS9	US GOV	UNITED STATES TREASURY United States	250,000.00	Fixed	N	1.784	3.673	3.988	03/31/2028 03/31/2028	529.37	239,374.80 239,904.17	237,973.63 238,503.00	1.961%
91282CFM8	US GOV	UNITED STATES TREASURY United States	180,000.00	Fixed	N	1.283	4.168	3.943	09/30/2027 09/30/2027	1,257.79	179,900.77 181,158.55	180,414.84 181,672.63	1.487%
91282CCE9	US GOV	UNITED STATES TREASURY United States	75,000.00	Fixed	N	1.935	4.077	3.995	05/31/2028 05/31/2028	2.56	70,972.98 70,975.54	71,069.82 71,072.39	0.586%
91282CCE9	US GOV	UNITED STATES TREASURY United States	250,000.00	Fixed	N	1.935	4.277	3.995	05/31/2028 05/31/2028	8.54	235,659.98 235,668.52	236,899.41 236,907.95	1.952%
91282CHA2	US GOV	UNITED STATES TREASURY United States	145,000.00	Fixed	N	1.833	4.268	4.000	04/30/2028 04/30/2028	441.30	142,975.06 143,416.36	143,668.95 144,110.25	1.184%
91282CHK0	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	1.953	4.308	4.006	06/30/2028 06/30/2028	2,099.45	124,242.05 126,341.49	124,980.47 127,079.92	1.030%
91282CCH2	US GOV	UNITED STATES TREASURY United States	275,000.00	Fixed	N	2.016	4.322	3.995	06/30/2028 06/30/2028	1,443.37	258,372.63 259,816.00	260,014.65 261,458.02	2.143%
91282CCV1	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	2.183	4.840	4.008	08/31/2028 08/31/2028	426.46	138,275.27 138,701.73	140,759.77 141,186.23	1.160%
91282CCV1	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.183	4.680	4.008	08/31/2028 08/31/2028	355.38	115,630.27 115,985.65	117,299.80 117,655.19	0.967%
912810FF0	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.293	4.127	4.019	11/15/2028 11/15/2028	303.16	128,244.93 128,548.09	128,569.34 128,872.49	1.060%
91282CCY5	US GOV	UNITED STATES TREASURY United States	115,000.00	Fixed	N	2.261	4.170	4.019	09/30/2028 09/30/2028	243.51	107,618.48 107,861.99	107,956.25 108,199.76	0.890%
91282CDP3	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.485	3.802	4.030	12/31/2028 12/31/2028	577.35	94,090.62 94,667.97	93,535.16 94,112.50	0.771%
91282CHK0	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	1.953	4.158	4.006	06/30/2028 06/30/2028	1,679.56	99,688.72 101,368.28	99,984.38 101,663.93	0.824%
91282CDW8	US GOV	UNITED STATES TREASURY United States	115,000.00	Fixed	N	2.556	4.122	4.038	01/31/2029 01/31/2029	672.69	108,182.60 108,855.28	108,391.99 109,064.68	0.893%
91282CKD2	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.553	4.099	4.045	02/28/2029 02/28/2029	1,074.05	100,388.59 101,462.63	100,523.44 101,597.49	0.828%
91282CDW8	US GOV	UNITED STATES TREASURY United States	175,000.00	Fixed	N	2.556	4.353	4.038	01/31/2029 01/31/2029	1,023.65	163,654.45 164,678.10	164,944.34 165,967.99	1.359%
91282CKD2	US GOV	UNITED STATES TREASURY United States	75,000.00	Fixed	N	2.553	4.329	4.045	02/28/2029 02/28/2029	805.54	74,848.81 75,654.34	75,392.58 76,198.11	0.621%

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91282CEE7	US GOV	UNITED STATES TREASURY United States	160,000.00	Fixed	N	2.695	4.672	4.040	03/31/2029 03/31/2029	643.72	150,363.69 151,007.41	152,918.75 153,562.47	1.260%
91282CES6	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.806	4.312	4.047	05/31/2029 05/31/2029	9.39	119,566.19 119,575.59	120,454.10 120,463.49	0.993%
91282CKG5	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.638	4.313	4.047	03/31/2029 03/31/2029	698.77	99,503.14 100,201.92	100,203.13 100,901.90	0.826%
91282CES6	US GOV	UNITED STATES TREASURY United States	85,000.00	Fixed	N	2.806	4.328	4.047	05/31/2029 05/31/2029	6.39	81,266.33 81,272.72	81,908.79 81,915.18	0.675%
91282CKT7	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	2.729	3.854	4.058	05/31/2029 05/31/2029	24.59	203,624.39 203,648.98	202,476.56 202,501.15	1.669%
912828YB0	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	3.066	3.584	4.038	08/15/2029 08/15/2029	951.66	188,235.30 189,186.96	185,578.13 186,529.78	1.529%
91282CKX8	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	2.821	3.603	4.060	06/30/2029 06/30/2029	2,230.66	127,335.97 129,566.63	125,678.71 127,909.37	1.036%
91282CFL0	US GOV	UNITED STATES TREASURY United States	170,000.00	Fixed	N	3.082	4.132	4.072	09/30/2029 09/30/2029	1,115.92	168,652.33 169,768.25	168,957.42 170,073.34	1.392%
912828YS3	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	3.301	4.056	4.061	11/15/2029 11/15/2029	97.01	111,165.89 111,262.91	111,126.56 111,223.57	0.916%
91282CLR0	US GOV	UNITED STATES TREASURY United States	185,000.00	Fixed	N	3.152	4.091	4.081	10/31/2029 10/31/2029	663.59	185,196.12 185,859.71	185,252.93 185,916.52	1.527%
91282CFT3	US GOV	UNITED STATES TREASURY United States	85,000.00	Fixed	N	3.157	4.460	4.076	10/31/2029 10/31/2029	295.65	83,774.44 84,070.10	84,794.14 85,089.79	0.699%
91282CMA6	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	3.169	4.316	4.081	11/30/2029 11/30/2029	22.54	198,771.59 198,794.13	200,281.25 200,303.79	1.651%
91282CFY2	US GOV	UNITED STATES TREASURY United States	215,000.00	Fixed	N	3.183	3.988	4.083	11/30/2029 11/30/2029	22.76	214,214.34 214,237.10	213,555.47 213,578.23	1.760%
912828Z94	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	3.534	4.002	4.076	02/15/2030 02/15/2030	527.07	109,753.22 110,280.29	109,439.06 109,966.13	0.902%
91282CMG3	US GOV	UNITED STATES TREASURY United States	225,000.00	Fixed	N	3.327	3.964	4.094	01/31/2030 01/31/2030	3,196.31	227,176.97 230,373.28	226,177.73 229,374.04	1.864%
91282CMS7	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	1.706	3.675	3.987	03/15/2028 03/15/2028	985.60	120,411.55 121,397.15	119,763.28 120,748.88	0.987%
9128285M8	US GOV	UNITED STATES TREASURY United States	120,000.00	Fixed	N	2.338	3.740	4.028	11/15/2028 11/15/2028	173.23	118,285.25 118,458.49	117,482.81 117,656.05	0.968%
91282CMU2	US GOV	UNITED STATES TREASURY United States	250,000.00	Fixed	N	3.503	3.925	4.094	03/31/2030 03/31/2030	1,693.99	250,657.34 252,351.33	249,160.16 250,854.15	2.053%
912828ZQ6	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	3.836	3.932	4.095	05/15/2030 05/15/2030	43.31	131,999.08 132,042.38	131,138.67 131,181.98	1.081%
91282CNG2	US GOV	UNITED STATES TREASURY United States	235,000.00	Fixed	N	3.594	3.839	4.105	05/31/2030 05/31/2030	25.68	236,387.92 236,413.60	234,100.39 234,126.07	1.929%
91282CNL1	US GOV	UNITED STATES TREASURY United States	65,000.00	Fixed	N	1.041	3.948	3.905	06/30/2027 06/30/2027	1,023.48	64,865.57 65,889.05	64,892.09 65,915.57	0.535%
91282CMZ1	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	3.590	3.932	4.102	04/30/2030 04/30/2030	505.43	149,691.95 150,197.39	148,775.39 149,280.83	1.226%
91282CGZ8	US GOV	UNITED STATES TREASURY United States	180,000.00	Fixed	N	3.611	3.694	4.101	04/30/2030 04/30/2030	547.83	178,740.75 179,288.58	176,111.72 176,659.54	1.451%
91282CAE1	US GOV	UNITED STATES TREASURY United States	180,000.00	Fixed	N	4.071	3.717	4.105	08/15/2030 08/15/2030	329.42	158,509.98 158,839.40	155,974.22 156,303.64	1.285%
91282CNN7	US GOV	UNITED STATES TREASURY United States	125,000.00	Fixed	N	3.767	3.691	4.109	07/31/2030 07/31/2030	1,619.04	125,882.18 127,501.23	123,881.84 125,500.88	1.021%
91282CNX5	US GOV	UNITED STATES TREASURY United States	275,000.00	Fixed	N	3.865	3.710	4.119	08/31/2030 08/31/2030	2,519.28	274,094.07 276,613.34	269,736.33 272,255.60	2.223%
91282CJM4	US GOV	UNITED STATES TREASURY United States	175,000.00	Fixed	N	3.971	3.678	4.128	11/30/2030 11/30/2030	20.92	180,011.61 180,032.53	176,763.67 176,784.59	1.457%
91282CAV3	US GOV	UNITED STATES TREASURY United States	175,000.00	Fixed	N	4.289	3.668	4.116	11/15/2030 11/15/2030	70.74	155,083.39 155,154.13	152,092.77 152,163.51	1.253%
91282CAV3	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	4.289	3.717	4.116	11/15/2030 11/15/2030	80.84	176,869.10 176,949.94	173,820.31 173,901.15	1.432%

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91282CJG7	US GOV	UNITED STATES TREASURY United States	200,000.00	Fixed	N	3.942	3.822	4.126	10/31/2030 10/31/2030	847.83	208,477.02 209,324.85	205,992.19 206,840.01	1.698%
91282CPW5	US GOV	UNITED STATES TREASURY United States	300,000.00	Fixed	N	4.189	3.646	4.129	01/31/2031 01/31/2031	3,760.36	301,323.15 305,083.51	295,195.31 298,955.67	2.433%
91282CNU1	US GOV	UNITED STATES TREASURY United States	150,000.00	Fixed	N	2.086	3.813	4.012	08/15/2028 08/15/2028	1,592.20	149,406.11 150,998.30	148,775.39 150,367.59	1.226%
91282CBL4	US GOV	UNITED STATES TREASURY United States	190,000.00	Fixed	N	4.487	3.914	4.113	02/15/2031 02/15/2031	625.90	167,421.52 168,047.42	165,886.33 166,512.23	1.367%
91282CGH8	US GOV	UNITED STATES TREASURY United States	380,000.00	Fixed	N	1.591	3.814	3.986	01/31/2028 01/31/2028	4,445.58	378,083.35 382,528.93	377,023.83 381,469.41	3.107%
91282CKN0	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	4.358	4.029	4.145	04/30/2031 04/30/2031	402.17	102,630.90 103,033.08	102,113.28 102,515.46	0.842%
91282CLC3	US GOV	UNITED STATES TREASURY United States	100,000.00	Fixed	N	2.915	3.921	4.062	07/31/2029 07/31/2029	1,337.02	100,230.53 101,567.55	99,812.50 101,149.52	0.823%
91282CNH0	US GOV	UNITED STATES TREASURY United States	350,000.00	Fixed	N	1.915	3.873	4.007	06/15/2028 06/15/2028	6,259.62	350,000.00 356,259.62	349,097.66 355,357.27	2.877%
---	**US GOV**	**UNITED STATES TREASURY United States**	**10,820,000.00**	**Fixed**	**N**	**2.625**	**3.933**	**4.036**	**03/23/2029 03/23/2029**	**58,068.56**	**10,542,863.33 10,600,931.89**	**10,506,097.56 10,564,166.12**	**86.581%**

Summary

Identifier	Security Type	Description, Issuer Concentration	Ending Current Units	Coupon Type	Callable	Duration	Book Yield	Yield	Ending Effective Maturity, Final Maturity	Ending Accrued Balance	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued	% of Market Value
---	**---**	**--- ---**	**12,445,254.13**	**Fixed**	**---**	**2.447**	**3.983**	**4.031**	**01/12/2029 01/12/2029**	**69,195.06**	**12,169,074.97 12,238,270.03**	**12,134,455.75 12,203,650.81**	**100.000%**

* Grouped by: Issuer Concentration. * Groups Sorted by: Issuer Concentration. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Ending Market Value + Accrued, except Book Yield by Base Book Value + Accrued.

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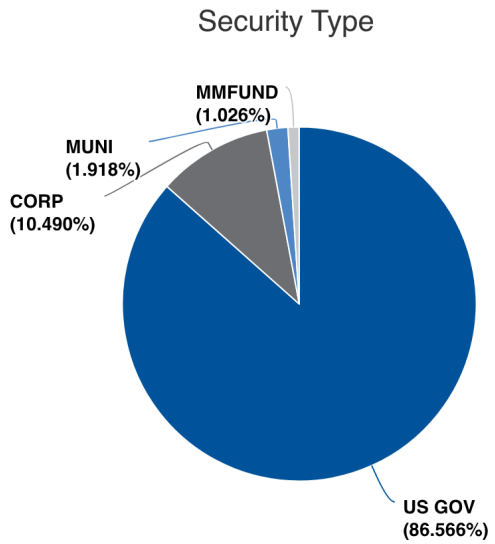

Chart calculated by: Ending Market Value + Accrued

CORP

Identifier, Description, Security Type	*% of Market Value + Accrued*	*Coupon Type*	*Callable*	*Duration*	*S&P Rating, Moody's Rating*	*Ending Current Units*	*Ending Effective Maturity, Final Maturity*	*Book Yield, Yield*	*Ending Accrued Balance*	*Original Cost*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*
24422EXD6 JOHN DEERE CAPITAL CORP CORP	0.541%	Fixed	N	0.272	A A1	65,000.00	09/08/2026 09/08/2026	5.176 3.810	771.78	64,953.85	64,995.59 65,767.38	65,229.14 66,000.93
89236TLD5 TOYOTA MOTOR CREDIT CORP CORP	1.033%	Fixed	N	0.466	A+ A1	125,000.00	11/20/2026 11/20/2026	3.911 3.975	206.25	128,762.50	125,853.08 126,059.33	125,827.26 126,033.51
69371RT55 PACCAR FINANCIAL CORP CORP	0.288%	Fixed	N	0.480	A+ A1	35,000.00	11/25/2026 11/25/2026	4.545 3.963	26.25	34,970.25	34,992.60 35,018.85	35,089.80 35,116.05
532457CJ5 ELI LILLY AND CO CORP	1.501%	Fixed	Y	0.614	AA- Aa3	180,000.00	01/09/2027 02/09/2027	4.519 3.927	2,520.00	179,904.60	179,976.94 182,496.94	180,612.37 183,132.37
69371RT22 PACCAR FINANCIAL CORP CORP	0.373%	Fixed	N	0.925	A+ A1	45,000.00	05/13/2027 05/13/2027	5.028 3.953	112.50	44,965.35	44,988.49 45,100.99	45,436.70 45,549.20
14913UAL4 CATERPILLAR FINANCIAL SERVICES CORP CORP	0.663%	Fixed	N	0.928	A A1	80,000.00	05/14/2027 05/14/2027	5.040 3.951	188.89	79,912.00	79,970.68 80,159.57	80,780.18 80,969.07
24422EXZ7 JOHN DEERE CAPITAL CORP CORP	0.967%	Fixed	N	1.507	A A1	115,000.00	01/07/2028 01/07/2028	4.661 4.170	2,139.00	114,965.50	114,980.81 117,119.81	115,843.85 117,982.85
69371RT63 PACCAR FINANCIAL CORP CORP	0.417%	Fixed	N	1.661	A+ A1	50,000.00	03/03/2028 03/03/2028	4.572 4.141	556.11	49,969.50	49,981.67 50,537.78	50,341.23 50,897.35

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58933YCE3 MERCK & CO INC CORP	1.070%	Fixed	N	1.880	A+ Aa3	130,000.00	05/22/2028 05/22/2028	4.321 4.137	139.75	129,948.00	129,948.68 130,088.43	130,398.36 130,538.11
14913UBD1 CATERPILLAR FINANCIAL SERVICES CORP CORP	0.693%	Fixed	N	2.314	A A1	85,000.00	11/14/2028 11/14/2028	3.969 4.220	158.55	84,954.95	84,962.81 85,121.36	84,468.16 84,626.71
023135CS3 AMAZON.COM INC CORP	1.100%	Fixed	Y	2.319	AA A1	135,000.00	11/20/2028 11/20/2028	3.908 4.196	160.88	134,970.30	134,975.33 135,136.20	134,067.52 134,228.40
02079KBJ5 ALPHABET INC CORP	0.654%	Fixed	Y	2.518	AA+ Aa2	80,000.00	02/15/2029 02/15/2029	3.829 4.213	888.00	79,709.60	79,737.16 80,625.16	78,954.38 79,842.38
023135DC7 AMAZON.COM INC CORP	0.657%	Fixed	Y	2.562	AA A1	80,000.00	03/13/2029 03/13/2029	4.004 4.273	693.33	79,991.20	79,991.81 80,685.14	79,426.43 80,119.76
89236TPQ2 TOYOTA MOTOR CREDIT CORP CORP	0.533%	Fixed	N	2.587	A+ A1	65,000.00	03/13/2029 03/13/2029	4.063 4.337	570.38	64,976.60	64,978.21 65,548.59	64,511.78 65,082.16
--- --- CORP	**10.490%**	**Fixed**	**---**	**1.494**	**A+ A1**	**1,270,000.00**	**12/30/2027 01/03/2028**	**4.339 4.089**	**9,131.67**	**1,272,954.20**	**1,270,333.85 1,279,465.52**	**1,270,987.16 1,280,118.83**

MMFUND

Identifier, Description, Security Type	% of Market Value + Accrued	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Ending Current Units	Ending Effective Maturity, Final Maturity	Book Yield, Yield	Ending Accrued Balance	Original Cost	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued
31846V203 FIRST AMER:GVT OBLG Y MMFUND	1.026%	Fixed	N	0.000	AAAm Aaa	125,254.13	05/31/2026 05/31/2026	3.260 3.260	0.00	125,254.13	125,254.13 125,254.13	125,254.13 125,254.13
31846V203 FIRST AMER:GVT OBLG Y MMFUND	**1.026%**	**Fixed**	**N**	**0.000**	**AAAm Aaa**	**125,254.13**	**05/31/2026 05/31/2026**	**3.260 3.260**	**0.00**	**125,254.13**	**125,254.13 125,254.13**	**125,254.13 125,254.13**

MUNI

Identifier, Description, Security Type	% of Market Value + Accrued	Coupon Type	Callable	Duration	S&P Rating, Moody's Rating	Ending Current Units	Ending Effective Maturity, Final Maturity	Book Yield, Yield	Ending Accrued Balance	Original Cost	Ending Book Value, Book Value + Accrued	Market Value, Ending Market Value + Accrued
419792L95 HAWAII ST MUNI	0.124%	Fixed	N	0.335	AA+ Aa2	15,000.00	10/01/2026 10/01/2026	4.590 3.738	114.70	15,000.00	15,000.00 15,114.70	15,041.28 15,155.98
13063D3N6 CALIFORNIA ST MUNI	1.002%	Fixed	N	0.730	AA- Aa2	120,000.00	03/01/2027 03/01/2027	4.847 3.871	1,453.80	120,000.00	120,000.00 121,453.80	120,856.35 122,310.15
20772KTJ8 CONNECTICUT ST MUNI	0.498%	Fixed	N	0.931	AA- Aa2	60,000.00	05/15/2027 05/15/2027	4.509 3.942	134.67	61,152.00	60,299.85 60,434.52	60,619.95 60,754.62
419792M29 HAWAII ST MUNI	0.084%	Fixed	N	1.277	AA+ Aa2	10,000.00	10/01/2027 10/01/2027	4.513 3.988	83.33	10,168.30	10,062.27 10,145.61	10,130.11 10,213.44
419792M37 HAWAII ST MUNI	0.210%	Fixed	N	2.176	AA+ Aa2	25,000.00	10/01/2028 10/01/2028	4.522 4.147	208.33	25,510.25	25,261.53 25,469.87	25,469.22 25,677.56
--- --- MUNI	**1.918%**	**Fixed**	**N**	**0.939**	**AA- Aa2**	**230,000.00**	**05/23/2027 05/23/2027**	**4.692 3.916**	**1,994.83**	**231,830.55**	**230,623.66 232,618.49**	**232,116.91 234,111.74**

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US GOV

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91282CEW7 UNITED STATES TREASURY US GOV	1.114%	Fixed	N	1.044	AA+ Aa1	135,000.00	06/30/2027 06/30/2027	3.059 3.903	1,842.27	136,181.25	135,271.70 137,113.96	134,066.60 135,908.87
91282CNL1 UNITED STATES TREASURY US GOV	0.540%	Fixed	N	1.041	AA+ Aa1	65,000.00	06/30/2027 06/30/2027	3.948 3.905	1,023.48	64,763.87	64,865.57 65,889.05	64,892.09 65,915.57
9128282R0 UNITED STATES TREASURY US GOV	3.154%	Fixed	N	1.176	AA+ Aa1	390,000.00	08/15/2027 08/15/2027	3.299 3.914	2,569.48	371,429.30	385,202.87 387,772.35	382,359.96 384,929.44
91282CAL5 UNITED STATES TREASURY US GOV	3.325%	Fixed	N	1.310	AA+ Aa1	425,000.00	09/30/2027 09/30/2027	3.924 3.920	269.98	359,158.20	405,646.44 405,916.42	405,534.67 405,804.65
91282CFM8 UNITED STATES TREASURY US GOV	1.489%	Fixed	N	1.283	AA+ Aa1	180,000.00	09/30/2027 09/30/2027	4.168 3.943	1,257.79	179,690.63	179,900.77 181,158.55	180,414.84 181,672.63
91282CFZ9 UNITED STATES TREASURY US GOV	4.378%	Fixed	N	1.421	AA+ Aa1	535,000.00	11/30/2027 11/30/2027	3.602 3.972	56.64	541,415.82	537,114.15 537,170.79	534,247.66 534,304.30
91282CBB6 UNITED STATES TREASURY US GOV	2.885%	Fixed	N	1.548	AA+ Aa1	370,000.00	12/31/2027 12/31/2027	4.227 3.972	970.99	312,635.55	349,844.89 350,815.89	351,116.99 352,087.99
91282CGH8 UNITED STATES TREASURY US GOV	3.126%	Fixed	N	1.591	AA+ Aa1	380,000.00	01/31/2028 01/31/2028	3.814 3.986	4,445.58	377,892.19	378,083.35 382,528.93	377,023.83 381,469.41
91282CMS7 UNITED STATES TREASURY US GOV	0.989%	Fixed	N	1.706	AA+ Aa1	120,000.00	03/15/2028 03/15/2028	3.675 3.987	985.60	120,642.19	120,411.55 121,397.15	119,763.28 120,748.88
91282CBS9 UNITED STATES TREASURY US GOV	1.954%	Fixed	N	1.784	AA+ Aa1	250,000.00	03/31/2028 03/31/2028	3.673 3.988	529.37	223,007.81	239,374.80 239,904.17	237,973.63 238,503.00
91282CHA2 UNITED STATES TREASURY US GOV	1.181%	Fixed	N	1.833	AA+ Aa1	145,000.00	04/30/2028 04/30/2028	4.268 4.000	441.30	140,259.18	142,975.06 143,416.36	143,668.95 144,110.25
91282CCE9 UNITED STATES TREASURY US GOV	0.582%	Fixed	N	1.935	AA+ Aa1	75,000.00	05/31/2028 05/31/2028	4.077 3.995	2.56	65,619.14	70,972.98 70,975.54	71,069.82 71,072.39
91282CCE9 UNITED STATES TREASURY US GOV	1.941%	Fixed	N	1.935	AA+ Aa1	250,000.00	05/31/2028 05/31/2028	4.277 3.995	8.54	217,333.98	235,659.98 235,668.52	236,899.41 236,907.95
91282CNH0 UNITED STATES TREASURY US GOV	2.912%	Fixed	N	1.915	AA+ Aa1	350,000.00	06/15/2028 06/15/2028	3.873 4.007	6,259.62	350,000.00	350,000.00 356,259.62	349,097.66 355,357.27
91282CHK0 UNITED STATES TREASURY US GOV	1.041%	Fixed	N	1.953	AA+ Aa1	125,000.00	06/30/2028 06/30/2028	4.308 4.006	2,099.45	123,330.08	124,242.05 126,341.49	124,980.47 127,079.92
91282CCH2 UNITED STATES TREASURY US GOV	2.142%	Fixed	N	2.016	AA+ Aa1	275,000.00	06/30/2028 06/30/2028	4.322 3.995	1,443.37	238,498.05	258,372.63 259,816.00	260,014.65 261,458.02
91282CHK0 UNITED STATES TREASURY US GOV	0.833%	Fixed	N	1.953	AA+ Aa1	100,000.00	06/30/2028 06/30/2028	4.158 4.006	1,679.56	99,378.91	99,688.72 101,368.28	99,984.38 101,663.93
91282CNU1 UNITED STATES TREASURY US GOV	1.232%	Fixed	N	2.086	AA+ Aa1	150,000.00	08/15/2028 08/15/2028	3.813 4.012	1,592.20	149,361.33	149,406.11 150,998.30	148,775.39 150,367.59
91282CCV1 UNITED STATES TREASURY US GOV	1.157%	Fixed	N	2.183	AA+ Aa1	150,000.00	08/31/2028 08/31/2028	4.840 4.008	426.46	125,929.69	138,275.27 138,701.73	140,759.77 141,186.23
91282CCV1 UNITED STATES TREASURY US GOV	0.964%	Fixed	N	2.183	AA+ Aa1	125,000.00	08/31/2028 08/31/2028	4.680 4.008	355.38	106,005.86	115,630.27 115,985.65	117,299.80 117,655.19

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91282CCY5 UNITED STATES TREASURY US GOV	0.887%	Fixed	N	2.261	AA+ Aa1	115,000.00	09/30/2028 09/30/2028	4.170 4.019	243.51	100,494.73	107,618.48 107,861.99	107,956.25 108,199.76
912810FF0 UNITED STATES TREASURY US GOV	1.056%	Fixed	N	2.293	AA+ Aa1	125,000.00	11/15/2028 11/15/2028	4.127 4.019	303.16	131,210.94	128,244.93 128,548.09	128,569.34 128,872.49
9128285M8 UNITED STATES TREASURY US GOV	0.964%	Fixed	N	2.338	AA+ Aa1	120,000.00	11/15/2028 11/15/2028	3.740 4.028	173.23	117,581.25	118,285.25 118,458.49	117,482.81 117,656.05
91282CDP3 UNITED STATES TREASURY US GOV	0.771%	Fixed	N	2.485	AA+ Aa1	100,000.00	12/31/2028 12/31/2028	3.802 4.030	577.35	89,226.56	94,090.62 94,667.97	93,535.16 94,112.50
91282CDW8 UNITED STATES TREASURY US GOV	0.894%	Fixed	N	2.556	AA+ Aa1	115,000.00	01/31/2029 01/31/2029	4.122 4.038	672.69	103,028.32	108,182.60 108,855.28	108,391.99 109,064.68
91282CDW8 UNITED STATES TREASURY US GOV	1.360%	Fixed	N	2.556	AA+ Aa1	175,000.00	01/31/2029 01/31/2029	4.353 4.038	1,023.65	155,374.02	163,654.45 164,678.10	164,944.34 165,967.99
91282CKD2 UNITED STATES TREASURY US GOV	0.833%	Fixed	N	2.553	AA+ Aa1	100,000.00	02/28/2029 02/28/2029	4.099 4.045	1,074.05	100,671.87	100,388.59 101,462.63	100,523.44 101,597.49
91282CKD2 UNITED STATES TREASURY US GOV	0.624%	Fixed	N	2.553	AA+ Aa1	75,000.00	02/28/2029 02/28/2029	4.329 4.045	805.54	74,739.26	74,848.81 75,654.34	75,392.58 76,198.11
91282CEE7 UNITED STATES TREASURY US GOV	1.258%	Fixed	N	2.695	AA+ Aa1	160,000.00	03/31/2029 03/31/2029	4.672 4.040	643.72	144,012.50	150,363.69 151,007.41	152,918.75 153,562.47
91282CKG5 UNITED STATES TREASURY US GOV	0.827%	Fixed	N	2.638	AA+ Aa1	100,000.00	03/31/2029 03/31/2029	4.313 4.047	698.77	99,183.59	99,503.14 100,201.92	100,203.13 100,901.90
91282CES6 UNITED STATES TREASURY US GOV	0.987%	Fixed	N	2.806	AA+ Aa1	125,000.00	05/31/2029 05/31/2029	4.312 4.047	9.39	116,333.01	119,566.19 119,575.59	120,454.10 120,463.49
91282CES6 UNITED STATES TREASURY US GOV	0.671%	Fixed	N	2.806	AA+ Aa1	85,000.00	05/31/2029 05/31/2029	4.328 4.047	6.39	79,126.37	81,266.33 81,272.72	81,908.79 81,915.18
91282CKT7 UNITED STATES TREASURY US GOV	1.659%	Fixed	N	2.729	AA+ Aa1	200,000.00	05/31/2029 05/31/2029	3.854 4.058	24.59	205,632.81	203,624.39 203,648.98	202,476.56 202,501.15
91282CKX8 UNITED STATES TREASURY US GOV	1.048%	Fixed	N	2.821	AA+ Aa1	125,000.00	06/30/2029 06/30/2029	3.603 4.060	2,230.66	128,540.04	127,335.97 129,566.63	125,678.71 127,909.37
91282CLC3 UNITED STATES TREASURY US GOV	0.829%	Fixed	N	2.915	AA+ Aa1	100,000.00	07/31/2029 07/31/2029	3.921 4.062	1,337.02	100,234.37	100,230.53 101,567.55	99,812.50 101,149.52
912828YB0 UNITED STATES TREASURY US GOV	1.528%	Fixed	N	3.066	AA+ Aa1	200,000.00	08/15/2029 08/15/2029	3.584 4.038	951.66	182,398.44	188,235.30 189,186.96	185,578.13 186,529.78
91282CFL0 UNITED STATES TREASURY US GOV	1.394%	Fixed	N	3.082	AA+ Aa1	170,000.00	09/30/2029 09/30/2029	4.132 4.072	1,115.92	168,067.58	168,652.33 169,768.25	168,957.42 170,073.34
91282CLR0 UNITED STATES TREASURY US GOV	1.523%	Fixed	N	3.152	AA+ Aa1	185,000.00	10/31/2029 10/31/2029	4.091 4.081	663.59	185,267.38	185,196.12 185,859.71	185,252.93 185,916.52
91282CFT3 UNITED STATES TREASURY US GOV	0.697%	Fixed	N	3.157	AA+ Aa1	85,000.00	10/31/2029 10/31/2029	4.460 4.076	295.65	83,319.92	83,774.44 84,070.10	84,794.14 85,089.79
912828YS3 UNITED STATES TREASURY US GOV	0.911%	Fixed	N	3.301	AA+ Aa1	120,000.00	11/15/2029 11/15/2029	4.056 4.061	97.01	107,718.75	111,165.89 111,262.91	111,126.56 111,223.57
91282CMA6 UNITED STATES TREASURY US GOV	1.641%	Fixed	N	3.169	AA+ Aa1	200,000.00	11/30/2029 11/30/2029	4.316 4.081	22.54	198,343.75	198,771.59 198,794.13	200,281.25 200,303.79

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91282CFY2 UNITED STATES TREASURY US GOV	1.750%	Fixed	N	3.183	AA+ Aa1	215,000.00	11/30/2029 11/30/2029	3.988 4.083	22.76	213,950.20	214,214.34 214,237.10	213,555.47 213,578.23
91282CMG3 UNITED STATES TREASURY US GOV	1.880%	Fixed	N	3.327	AA+ Aa1	225,000.00	01/31/2030 01/31/2030	3.964 4.094	3,196.31	227,794.92	227,176.97 230,373.28	226,177.73 229,374.04
912828Z94 UNITED STATES TREASURY US GOV	0.901%	Fixed	N	3.534	AA+ Aa1	120,000.00	02/15/2030 02/15/2030	4.002 4.076	527.07	106,635.94	109,753.22 110,280.29	109,439.06 109,966.13
91282CMU2 UNITED STATES TREASURY US GOV	2.056%	Fixed	N	3.503	AA+ Aa1	250,000.00	03/31/2030 03/31/2030	3.925 4.094	1,693.99	250,800.78	250,657.34 252,351.33	249,160.16 250,854.15
91282CMZ1 UNITED STATES TREASURY US GOV	1.223%	Fixed	N	3.590	AA+ Aa1	150,000.00	04/30/2030 04/30/2030	3.932 4.102	505.43	149,625.00	149,691.95 150,197.39	148,775.39 149,280.83
91282CGZ8 UNITED STATES TREASURY US GOV	1.448%	Fixed	N	3.611	AA+ Aa1	180,000.00	04/30/2030 04/30/2030	3.694 4.101	547.83	178,509.38	178,740.75 179,288.58	176,111.72 176,659.54
912828ZQ6 UNITED STATES TREASURY US GOV	1.075%	Fixed	N	3.836	AA+ Aa1	150,000.00	05/15/2030 05/15/2030	3.932 4.095	43.31	127,910.16	131,999.08 132,042.38	131,138.67 131,181.98
91282CNG2 UNITED STATES TREASURY US GOV	1.918%	Fixed	N	3.594	AA+ Aa1	235,000.00	05/31/2030 05/31/2030	3.839 4.105	25.68	236,670.70	236,387.92 236,413.60	234,100.39 234,126.07
91282CNN7 UNITED STATES TREASURY US GOV	1.028%	Fixed	N	3.767	AA+ Aa1	125,000.00	07/31/2030 07/31/2030	3.691 4.109	1,619.04	126,005.86	125,882.18 127,501.23	123,881.84 125,500.88
91282CAE1 UNITED STATES TREASURY US GOV	1.281%	Fixed	N	4.071	AA+ Aa1	180,000.00	08/15/2030 08/15/2030	3.717 4.105	329.42	154,975.78	158,509.98 158,839.40	155,974.22 156,303.64
91282CNX5 UNITED STATES TREASURY US GOV	2.231%	Fixed	N	3.865	AA+ Aa1	275,000.00	08/31/2030 08/31/2030	3.710 4.119	2,519.28	273,968.75	274,094.07 276,613.34	269,736.33 272,255.60
91282CJG7 UNITED STATES TREASURY US GOV	1.695%	Fixed	N	3.942	AA+ Aa1	200,000.00	10/31/2030 10/31/2030	3.822 4.126	847.83	209,031.25	208,477.02 209,324.85	205,992.19 206,840.01
91282CAV3 UNITED STATES TREASURY US GOV	1.247%	Fixed	N	4.289	AA+ Aa1	175,000.00	11/15/2030 11/15/2030	3.668 4.116	70.74	153,042.97	155,083.39 155,154.13	152,092.77 152,163.51
91282CAV3 UNITED STATES TREASURY US GOV	1.425%	Fixed	N	4.289	AA+ Aa1	200,000.00	11/15/2030 11/15/2030	3.717 4.116	80.84	174,968.75	176,869.10 176,949.94	173,820.31 173,901.15
91282CJM4 UNITED STATES TREASURY US GOV	1.449%	Fixed	N	3.971	AA+ Aa1	175,000.00	11/30/2030 11/30/2030	3.678 4.128	20.92	180,516.60	180,011.61 180,032.53	176,763.67 176,784.59
91282CPW5 UNITED STATES TREASURY US GOV	2.450%	Fixed	N	4.189	AA+ Aa1	300,000.00	01/31/2031 01/31/2031	3.646 4.129	3,760.36	301,382.81	301,323.15 305,083.51	295,195.31 298,955.67
91282CBL4 UNITED STATES TREASURY US GOV	1.364%	Fixed	N	4.487	AA+ Aa1	190,000.00	02/15/2031 02/15/2031	3.914 4.113	625.90	166,695.31	167,421.52 168,047.42	165,886.33 166,512.23
91282CKN0 UNITED STATES TREASURY US GOV	0.840%	Fixed	N	4.358	AA+ Aa1	100,000.00	04/30/2031 04/30/2031	4.029 4.145	402.17	102,667.97	102,630.90 103,033.08	102,113.28 102,515.46
--- UNITED STATES TREASURY US GOV	**86.566%**	**Fixed**	**N**	**2.625**	**AA+ Aa1**	**10,820,000.00**	**03/23/2029 03/23/2029**	**3.933 4.036**	**58,068.56**	**10,308,191.62**	**10,542,863.33 10,600,931.89**	**10,506,097.56 10,564,166.12**

Summary

Security Type GASB 40 Trade Date

San Jacinto, City of (66779)

As of 05/31/2026

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Dated: 06/02/2026

Identifier, Description, Security Type	*% of Market Value + Accrued*	*Coupon Type*	*Callable*	*Duration*	*S&P Rating, Moody's Rating*	*Ending Current Units*	*Ending Effective Maturity, Final Maturity*	*Book Yield, Yield*	*Ending Accrued Balance*	*Original Cost*	*Ending Book Value, Book Value + Accrued*	*Market Value, Ending Market Value + Accrued*
--- **---** **---**	**100.000%**	**Fixed**	**---**	**2.447**	**AA** **Aa2**	**12,445,254.13**	**01/12/2029** **01/12/2029**	**3.983** **4.031**	**69,195.06**	**11,938,230.50**	**12,169,074.97** **12,238,270.03**	**12,134,455.75** **12,203,650.81**

* Grouped by: Security Type. * Groups Sorted by: Security Type. * Filtered By: Description ≠ "Payable" and Description ≠ "Receivable". * Weighted by: Ending Market Value + Accrued, except Book Yield by Base Book Value + Accrued.

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San Jacinto, City of (66779)

Dated: 06/02/2026

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
31846V203 FIRST AMER:GVT OBLG Y MMFUND	276.54	0.00	138,322.22	0.00	-129,948.00	0.00	0.00	0.00	0.00	116,879.91 125,254.13	116,879.91 125,254.13
CCYUSD Receivable CASH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	276.53 36,964.22	276.53 36,964.22
91282CET4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-197,539.06	-2,235.58	0.00	0.00	-1,565.45	196,085.94 0.00	197,535.16 0.00
91282CEW7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	136,181.25 136,181.25	134,140.43 134,066.60
9128282R0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	371,429.30 371,429.30	382,154.30 382,359.96
91282CAL5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	359,158.20 359,158.20	404,895.51 405,534.67
91282CFZ9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	541,415.82 541,415.82	534,968.65 534,247.66
91282CBB6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	312,635.55 312,635.55	350,726.76 351,116.99
91282CBS9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223,007.81 223,007.81	237,929.69 237,973.63
20772KTJ8 CONNECTICUT ST MUNI	1,515.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61,152.00 61,152.00	60,696.41 60,619.95
91282CFM8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	179,690.63 179,690.63	180,643.36 180,414.84
91282CCE9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,619.14 65,619.14	71,071.29 71,069.82
91282CHE4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-113,872.46	-1,958.40	0.00	0.00	-216.34	112,906.64 0.00	114,393.55 0.00
91282CCE9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,333.98 217,333.98	236,904.30 236,899.41
91282CHA2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140,259.18 140,259.18	143,926.66 143,668.95
91282CHK0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,330.08 123,330.08	125,297.85 124,980.47
91282CCH2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	238,498.05 238,498.05	260,057.62 260,014.65
91282CCV1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,929.69 125,929.69	140,800.78 140,759.77
91282CCV1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,005.86 106,005.86	117,333.98 117,299.80
912810FF0 UNITED STATES TREASURY US GOV	3,281.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,210.94 131,210.94	129,086.91 128,569.34
91282CCY5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,494.73 100,494.73	108,041.60 107,956.25

Portfolio Activity Summary

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San Jacinto, City of (66779)

Dated: 06/02/2026

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
419792M37 HAWAII ST MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,510.25 25,510.25	25,546.09 25,469.22
419792M29 HAWAII ST MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,168.30 10,168.30	10,148.30 10,130.11
91282CDP3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89,226.56 89,226.56	93,671.88 93,535.16
91282CHK0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,378.91 99,378.91	100,238.28 99,984.38
91282CDW8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103,028.32 103,028.32	108,576.17 108,391.99
91282CKD2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,671.87 100,671.87	100,898.44 100,523.44
91282CDW8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155,374.02 155,374.02	165,224.61 164,944.34
91282CKD2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,739.26 74,739.26	75,673.83 75,392.58
91282CEE7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,012.50 144,012.50	153,281.25 152,918.75
69371RT22 PACCAR FINANCIAL CORP CORP	1,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,965.35 44,965.35	45,477.50 45,436.70
14913UAL4 CATERPILLAR FINANCIAL SERVICES CORP CORP	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,912.00 79,912.00	80,868.37 80,780.18
91282CES6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	116,333.01 116,333.01	120,786.13 120,454.10
91282CKG5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	99,183.59 99,183.59	100,574.22 100,203.13
91282CES6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,126.37 79,126.37	82,134.57 81,908.79
91282CKT7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	205,632.81 205,632.81	203,335.94 202,476.56
912828YB0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	182,398.44 182,398.44	185,992.19 185,578.13
91282CKX8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,540.04 128,540.04	126,206.05 125,678.71
91282CFL0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	168,067.58 168,067.58	169,614.84 168,957.42
912828YS3 UNITED STATES TREASURY US GOV	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107,718.75 107,718.75	111,445.31 111,126.56
91282CLR0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185,267.38 185,267.38	186,055.08 185,252.93
24422EXZ7 JOHN DEERE CAPITAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114,965.50 114,965.50	116,104.40 115,843.85

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Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
91282CFT3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,319.92 83,319.92	85,142.77 84,794.14
91282CMA6 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198,343.75 198,343.75	201,148.44 200,281.25
69371RT63 PACCAR FINANCIAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49,969.50 49,969.50	50,431.38 50,341.23
91282CFY2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	213,950.20 213,950.20	214,445.70 213,555.47
912828Z94 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106,635.94 106,635.94	109,725.00 109,439.06
91282CMG3 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227,794.92 227,794.92	227,206.05 226,177.73
91282CMS7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,642.19 120,642.19	119,976.56 119,763.28
9128285M8 UNITED STATES TREASURY US GOV	1,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	117,581.25 117,581.25	117,759.38 117,482.81
91282CMU2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250,800.78 250,800.78	250,253.91 249,160.16
912828ZQ6 UNITED STATES TREASURY US GOV	468.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	127,910.16 127,910.16	131,373.05 131,138.67
91282CNG2 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	236,670.70 236,670.70	235,183.59 234,100.39
91282CNL1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-59,962.50	-770.72	0.00	0.00	95.23	124,545.90 64,763.87	124,899.90 64,892.09
91282CMZ1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149,625.00 149,625.00	149,449.22 148,775.39
91282CGZ8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178,509.38 178,509.38	176,857.03 176,111.72
91282CAE1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154,975.78 154,975.78	156,318.75 155,974.22
24422EXD6 JOHN DEERE CAPITAL CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,953.85 64,953.85	65,301.27 65,229.14
419792L95 HAWAII ST MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00 15,000.00	15,052.98 15,041.28
91282CNN7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,005.86 126,005.86	124,443.36 123,881.84
91282CNX5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	273,968.75 273,968.75	270,896.48 269,736.33
14913UBD1 CATERPILLAR FINANCIAL SERVICES CORP CORP	1,678.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	84,954.95 84,954.95	84,623.27 84,468.16
023135CS3 AMAZON.COM INC CORP	2,632.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	134,970.30 134,970.30	134,134.59 134,067.52

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San Jacinto, City of (66779)

Dated: 06/02/2026

Identifier, Description, Security Type	Interest/ Dividend Received	Transfers In/Out	Purchases	Purchased Accrued Income	Sales	Disposed Accrued	Maturities and Redemptions	Paydowns	Net Realized Gain/Loss	Beginning Original Cost, Ending Original Cost	Beginning Market Value, Ending Market Value
89236TLD5 TOYOTA MOTOR CREDIT CORP CORP	3,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	128,762.50 128,762.50	125,969.04 125,827.26
69371RT55 PACCAR FINANCIAL CORP CORP	787.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,970.25 34,970.25	35,088.87 35,089.80
91282CJM4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180,516.60 180,516.60	177,625.00 176,763.67
91282CAV3 UNITED STATES TREASURY US GOV	765.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153,042.97 153,042.97	152,461.91 152,092.77
91282CAV3 UNITED STATES TREASURY US GOV	875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	174,968.75 174,968.75	174,242.19 173,820.31
91282CJG7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	209,031.25 209,031.25	207,085.94 205,992.19
532457CJ5 ELI LILLY AND CO CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	179,904.60 179,904.60	180,708.55 180,612.37
02079KBJ5 ALPHABET INC CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,709.60 79,709.60	79,125.18 78,954.38
13063D3N6 CALIFORNIA ST MUNI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,000.00 120,000.00	121,031.40 120,856.35
91282CPW5 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	301,382.81 301,382.81	296,601.56 295,195.31
023135DC7 AMAZON.COM INC CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79,991.20 79,991.20	79,452.52 79,426.43
89236TPQ2 TOYOTA MOTOR CREDIT CORP CORP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,976.60 64,976.60	64,585.09 64,511.78
91282CKE0 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-30,132.42	-173.23	0.00	0.00	198.65	29,799.61 0.00	30,132.42 0.00
91282CEF4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-79,112.50	-185.79	0.00	0.00	-687.71	78,971.88 0.00	79,112.50 0.00
91282CNU1 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	149,361.33 149,361.33	149,132.81 148,775.39
91282CBL4 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	166,695.31 166,695.31	166,346.48 165,886.33
91282CGH8 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	377,892.19 377,892.19	377,550.78 377,023.83
91282CKJ9 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-90,622.27	-210.25	0.00	0.00	-53.89	91,803.52 0.00	90,620.51 0.00
91282CEN7 UNITED STATES TREASURY US GOV	0.00	0.00	0.00	0.00	-99,007.81	-29.89	0.00	0.00	-447.31	97,574.22 0.00	98,998.05 0.00
91282CKN0 UNITED STATES TREASURY US GOV	0.00	0.00	102,667.97	-50.27	0.00	0.00	0.00	0.00	0.00	0.00 102,667.97	0.00 102,113.28
91282CLC3 UNITED STATES TREASURY US GOV	0.00	0.00	100,234.37	-1,027.62	0.00	0.00	0.00	0.00	0.00	0.00 100,234.37	0.00 99,812.50

Portfolio Activity Summary

05/01/2026 - 05/31/2026

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San Jacinto, City of (66779)

Dated: 06/02/2026

Identifier, Description, Security Type	*Interest/ Dividend Received*	*Transfers In/Out*	*Purchases*	*Purchased Accrued Income*	*Sales*	*Disposed Accrued*	*Maturities and Redemptions*	*Paydowns*	*Net Realized Gain/Loss*	*Beginning Original Cost, Ending Original Cost*	*Beginning Market Value, Ending Market Value*
91282CNH0 UNITED STATES TREASURY US GOV	0.00	0.00	350,000.00	-5,216.35	0.00	0.00	0.00	0.00	0.00	0.00 350,000.00	0.00 349,097.66
58933YCE3 MERCK & CO INC CORP	0.00	0.00	129,948.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 129,948.00	0.00 130,398.36
--- **---** **---**	**21,705.92**	**0.00**	**821,172.56**	**-6,294.24**	**-800,197.02**	**-5,563.86**	**0.00**	**0.00**	**-2,676.82**	**11,914,206.31** **11,975,194.72**	**12,140,108.20** **12,171,419.98**

* Weighted by: Ending Market Value + Accrued. * Holdings Displayed by: Lot.

Additional Disclosure:

This information is for the sole purposes of the client and is not intended to provide specific advice or recommendations. Please review the contents of this information carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio, security detail, or any other facet of this information, please feel free to contact us.

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Public Trust Advisors
717 17th St. Suite 1850
Denver, CO 80202

July 21, 2026

TO:	City Council
REQUESTED BY:	Tom Prill, Deputy City Manager
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Resolution Approving San Jacinto Power 2026 Integrated Resource Plan

RECOMMENDATION:

Staff recommends that the City Council **ADOPT Resolution No. 4142**, approving the San Jacinto Power 2026 Integrated Resource Plan.

DISCUSSION:

The City's Community Choice Aggregation (CCA) Program, San Jacinto Power (SJP), was established by the City Council through the adoption of Ordinance 16-12 on December 6, 2016 and began serving customers in April 2018.

Senate Bill (SB) 350, approved by the Governor on October 7, 2015, added Public Utilities Code Section 454.52, which established the requirement for load-serving entities, including CCAs, to file an Integrated Resource Plan (IRP) with the California Public Utilities Commission (CPUC).

Applicable clean energy targets have been updated by subsequent legislation. SB 100 (De León, Chapter 312, Statutes of 2018) increased the Renewables Portfolio Standard (RPS) to 60% by 2030 and established the goal of 100% clean electricity by 2045. SB 1020 (Laird, Chapter 361, Statutes of 2022) added binding interim milestones of 90% clean electricity by 2035 and 95% by 2040. AB 1279 (2022) codified the 2045 statewide carbon neutrality goal. The 2026 IRP reflects this full statutory trajectory.

The IRP establishes a 10-year forward-looking procurement plan and does not commit SJP to specific procurement transactions. The San Jacinto City Council approved its most recent IRP in October 2022. The CPUC consolidated the subsequent planning cycle into a 2024–2026 cycle — completing its Preferred System Plan work in 2024 before opening a new rulemaking in 2025 — and did not require individual Load Serving Entities (LSE) plan filings until 2026. The 2026 IRP now before the City Council is the current required biennial update under that cycle.

California Choice Energy Authority and its energy procurement consultant, on behalf of SJP, prepared the 2026 IRP in accordance with CPUC requirements. The filing consists of three required documents: a Narrative Template, a Resource Data Template (RDT), and a Clean System Power (CSP) Calculator. Consistent with 2026 filing requirements, the IRP identifies SJP's Preferred Conforming Portfolio — a supply plan demonstrating SJP's proportional share of California's statewide greenhouse gas reduction target of 8 million metric tons (MMT) by 2045. A complete copy of the IRP Narrative is on file in the office of the Deputy City Manager and will be posted to the SJP website. The RDT and CSP Calculator contain contract-level detail and are filed with the CPUC under protective order.

Pending City Council's approval, SJP's IRP will be submitted to the CPUC by the due date of August 10, 2026.

FISCAL IMPACT:

None.

Attachments

Reso_4142_-_SJP_Integrated_Resource_Plan_2026_-_07-16-26.pdf
SJP_Integrated_Resource_Plan_2026.pdf

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

RESOLUTION NO. 4142

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO APPROVING THE SAN JACINTO POWER 2026 INTEGRATED RESOURCE PLAN

WHEREAS, Community Choice Aggregation, authorized by Assembly Bill 117, is a state law that allows cities, counties, and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution service; and

WHEREAS, on December 6, 2016, City Council adopted Ordinance 16-12, Establishing a Community Choice Aggregation program, San Jacinto Power; and

WHEREAS, minor technical, formatting, or clerical corrections to the Integrated Resource Plan may be necessary prior to filing with the California Public Utilities Commission, and the City Council desires to authorize such non-substantive corrections without requiring further Council action; and

WHEREAS, Senate Bill (SB) 350, approved October 7, 2015, added Public Utilities Code Section 454.52, establishing a requirement for Community Choice Aggregation Programs to develop an Integrated Resource Plan and submit it to the California Public Utilities Commission (CPUC) for certification; and

WHEREAS, subsequent legislation has updated the clean energy requirements applicable to the SJP Integrated Resource Plan, including SB 100 (De León, Chapter 312, Statutes of 2018), which established a goal of 60% renewable energy by 2030 and 100% clean electricity by 2045; SB 1020 (Laird, Chapter 361, Statutes of 2022), which added binding interim milestones of 90% clean electricity by 2035 and 95% by 2040; and AB 1279 (2022), which codified the 2045 statewide carbon neutrality goal; and

WHEREAS, the CPUC's IRP planning cycle was consolidated into a 2024–2026 cycle, with individual load-serving entity plan filings due in 2026 under CPUC Rulemaking R.25-06-019; the last SJP IRP was approved by the City Council in October 2022, and the 2026 IRP is the current required biennial update under that consolidated cycle; and

WHEREAS, California Choice Energy Authority and its energy procurement consultant have prepared the SJP 2026 Integrated Resource Plan in accordance with CPUC requirements, including the preparation of a Narrative Template, Resource Data Template, and Clean System Power Calculator, and the identification of SJP's Preferred Conforming Portfolio consistent with California's statewide greenhouse gas reduction goals.

NOW THEREFORE, BE IT RESOLVED, determined and ordered by the City Council of the City of San Jacinto, California, as follows:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. That the Integrated Resource Plan for San Jacinto Power has been developed in compliance with Senate Bill 350, Senate Bill 100, Senate Bill 1020, Assembly Bill 1279, and California Public Utilities Commission direction under Rulemaking R.25-06-019, and is hereby approved.

SECTION 3. This resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, and ADOPTED at a Regular Meeting of the City Council on the 21st day of July, 2026, by the following vote:

AYES:
NAYS:
ABSTAIN:
ABSENT:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

_____
Craig Hayes, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

CERTIFICATION

I, Julia Espinoza, duly appointed City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4142 was duly passed, approved, and adopted at a Regular Meeting of the City Council of the City of San Jacinto on the 21st day of July, 2026, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

WITNESS MY HAND AND OFFICIAL SEAL this 21st day of July, 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

Standard LSE Plan

SAN JACINTO POWER

2026 INTEGRATED RESOURCE PLAN

AUGUST 10, 2026

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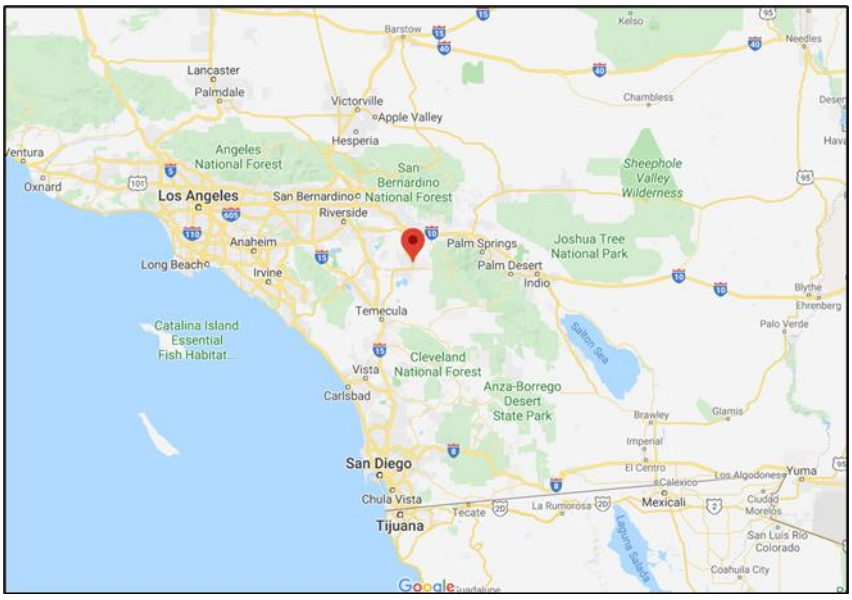
I. Introduction and Executive Summary

Description of SJP

The City of San Jacinto is a municipal corporation and charter city organized and operated under the laws of the State of California. The City of San Jacinto is governed by, and accountable to, representatives elected by its citizens. The City of San Jacinto operates numerous programs for the benefit of its citizens, including San Jacinto Power ("SJP").

SJP was formed by the San Jacinto City Council on December 6, 2016, through Ordinance 16-12 and began serving load in April 2018. SJP currently provides retail electric generation services and complementary energy programs to customers within the municipal boundaries of the City of San Jacinto. SJP launched as the City's Community Choice Aggregation ("CCA") program for the purposes of promoting local control and local economic benefits as well as offering participating customers competitive and stable rates.

Figure 1: Service Area Map



SJP currently serves approximately 14,100 residential accounts and 1,600 commercial and industrial accounts. SJP provides retail generation service to a variety of customer classes, including residential, small and medium commercial accounts, large industrial consumers, and agricultural and pumping facilities. SJP's service area has a population of approximately 56,174, the majority of which live in households or work at businesses that receive generation service from SJP. In 2025, SJP had a peak load of 65 MW, and a total energy usage of 162 GWh.

SJP has pursued CCA implementation activities under a shared service model, which means SJP has joined together with other, regionally located and city specific CCA programs to promote administrative efficiencies by outsourcing many operational and technical services typically required for CCA

administration and operation. The California Choice Energy Authority, or CalChoice, is the organization selected by SJP to provide requisite services, including resource planning and procurement activities. Key decisions of SJP, including rate setting, retail supply portfolio composition, disposition of financial reserves, and administration of complementary programs, are addressed by the San Jacinto City Council with supporting input from SJP staff and CalChoice personnel. Due to the relatively small size of the City of San Jacinto (both in terms of population and retail sales), meaningful San Jacinto administrative efficiencies have been achieved through joint solicitation/procurement administration through CalChoice. By partnering with CalChoice, SJP has been able to establish and pursue objectives and key parameters that are directly responsive to the unique constituents and interests within the City of San Jacinto.

SJP's Mission

SJP was formed for the express purpose of empowering the city to choose the generation resources that reflect its specific values, needs and cost preferences. More specifically, SJP seeks to provide reliable electric service, within the city, at competitive rates when compared to those rates offered by the incumbent electric utility and also prioritizes local control, economic development and environmental stewardship within the City of San Jacinto. Consistent with Public Utilities Code Sections 366.2(a)(5) and 454.52 (b)(3),[1] all procurement by SJP, including the portfolios set forth in this Integrated Resource Plan ("IRP"), must comply with policy direction provided from SJP's governing board, which is comprised of the City of San Jacinto Council.

Introduction to SJP's IRP

In accordance with the requirements of California Public Utilities Code ("PUC") Sections 454.51 and 454.52 and California Public Utilities Commission ("Commission" or "CPUC") Decision ("D.") 18-02-018, D.22-02-004, *Administrative Law Judge's Ruling Setting Requirements for Individual Integrated Resource Plans Due June 1, 2026*,[2] *Email Ruling Granting Joint Request for Extension of Load Serving Entity ("LSE") Integrated Resource Plan ("IRP") Filings*,[3] and guidance provided by the Commission's Energy Division,[4] SJP is providing its LSE-specific IRP to the Commission for certification and use in the Commission's statewide planning process.

In addition to this narrative, SJP's IRP includes the following documents:

- SJP's Resource Data Template

[1] All further citations to statute are to the California Public Utilities Code unless otherwise noted.

[2] Rulemaking ("R.") 25-06-019, *Administrative Law Judge's Setting Requirements for Individual Integrated Resource Plans Due June 1, 2026,* issued on January 1, 2026 ("Final Load Forecast and GHG Benchmark Ruling"), January 16, 2026.

[3] R.25-06-019, *Email Ruling Granting Joint Request for Extension of Load Serving Entity ("LSE") Integrated Resource Plan ("IRP") Filings*, March 9, 2026.

[4] Energy Division Guidance can be accessed at: https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/energy-division/documents/integrated-resource-plan-and-long-term-procurement-plan-irp-ltpp/2024-2026-irp-cycle-events-and-materials/updated-filing-requirements-overview-document.pdf.

- SJP's Clean System Power Calculator
- SJP's IRP Verification

Projecting resource needs over the planning horizon covered by the IRP is a fluid process and SJP expects changes over time. The future resources identified in SJP's IRP represent SJP's current good-faith projection of the resource mix that will be procured over the IRP planning horizon. Such projections are based on best available information regarding planning directives, SJP policy, resource availability and other key considerations. The resources identified in future iterations of SJP's IRP may change due to new information and evolving circumstances, and the ultimate resource mix that SJP actually procures (in future years) may differ from what is reflected in this plan due to a number of variables, including availability of supply, technology changes, price of supply, and/or other market or regulatory considerations.

Board Council Approval of IRP

In compliance with Public Utilities Code Section 454.52(b)(3), this IRP was formally submitted to the San Jacinto City Council for approval based on the IRP's compliance with Sections 454.51 and 454.52 (the "IRP Statute") and all relevant council-adopted procurement requirements of SJP's governing council. On [Date], the San Jacinto City Council issued a Resolution which formally approved this IRP and adopted SJP's Preferred Conforming Portfolio ("PCP"). SJP's Resolution also made the following determinations regarding SJP's PCP:

- SJP's PCP is expected to achieve economic, reliability, environmental, security, and other benefits and performance characteristics that are consistent with the goals set forth in Section 454.52(a)(1)(A-I).
- SJP's PCP includes a diversified procurement portfolio consisting of both short-term and long-term electricity and electricity-related and demand reduction products.
- SJP's PCP achieves the resource adequacy requirements established pursuant to Public Utilities Code Section 380.
- SJP's PCP is consistent with the procurement timing, resource mix, and operational attributes of the Commission's Preferred System Portfolio ("PSP").
- SJP's PCP is compliant with all SJP board-adopted procurement directives.

A copy of the final Resolution is available on the City's website.[5]

Request for Certification

SJP respectfully requests that the Commission certify this IRP.

As both the Legislature and the Commission have recognized, the Legislature has granted CCAs broad authority to procure resources on behalf of their respective customers, an authority limited only where "other generation procurement arrangements have been expressly authorized by statute."[6] Likewise, the Legislature has granted CCAs autonomy in setting their own rates and managing interactions with their customers.[7] SJP understands that the Commission has three primary interests in the CCA IRP process:

- Ensuring that CCA IRPs provide requisite procurement information needed by the Commission to develop its statewide plan.[8]

- Ensuring that CCAs' current and planned procurement is consistent with the RA requirements established pursuant to PUC Section 380.5.[9]

- Ensuring that CCAs' current and planned procurement satisfies the CCA's share of renewables integration resources identified in the Commission's PSP, and that the CCA either self-provides or pays for investor-owned utility ("IOU") procurement to support its share of any renewable integration shortfall.[10]

SJP has prepared its IRP with these interests in mind, and thanks the Commission for recognizing and preserving CCA procurement autonomy as well as the benefits of a collaborative planning approach with CCA organizations in its certification review of SJP's IRP.

This narrative provides a detailed description of the development and content of SJP's PCPs, each portfolio's compliance with applicable requirements, and an action plan detailing SJP's next steps (to promote conformance with such requirements).

SJP developed its IRP through the following steps:

- SJP compiled data for its existing energy contracts, RA capacity contracts, and its share of capacity for allocated Cost Allocation Mechanism ("CAM") resources.
- For each IRP planning year, SJP identified its short positions relative to known planning targets and its assigned load forecast.
- SJP populated the Resource Data Template with all current contracts.
- SJP compiled detailed information on projects for which it is currently negotiating power purchase agreements, including information regarding project status and timing
- SJP identified future contracts it expects to secure for new solar, storage, geothermal, and wind generation. SJP prioritized the selection of future resources to ensure that SJP's overall portfolio of new resources is varied, meets all regulatory goals, meets the goals expressed by SJP's City Council, and is estimated to minimize costs to customers, subject to applicable mandates. SJP added generic future contracts with existing resources, including large hydroelectric generators, to help fill its remaining open positions.
- SJP used the Commission's Clean System Power Calculator Tool to check the GHG emissions associated with the resulting portfolio to ensure that these emissions are equivalent to, or slightly less than, SJP's assigned share of the GHG emissions benchmarks; SJP added planned purchases of RPS qualifying renewable and large hydroelectric energy in sufficient volume to ensure that portfolio emissions were equal to, or slightly less than, SJP's assigned share of the GHG benchmark.
- SJP identified the resulting portfolio as its PCP

SJP reached the following findings regarding its PCP:

- SJP's PCP includes the procurement of the following new resources:
    - New solar resources totaling 62 MW solar
    - New battery storage resources totaling 55 MW
    - New wind resources totaling 21 MW
    - New geothermal resources totaling 4 MW
- SJP's PCP provides for the following overall resource mix in 2045:
    - 12 GWh of Large Hydro
    - 39 GWh of Geothermal
    - 68 GWh of Wind
    - 178 GWh of Solar
    - 96 MWh of Short Duration Battery Storage
    - 252 MWh of Long Duration Storage
    - 39 MW of Natural Gas/Baseload/Other (Capacity-Only)
- SJP's PCP conforms to the procurement timing, resource quantities, and general resource attributes identified in the PSP.

- SJP's PCP would have GHG emissions of 0.025 MMT, 0.018 MMT, 0.018 MMT, and 0.010 MMT in 2030, 2035, 2040, and 2045, respectively, which is equivalent to or less than SJP's assigned GHG benchmarks for those years.
- SJP's PCP meets all relevant reliability metrics.
- SJP's PCP provides approximately SJP's load-proportional share of renewable integration resources.

II. Study Design

a. Objectives

SJP had the following objectives in performing the analytical work to develop its IRP:

1. Identify a PCP with emissions equal to or slightly less than SJP's proportional share of the 8 MMT GHG reduction benchmark, as determined using the Commission's emissions calculator.
2. Identify a PCP that achieves economic, reliability, environmental, security, and other benefits and performance characteristics that are consistent with the goals set forth in Section 454.52(a)(1)(A-I).
3. Identify diverse and balanced PCP that includes both short-term and long-term electricity products as well as electricity-related demand reduction products.
4. Identify portfolios that achieve the resource adequacy requirements established pursuant to PUC Section 380 and provide SJP's share of system reliability and renewable integration resources.
5. Identify a portfolio that complies with all of SJP's Board-adopted procurement directives.
6. Identify a portfolio that is compliant with SJP's obligations under the Renewables Portfolio Standard ("RPS") program.
7. Identify a portfolio that is cost-effective and minimize rate impacts on SJP's customers.

b. Methodology

Modeling Tool(s)

In developing its planned portfolios, SJP used the modeling performed by the Energy Division using RESOLVE and SERVM and incorporated applicable outputs into the RDTv3 and CSP templates as a starting point. After evaluating related results, SJP consulted with CalChoice, leveraging its extensive experience and expertise in the areas of resource planning and procurement, to construct SJP's own, internally developed models to quantify portfolio targets for renewable energy content, capacity, and

portfolio GHG emissions, as well as physical and financial positions conforming with SJP's currently effective risk management policies and business practices.

SJP also utilized its commercial energy trading and risk management system to monitor positions, market exposure, credit exposure, value-at-risk, and other risk management metrics. SJP has maintained a record of all such transactions in this system for several years and plans to continue using this system to facilitate transaction management, resource planning, and risk management activities.

SJP used the outputs of its energy trading and risk management system to develop reports and models which were then analyzed to assess annual, monthly, and hourly open positions by considering all forecasted electric loads and expected deliveries from SJP's resource portfolio. SJP also used a proprietary financial model to project power supply costs based on existing and planned procurements as well as an overall financial assessment of revenues, costs, and cash flows. Current market conditions were considered when compiling any costs associated with expected/planned purchases; actual costs, based on existing procurement contracts, were incorporated as appropriate. Similar to the aforementioned energy trading and risk management system, SJP has used this financial model for several years and has found it to be highly effective in supporting the financial planning needs of its CCA program.

a. For new resource selection, SJP relied upon the modeling and assumptions in the Preferred System Portfolio, SJP's ongoing and recent procurement experience, and consultation with CalChoice, which helped shape assumptions related to resource availability and cost. In addition, SJP's new resource selection reflected the preferences of its City Council, including considerations related to resource location and availability. Modeling Approach

Load Forecast

SJP developed this IRP using its assigned load forecast from the file 2026 LSE GHG Emission Benchmarks[11] (also contained in the CSP templates), as directed in the *Final Ruling*.

Table 1: SJP's 2026-2045 Load Forecast (GWh)

Year	Load Forecast
2026	174.75
2027	181.98
2028	191.46
2029	200.39
2030	210.02
2031	219.19
2032	228.48
2033	238.07

[11] [11] See *Load Forecastss + GHG Benchmarks* (January 16, 2026) (hereinafter "GHG Benchmarks"), *available at* https://www.cpuc.ca.gov/industries-and-topics/electrical-energy/electric-power-procurement/long-term-procurement-planning/2024-26-irp-cycle-events-and-materials.

2034	247.62
2035	256.90
2036	263.85
2037	270.52
2038	276.51
2039	282.04
2040	287.22
2041	291.60
2042	296.10
2043	300.04
2044	303.02
2045	305.63

Load Shape

In developing its portfolio SJP used the default load shape from the Clean System Power Calculator. Use of this load shape does not change SJP's total annual energy volumes for both load and load modifiers, and these energy volumes remain consistent with SJP's assigned load forecast.

Load-Proportional GHG Emissions Benchmark

SJP's modeling was assessed against its 2035 and 2045 load-proportional share of the respective GHG emissions benchmarks, which yielded the following results:[12]

Table 2: SJP's Assigned Shares of GHG Reduction Benchmarks

2030	2035	2040	2045
0.031	0.025	0.021	0.011

Compiling Existing Resources

To populate its baseline resource templates, SJP added existing resources from the following procurement categories:

- Energy Contracts.
- Capacity (Resource Adequacy) Contracts.
- SJP's assigned share of capacity for CAM resources, taken from Energy Division's *Aggregated CAM Resources for LSEs Plan Development* (September 29, 2022).
- SJP's selected Voluntary Allocation and Market Opportunities ("VAMO") allocation of RPS resources from Southern California Edison Company ("SCE")

[12] See *2022 Final GHG Emission Benchmarks for LSEs*, (June 28, 2022) (hereinafter" GHG Benchmarks"), *available at* https://www.cpuc.ca.gov/-/media/cpuc-website/divisions/energy-division/documents/integrated-resource-plan-and-long-term-procurement-plan-irp-ltpp/2022-irp-cycle-events-and-materials/2022-final-ghg-emission-benchmarks-for-lses_public.xlsx.

- SJP's allocation of GHG-free resources from SCE

Selecting New Resources

To identify its new resource procurement opportunities, SJP first determined the new resource capacity it intends to add each year, which considered resource needs (open positions), long-term renewable contracting requirements, renewable portfolio standards, resource adequacy requirements, the need for incremental resource adequacy capacity to contribute to system reliability and renewable integration needs, the potential for technological improvements, and financial considerations. SJP selected resource types based on its experience with competitive solicitations for new renewable and storage resources and its experience in procuring resource adequacy resources, as well as consideration of the studies and modeling underlying the adopted PSP.

Confirming Reliability

SJP's portfolios were evaluated to ensure that sufficient dependable capacity (net qualifying capacity) would be available to meet peak load requirements, as shown in the RDTv3. These requirements include procuring sufficient net qualifying capacity to meet the Planning Reserve Margins applicable to each year of the planning period. SJP used technology-specific Effective Load Carrying Capacity ("ELCC") factors from the RDT to assess the contribution of each resource to system reliability. The ELCCs for battery storage resources degrade precipitously during the planning period, which means that battery resources provide less net qualifying capacity per MW of nameplate capacity. In order to ensure that its portfolio met the reliability requirements in each year of the planning period, SJP added sufficient short-term RA capacity as needed to supplement capacity from its long-term portfolio. SJP's portfolio was designed to ensure that current incremental resource adequacy capacity obligations from the various CPUC procurement orders will be met.

Calculating GHG Emissions

SJP calculated the emissions associated with its PCP using the Commission's Clean System Power calculator. The assigned load forecast and default load shapes and behind the meter adjustments were used for this assessment, along with the planned supply portfolios. The results were checked against the assigned GHG benchmarks included in the Clean System Power tools.

III. Study Results

Use this section to present the results of the analytical work described in Section 2: Study Design.

a. Conforming Portfolio

SJP's Conforming Portfolio

The following table provides a summary of SJP's 2045 PCP, identifying resources by type and distinguishing between the following procurement categories:

- Existing resources (energy and capacity) that SJP owns or contracts with, consistent with definitions provided in the Resource Data Template.
- Existing resources (energy and capacity) that SJP plans to contract with in the future.

- Existing resources (capacity) that SJP partially pays for through CAM.
- New Resources (energy and capacity) that are under development that SJP is planning to procure.
- Future new resources (energy and capacity) that SJP is planning to procure.

In summary, to meet SJP's projected 2045 energy demand of 305 GWh, SJP has selected a 2045 PCP Conforming Portfolio composed primarily of the following resources:

- Solar, planned existing: 10 GWh
- Solar, planned new: 168 GWh
- Wind, planned existing: 10 GWh
- Wind, CA, planned new: 20 GWh
- Wind, New Mexico, new: 23 GWh
- Wind, Wyoming, new; 16 GWh
- Large Hydro, existing: 11 GWh
- Geothermal, new: 26 GWh
- Battery storage, new: 347 GWh dispatch capability

Additionally, SJP's 2045 PCP includes capacity-only resources composed primarily of the following resources:

- CAM, Demand Response and Energy Efficiency Allocations – 13 MW
- Existing natural gas, baseload, and other (planned procurement) – 39 MW

SJP's portfolio includes a mix of existing and new resources. Approximately 146 MW of SJP's PCP is composed of new resources, reflecting SJP's role as an active player in the State's development of new renewable and storage resources. Furthermore, SJP's PCP is comprised of a mix of resources in which SJP can minimize customer rate impacts while still achieving the State's GHG-reduction targets.

SJP's PCP Is Consistent with the Preferred System Plan

The new resources included in SJP's PCP are consistent with the PSP 2045 new resource mix. The Commission adopted the PSP, which established the 8 MMT GHG target by 2045 and adopted the resources in Tables 5 and 6 of D.22-02-004.[13]

The Decision requires that LSEs procure resources in the following categories: Gas, Biomass, Geothermal, Wind, Wind on New-Out-of-State Transmission, Offshore Wind, Utility-Scale Solar, Battery Storage, Pumped (Long-Duration) Storage.

[13] D.22-02-004 at 101-105. Note the Decision references Tables 6 and 7, but this was presumably a typographical error since there was no foregoing Table 7. Thus, SJP understands the Decision to be referencing Tables 5 and 6.

As demonstrated in the following table, SJP's PCP is generally consistent with SJP's proportional share of new procurement for each of the "resource types" identified in D.22-02-004

Table 3: Comparison of SJP's PCP vs PSP

Resource Category	PSP (MW)	SJP's Proportional Share of PSP New Resources (MW)	SJP's PCP (MW)
Geothermal	3,230	**3.66**	**3.48**
Geothermal (Enhanced)	674	**0.76**	**0**
Biomass	12	**0.01**	**0**
In-State Wind	10,949	**12.40**	**8.54**
Out-of-State Wind	19,036	**21.56**	**12.39**
Solar	82,732	**93.68**	**50.47**
Li-ion Battery (4-hr)	6,758	**7.65**	**23.90**
Li-ion Battery (8-hr)	21,102	**23.89**	**31.46**
Location Constrained Storage (12-hr)	8,499	**9.62**	**0**

b. Preferred Conforming Portfolio

a. SJP Preferred Conforming Portfolio

As demonstrated in Table 3 above, SJP's IRP, SJP's PCP consists of a combination of:

- Natural Gas
- Geothermal
- Wind
- Wind on New-Out-of-State Transmission
- Utility-Scale Solar
- Battery Storage

As stated above, in accordance with Section 454.51(b)(3), SJP's governing board has determined that the resource mix in the PCP achieves "economic, reliability, environmental, security, and other benefits and performance characteristics that are consistent with the goals set forth in [Section] 454.51(a)(1)]." These benefits and characteristics are discussed as follows.

GHG Reduction Goals

SJP's PCP achieves results and performance characteristics consistent with the Section 454.52(a)(1)(A) goal of meeting the Commission's 8 MMT GHG reduction benchmark (8 MMT GHG by 2045). The 2035 emissions from SJP's PCP are equivalent to SJP's load-proportional share of the 8 MMT by 2035 emissions target. SJP's proportional share of the 8 MMT GHG target is 0.011 MMT in 2045. According to the Commission's emissions calculator, SJP's PCP would account for 0.010 MMT in 2045 emissions, which is less than the GHG Benchmarks for SJP.

Renewable Energy

SJP's PCP achieves results and performance characteristics consistent with the Section 454.52(a)(1)(B) goal of ensuring that portfolios are composed of at least 60% eligible renewable resources. In 2030 SJP's PCP portfolio would consist of 61% eligible renewable generation, after accounting for resource curtailments, which exceeds the 60% requirement. In 2045, SJP's PCP portfolio would consist of 88% eligible renewable generation after accounting for resource curtailments.

Enable Each Electrical Corporation to Fulfill Its Obligation to Serve Customers at Just and Reasonable Rates

As detailed in Section III.e., below, SJP is committed to serving its customers at reasonable rates. In addition to setting rates that are competitive with SCE, SJP works to minimize rate volatility by constructing a balanced and conservatively hedged power supply portfolio, building prudent financial reserves, and minimizing rate changes to once per year, whenever possible.

Minimizing Bill Impact

SJP's PCP achieves results and performance characteristics consistent with the Section 454.52(a)(1)(D) goal of minimizing the impact of planned procurement on ratepayers' bills. SJP's PCP portfolio consists primarily of renewable resources that generally support a least-cost, best-fit procurement strategy. SJP's planned use of large hydro resources is expected to minimize costs associated with lowering GHG emissions because the cost premiums associated with large hydro energy is less than those associated with RPS qualifying renewable energy.

SJP prioritizes cost competitiveness, reliability, use of renewable energy and local economic development amongst its primary concerns. SJP anticipates that bill impacts will be minimized during its planned portfolio transition through the pursuit of a diversified resource mix that seeks to minimize exposure(s) that could otherwise occur by overemphasizing resources located within specific geographic areas, relying on a limited subset of technology types and/or purchasing from a limited pool of suppliers/developers, amongst other considerations. SJP is also aware of the risks associated with certain renewable-only generating configurations that limit the buyer's ability to re-shape deliveries to times of the day when negative prices and, possibly, curtailments are less likely to occur. With this concern in mind, SJP has carefully considered and incorporated energy storage opportunities within its resource mix, which should promote grid reliability during California's transition to an increasingly clean/renewable energy mix while reducing the potential for unforeseen costs (due to negative pricing) and/or reduced renewable energy deliveries related to curtailment. For example, coupling new-build solar with battery storage increases the capacity value of such projects and provides limited dispatchability for the solar generation, reducing risks related to curtailment and negative pricing. Further, SJP's PCP reduces exposure to volatile natural gas prices as well as bill impacts that may result from periodic spikes in fossil fuel prices.

Ensuring System and Local Reliability

SJP's PCP achieves results and performance characteristics consistent with the Section 454.52(a)(1)(E) goal of ensuring system and local reliability. The PCP meets system resource adequacy requirements as detailed in Section III.f. With the adoption of the Central Procurement Entity structure, SJP no longer has local resource adequacy requirements since the CPE has taken over the procurement of local resource adequacy capacity within SJP's service area, pursuant to D.20-06-002. SJP's portfolio assumes CAM

allocations and CAM resources, which incorporate CPE system and flexible capacity allocations, consistent with what is described in the most recently issued CPE procurement allocations. At this point, uncertainties and initial implementation issues with the CPE make it difficult for SJP to estimate how the CPE structure will change SJP's RA needs over time.

As it has done in the past, and as shown in most state planning studies, SJP anticipates that it will meet a portion of its reliability needs through capacity-only contracts with natural gas plants. SJP has contracted with demand response resources to fulfill some of its RA needs and is exploring other opportunities for demand response. SJP is hopeful that new technologies will be developed that will provide cleaner resources with the reliability characteristics of California's existing natural gas fleet, and it will continue to investigate such resources as appropriate. This noted, one of SJP's primary concerns is supporting ongoing grid reliability, which compels the CCA program, in the near term, to include natural gas resources amongst its resource adequacy purchases until such time that clean, reliable capacity becomes more readily available.

Ensure that at least 65% of RPS Procurement is From Long-Term Contracts

Consistent with Section 454.52(a)(1)(F), SJP is on pace to meet the requirement that 65% of its RPS procurement must come from contracts of 10 years (long-term or more for each compliance period. For the current compliance period, SJP has procured 93% from long-term contracts. Additionally, the majority of the resources shown in SJP's PCP are expected to be acquired through long-term contracts. SJP will continue to procure renewables through short-term contracts when opportunities present themselves for cost-efficient procurement and when doing so would reduce any remaining dependency on system power.

Strengthen the diversity, sustainability, and resilience of the bulk transmission and distribution systems, and local communities

SJP's PCP achieves results and performance characteristics that strengthen the diversity, sustainability and resilience of the bulk transmission and distribution systems, as well as local communities, meeting Section 454.52(a)(1)(G). SJP's PCP relies on procurement from a variety of resource types as well as significant storage resources incorporated in hybrid solar and storage configuration. SJP believes that the complementary nature of the solar and storage in hybrid resources makes better use of the existing transmission system. SJP carefully evaluates the long-term generation load-matching and congestion risks of new resources and weighs its options in the context of its existing supply and net demand on an hourly basis for the full duration of any contract period.

As described below, SJP is actively pursuing the procurement of or has recently purchased capacity to meet the sub-category requirements of D.21-06-035, which includes long-duration storage, clean-firm resources like geothermal, and resources to replace the Diablo Canyon Power Plant. Additionally, SJP has recently procured demand response capacity resources, providing additional system diversity.

Demand-Side Energy Management

SJP's PCP achieves results and performance characteristics consistent with the Section 454.52(a)(1)(H) goal of enhancing demand-side energy management. SJP continues to explore and pursue demand-side management programs such as demand response, energy efficiency, and behind the meter energy storage solutions. As part of SJP's procurement toward D.21-06-035, as discussed in more detail in Section IV.a.ii., SJP has contracted for demand response resources to meet a portion of its requirements.

Distributed energy resources (DER) programs support customer energy cost reduction, GHG reductions, and air quality improvements. Such programs help CCAs reduce costly energy purchases, while some may earn revenue from wholesale market participation. Demand response programs provide customers an opportunity to play a role in the operation of the electric grid by reducing their electricity usage during peak demand days when market prices are highest ("peak events") in exchange for financial incentives.

With the recent expansive deployment of DERs in CalChoice member jurisdictions (such as smart thermostats, rooftop solar and battery storage systems, and electric vehicles and chargers; aka "behind-the-meter" assets), the groundwork is being laid to establish a virtual power plant (VPP) for the benefit of CalChoice Members. Through a VPP, each CCA program may create, monitor, and control a fleet of assets to modify load when power is expensive, and reduce stress on the grid during called events and/or during certain market conditions. Implementation of such a program requires a third-party supplier to provide the DERMS software for management of the devices. In addition, it also requires an experienced program administrator to establish a future demand response incentive offering for CalChoice Member customers. The program administrator will also be responsible for integration and coordination of DER assets with third-party owners.

CalChoice is currently exploring opportunities to launch a DERMS and develop its customer incentive demand response program for 2026-2027.

Minimizing Localized Air Pollutants with Emphasis on Disadvantaged Communities ("DACs")

SJP's PCP achieves results and performance characteristics consistent with the Section 454.52(a)(1)(I) goal of minimizing localized air pollutants and other GHG emissions with early priority on disadvantaged communities. SJP's PCP relies primarily on renewable generation and hydroelectric generation, and this portfolio is expected to exhibit relatively low GHGs and localized air pollution emissions. SJP's PCP minimizes SJP's reliance on unspecified system power, instead opting for renewable and hydroelectric generation procurement/development whenever feasible. Results from the CSP tool indicate the following localized air pollutants associated with SJP's PCP in 2045:

- NOx: 1 tonnes/year
- PM 2.5: 1 tonnes/year
- SO2: 0 tonnes/year

These emissions are expected to result from the planned use of system energy and biomass energy in the PCP, as well as emissions from Combined Heat and Power ("CHP") resources and system energy assigned to the SJP portfolio by the CSP tool. In evaluating new use of biomass resources, SJP will prioritize those located outside of DACs to the greatest practical extent.

c. GHG Emissions Results

SJP used its load-based proportional share of the 8 MMT GHG Benchmark to determine the emissions compliance for its 8 MMT PCP. SJP's assigned load proportional share of the 8 MMT benchmark in 2035 is 0.025 MMT and in 2045 is 0.011 MMT. Based on the 8 MMT version of the CSP calculator, SJP's 8 MMT PCP would result in total 2035 GHG emissions of 0.018 MMT and 2045 GHG emissions 0.010 MMT, which is slightly less than SJP's assigned share of the 8 MMT GHG reduction benchmark.

d. Local Air Pollutant Minimization and Disadvantaged Communities

i. Local Air Pollutants

The CSP calculator estimates the following emissions associated with SJP's 8 MMT portfolio:

Table 4: PCP Air Pollutants

Pollutant	2030	2035	2040	2045
PM2.5	2	1	1	1
SO2	0	0	0	0
NOx	2	2	2	1

SJP's contribution to air pollutants is a result of a combination of electricity procured from biomass and from reliance on system power. The table below shows the portion of load that is being served from fossil fuel resources and system power each year the portfolio.

Table 5: 8 MMT Portfolio Demand, Fossil Fuel Resources and System Power

	2030	2035	2040	2045
Demand	229	280	313	333
Net System Power	58	48	54	36
% of Load Served by System Power	28%	19%	19%	12%

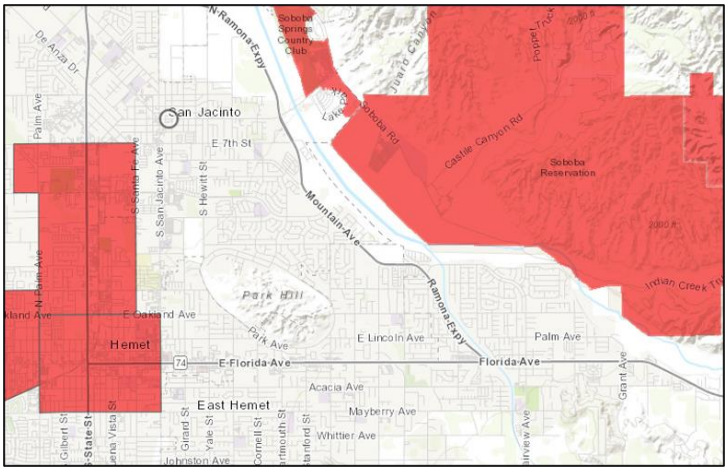
ii. Focus on Disadvantaged Communities

SJP's IRP is consistent with the goal of minimizing local air pollutants, with early priority on DACs. As defined by the CalEPA's designation, a Disadvantaged Community includes four categories:

- Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0 (1,984 tracts).
- Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores (19 tracts).
- Census tracts identified in the 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0 (307 tracts).
- Lands under the control of federally recognized Tribes.

SJP serves customers in the following DACs:

Figure 2: Map of DACs within SJP's Service Area



SJP's service area includes the following DAC census tracks:

- 6065043517: CalEnviroScreen 4.0 score of 35, among the highest 35% of census tracks.

ii. Power Procurement in DACs

SJP does not currently procure electricity directly from any natural gas or other fossil fuel power plants. However, SJP recognizes the need to help mitigate the impacts of air pollution in regions of the state where communities have been disproportionately impacted by the existing generating fleet and the need for economic development in areas with high unemployment and poverty.

Our planning objective is to minimize unspecified system power usage and prioritize clean resources that reduce local pollution burdens across the State. Where grid capacity exists within our communities, we are particularly conscious of local areas with high cumulative pollution scores. In procurement practice, this involves prioritizing biomass facilities located outside of DACs and renewable generation with the greatest potential for displacement of fossil fuels, wherever practical: in its solicitations SJP requests respondents to identify how the submitted projects may replace or supplant existing generation and to quantify the expected emissions impacts of this transition.

As required in this 2026 IRP submission, SJP has also analyzed its existing portfolio of long-term contracts and their relationship to DACs within a 5-mile radius. While SJP does not have direct data showing emissions reductions as a result of these projects (many are not yet operational), SJP's long-term portfolio is comprised of renewable resources – solar, wind, geothermal – and battery storage capacity which all are anticipated to have either a positive impact or negligible impact on emissions and have the potential to displace emitting generation.

Table 6: PCP Air Pollutants

Project Type	Project Location	Census Tract	DACs in 5-mile radius
Solar Plus Storage	Terra Bella, CA	6107004500	6107003400, 6107004200, 6107004500

e. Cost and Rate Analysis

SJP's 8 MMT PCP is reasonable from a cost perspective. In selecting resources for its portfolios, SJP carefully considered the cost implications of specific resource selections and procurement timing. This analysis was informed by SJP's procurement experience and the standard assumptions and results of the Commission's RESOLVE/SERVM modeling.

SJP strives to keep customer costs as low as possible. This is reflected both in the resources procured and in the timing of those procurements. SJP employs risk-management that considers risk associated with under-procurement, as well as risks of potential over-procurement which could occur from unforeseen changes in load going forward. Risk management also involves assessing the currently available technologies, expected technological developments, and potential for radically different technologies in the future. The assessment of potential resources is not strictly on price issues but includes information on how well the resources match the specific needs of SJP's customers' load. For example, solar resources are often the least expensive on a simple cost per MWh basis, but other resources which may cost more on a simple MWh basis may provide additional benefits in terms of RA capacity, better matching SJP's load profile, or serving the needs of the San Jacinto community.

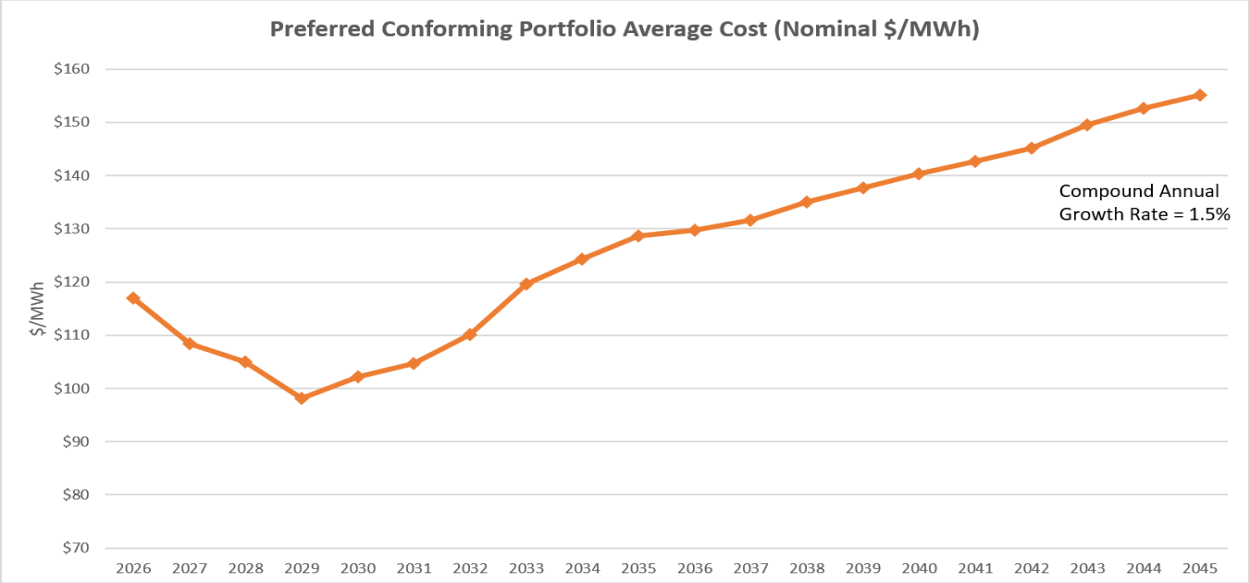
In general, SJP sought to balance the need to procure resources with enough lead time to meet SJP's LSE-specific procurement shortfalls and the Commission-identified overall system new resource needs with the cost-saving benefits of waiting to procure renewable and storage resources with downward sloping cost projections. SJP also recognizes that future resource costs are highly uncertain, and technological advancement can happen unexpectedly; SJP's procurement cycle is designed to take advantage of technological and cost improvements by incrementally adding new resource commitments over time.

SJP continuously monitors the energy markets and reassesses current market prices, expected future prices, technological progress, and its expected needs. When opportunities arise SJP will take advantage of them.

Requirements for All LSEs (including non-IOUs)

SJP's portfolio cost analysis quantifies the expected power supply costs associated with the PCP through 2045. The cost analysis incorporates expected generation costs, resource value (energy, resource adequacy, and renewable energy, as applicable), and the costs associated with resource curtailments. Marginal ELCC values from RESOLVE were used to quantify expected net qualifying capacity values from the portfolio. As these ELCC factors decline significantly for battery storage resources over the planning period and remain low for solar resources, relatively little RA value is obtained from the solar and battery portfolio elements of the portfolio, despite large increased in nameplate capacity. The average nominal portfolio cost increases by a compound average growth rate of 1.5% annually from 2026 through 2045. The yearly average portfolio cost is shown in the following figure.

Figure 3: Cost Impacts



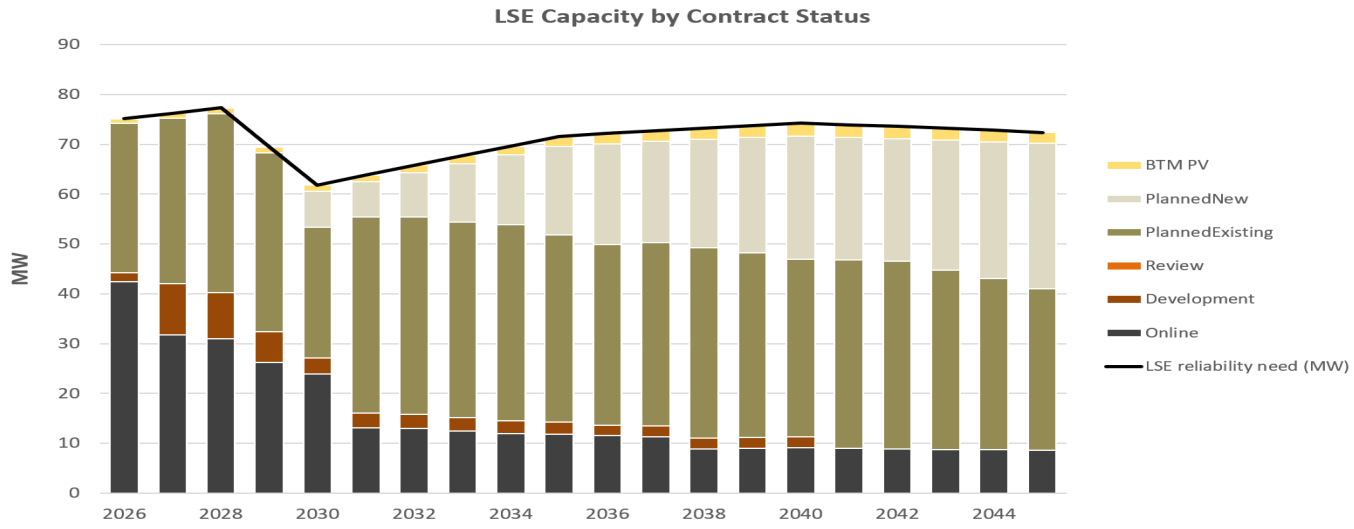
f. System Reliability Analysis

SJP's PCP is expected to be reliable and will contribute SJP's fair share to system reliability needs. The effective capacity of SJP's 8 MMT PCP is provided in the following "System Reliability Progress Tracking Table" from the 30 MMT Resource Data Template dashboard (note that the row containing peak demand is confidential and has been excluded from this table). The net qualifying capacity for the month of September is shown for each year in the following table:

Table 7: System Reliability Progress Tracking, September, 8 MMT PCP

Load and Resource Table by Contract Status																				
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
LSE reliability need (MW)	75	76	77	69	62	64	66	68	70	72	72	73	73	74	74	74	74	73	73	72
ELCC by contract status (effective MW)																				
Online	42	32	31	26	24	13	13	12	12	12	12	11	9	9	9	9	9	9	9	9
Development	2	10	9	6	3	3	3	3	3	2	2	2	2	2	2	-	-	-	-	-
Review	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PlannedExisting	30	33	36	36	26	39	40	39	39	38	36	37	38	37	36	38	38	36	34	32
PlannedNew	-	-	-	-	7	7	9	12	14	18	20	20	22	23	25	25	25	26	27	29
BTM PV	1	1	1	1	1	1	2	2	2	2	2	2	2	2	3	3	2	2	2	2
LSE total supply (effective MW)	75	76	77	69	62	64	66	68	70	72	72	73	73	74	74	74	74	73	73	72
Net capacity position (+ve = excess, -ve = shortfall) (effective MW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Figure 4: SJP's Capacity by Contract Status



As demonstrated in Table 7, SJP's PCP contributes 70 MW of peak monthly NQC in 2045. Combined with SJP's allocation of 2 MW of behind-the-meter PV, this makes for an LSE total supply of 72 MW. As shown in the table above, this NQC meets SJP's reliability need. Of this total, 29 MW are related to new renewable and hybrid resources as well as new short- and long-duration storage resources. SJP's PCP includes planned contracts with existing resources, which are expected to include resources within the existing natural gas generator fleet, for a total of 41 MW of NQC. This balanced portfolio of flexible capacity works to effectively and reliably integrate a renewables-heavy portfolio, thus exceeding SJP's share of any system-wide renewable integration resource requirements.

g. Existing Resource Planning

Over the last several years, SJP has been ramping up its procurement of new resources as it gains experience in contracting new resources. SJP's portfolios still reflect a sizeable number of existing resources, but much of this is already under contract and SJP anticipates renewing existing contracts.

SJP's PCP shows declining use of existing resources as SJP plans to work with developers to add new renewable generation to the SJP power mix. As demonstrated in SJP's PCP, SJP will drive significant new resource development, which will have a corresponding decrease in SJP's planned use of existing resources. Existing resources that SJP plans to utilize are generally resources that have been available and successfully contracted in the past. Some of these contracts are for multi-year terms, which provides assurance that such resources will remain available. SJP has chosen these resources because of their lower delivery risks compared to new resources. However, SJP recognizes that there is a risk that some existing resources planned for use may not be available to meet SJP's plans. SJP's portfolios attempt to balance out these competing risks, and, as SJP will adapt its plans should energy market conditions change. Existing resources that SJP plans to contract with are generally resources that SJP has

seen have been available. SJP has chosen these resources because of their lower delivery risks compared to new resources. However, SJP recognizes that there is a risk that these existing resources may not be available to meet SJP's plans. SJP's portfolios attempt to balance out these competing risks, and, as SJP has explained elsewhere in this document, SJP does not view its proposed portfolio as written in stone, but rather a map to be followed. SJP is always ready to change its path should the energy market change. If expected existing resources are not available, SJP will consider other possible alternatives. Even if the existing resources are available, SJP may procure new resources if doing so would reduce emissions or save money.

h. Hydro Generation Risk Management

In developing its portfolios, SJP took several steps to manage the risk of reduced hydro availability that may result from future in-state drought. First, SJP has developed a network of Pacific Northwest-based hydroelectric power suppliers, including entities that have substantial Asset Controlling Supplier ("ACS") supply and are thus able to sell firm low-carbon supply to SJP. SJP's PCP includes hydroelectric resources located within California as well as imported hydroelectric power from the Pacific Northwest. Second, SJP will prioritize hydroelectric contracts with marketers that provide firm delivery volumes, helping to reduce the planning uncertainty associated with drought and variable hydroelectric conditions within California. For its PCP, SJP increased its planned use of hydroelectricity, which could be at risk under certain drought conditions. However, due to SJP's relatively small hydroelectric needs, SJP will have a greater probability of filling its annual positions than other, larger LSEs. With that noted, under a drought scenario or in the event that other factors restrict the availability of hydroelectricity and SJP is unsuccessful in filling related shortfalls through short-term contracting opportunities, SJP would plan to substitute with renewable energy resources to ensure it meets its assigned GHG benchmark.

i. Long-Duration Storage Planning

SJP observed that the System Reference Plan includes increasing amounts of eight-hour battery storage and relatively static amounts of four-hour battery storage over the planning period. SJP has similarly planned to increase its use of long-duration storage over time. Planned solar plus storage projects beginning with the 2035 procurement tranche include eight-hour battery storage. This represents a change from the 2022 IRP in which most of the battery storage was planned as four-hour duration. Current cost estimates are high for long duration storage, and this puts upward pressure on portfolio costs. The relatively low ELCC factors for battery storage in the RDT means that relatively little resource adequacy value is obtained, despite the high costs. As additional technologies are market-proven and more developers offer long-duration storage with potentially lower costs, SJP will consider further procurement of these resources. However, SJP will consider shorter duration storage if the economics are more attractive. SJP sees the possibility for substantial benefits from long-duration storage to the grid and for aiding LSEs in compliance with the Slide-of-Day Resource Adequacy program.

j. Clean Firm Power Planning

SJP views clean firm generation as a valuable element of its resource mix as it provides reliable and predictable generation with low emissions. The challenge to greater utilization of this resource type is availability and cost. The primary large scale clean firm resources are geothermal and nuclear generation. Other clean firm generation types, such as biomass and especially biogas are typically smaller-scale projects. None of these resources are abundant, and costs have been increasing rapidly due to resource scarcity and competition with non-LSE offtakers such as data centers, which could limit their role in the planned portfolio. The PCP includes new geothermal contracted and planned to come online in 2031, meeting SJP's D.21-06-035 requirements, and planned new geothermal in 2035 and 2045. The PCP assumes other LSEs and non-LSE offtakers such as data centers are similarly procuring from the pool of available geothermal resources, further limiting how much is assumed to be available to SJP and driving up pricing.

k. Non-CAISO, including Out-of-State, Wind Planning

SJP's planned contracting for new out-of-state wind energy projects generally follows the timeline and relative size for selected builds of this resource type from the CPUC's RESOLVE modeling results. To date, SJP has observed various LSEs with contracts for New Mexico wind resources delivered via the SunZia transmission project. Availability of IARs remains a constraining factor for New Mexico wind, and transmission limitations are anticipated to be constraining availability of wind from other states. As compared to the 2022 IRP, the current PCP includes similar amounts out-of-state wind after adjusting for the larger load reflected in the current PCP. Transmission remains the most significant risk to SJP's planned use of out-of-state wind.

l. Offshore Wind Planning

SJP did not include plans for offshore wind in its PCP pending further progress on development of this resource type. Potential Department of Water Resources contracts of offshore wind energy have not been assumed, but SJP could adapt future plans as needed to incorporate these resources.

m. Transmission Planning

In identifying resource locations for all portfolios, SJP was guided by the following considerations:

- SJP has a general preference for resources located within its service area and the community it serves, but more generally, within Southern California.
- SJP prefers projects located in areas that can utilize existing transmission infrastructure with minimal upgrade/modification costs.
- SJP prefers low-impact renewable energy projects that provide economic benefit to DACs, subject to community interest in siting projects within such locations.

Unlike the IOUs, SJP is not a transmission and distribution ("T&D") system operator. SJP does not enjoy the benefits of a granular knowledge of Southern California Edison Company's ("SCE") T&D system or the CAISO grid, and SJP is not in the best position to identify optimal resource locations and does not

have the expertise inhouse to determine the best locations for new resources. In practice, SJP relies on project developers to conduct the research and technical studies necessary for siting potential generation projects. SJP evaluates projects offered by developers based on a variety of criteria, including transmission availability, nodal prices and potential for congestion, project viability, environmental, workforce, and other factors. As such, SJP generally utilized the PSP selected candidate resources as a guide for likely resource locations in its PCP. These should be treated as general expectations based on the aforementioned considerations, not definitive selections – actual project locations will be selected during SJP's future solicitation processes. SJP believes that the best way to keep costs down during resource solicitations is to not limit the potential locations of the resources. Competition among the responders to resource solicitations ensures that SJP can avail itself of the best possible resources, including allowing developers to explore different locations and select what they feel is the best location for their resource taking into account numerous factors, including the costs of any potential transmission upgrades or curtailment issues. Like most LSEs, SJP doesn't have the necessary resources to examine all possible resource locations to find optimal one from a transmission perspective but relies on the developers of projects doing just that.

As discussed in prior sections, SJP will remain flexible with respect to identifying specific resources for its supply portfolio. If SJP's expected resource locations become infeasible due to various constraints, or if the Commission's modeling efforts happen to indicate that certain resource locations are no longer feasible/desirable, then SJP would ultimately locate and contract for alternative resources that fall in preferred locations. SJP also remains open to attractive project opportunities, even if those locations differ from the assumptions used in this plan. As discussed in prior sections, SJP is very nimble in administering pertinent resource planning processes. More specifically, if SJP's expected resource locations become infeasible due to various constraints, or if the Commission's modeling efforts happen to indicate that certain resource locations are no longer feasible/desirable, then SJP would ultimately locate and contract for alternative resources that fall in preferred locations. SJP also remains open to interesting opportunities, and should developers find locations that have not been anticipated but through the developer's analysis offer benefits SJP will consider them without feeling locked into the existing expected locations.

Most of the resources in the SJP's PCPs are not expected to require transmission upgrades beyond the standard interconnection process. Those resources in SJP's PCP that might require substantial transmission upgrades or new transmission lines are generally planned for much later in the plans and SJP expects that the developers will have determined that the transmission will be available before SJP enters into agreements with them. These resources in the SJP PCPs would include the OOS Wind and Offshore Wind. It is obvious that both offshore and out-of-state wind will require additional transmission, and this is a part of any discussion of these resources. In addition, in selecting these future resources for its portfolios SJP has considered transmission and chosen projects for which any transmission concerns should be minimized or already addressed. SJP's choice of New Mexico Wind was made because of the existing plans for transmission to bring that energy to California; SJP's choice of Morro Bay based on the extensive potential identified for this resource area in the PSP. SJP's choice of Wyoming Wind was made because of the existing plans for transmission to bring that energy to California; indeed, developers of that transmission have approached the CAISO about having that transmission become part of the CAISO. SJP's choice of Diablo Canyon offshore wind was made because of the existing transmission capacity for the Diablo Canyon nuclear power plant, and the timing of the contract, starting in 2032, is after Diablo Canyon has retired, even if the plant is extended as recent legislation has proposed.

IV. Action Plan

a. Proposed Procurement Activities and Potential Barriers

SJP has a well-established procurement process that it uses and will continue to use to steadily achieve its PCP over the planning period. SJP's procurement process includes the following key activities:

- Identification of planned resources by type, desired online date, and capacity.
- Planning for procurement activities in consideration of SJP's risk management policy; resource acquisition lead times including, where applicable, development timelines; staff capacity; and financial considerations.
- Design and administration of resource solicitations. For new resources, these typically take the form of periodic request for offers processes, while for existing resources, procurement activity is more frequent and routinized.
- Careful negotiation of contract terms to ensure positive outcomes for SJP customers with appropriate risk mitigation.
- Ongoing contract management, including where applicable, careful monitoring of development milestones.
- Ongoing contract management, including where applicable, careful monitoring of generator performance after a resource has achieved commercial operation date ("COD").
- Conduct and participate in joint CCA solicitation processes in order to expand procurement opportunities available to SJP.

SJP expects to use competitive solicitations to procure contracts for the new build resources contained in the PCP. Standard power purchase agreement terms are expected to range from ten to twenty years.

i. *The LSE should provide responses for each of the following resource categories:* Resources to meet IRP mandated procurement requirements, including D.21-06-035 and D.23-02-040:

SJP has made significant progress and expects to have sufficient contracted capacity to meet its D.21-06-035 and D.23-02-040 requirements. The recent D.26-02-057 procurement order obligates additional incremental procurement totaling 6 MW by 2032, of which 2 MW is long duration storage and/or clean firm generation. SJP is currently evaluating offers resulting from a recent joint solicitation, which it expects to yield contracts to help contribute to the new obligation.

i. Plans for resources that are currently non-candidate in CPUC's IRPs not described above

Not applicable

ii. Other renewable and/or zero carbon resources not described above

As previously mentioned, SJP's PCPs are not set in stone. SJP continually monitors the renewable energy space through RFPs and discussions with developers, as well as monitoring various news reports, and regulatory proceedings. SJP is ready to modify its expected portfolio if new resources or specific opportunities arise. SJP has expressed openness to alternative potential emissions reduction opportunities in its RFPs and has encouraged such offers from respondents. This has not resulted in any

viable opportunities to date, but SJP will continue to pursue various approaches to explore the potential value of a wide range of options. SJP strives to be a nimble and adaptable energy buyer in order to offer its customers the lowest cost, high renewable content power.

iii. Other energy storage not described above

SJP expects that except for the long-duration storage required under D.21-06-035, D.26-02-057 and future procurement orders, the storage it will acquire will mostly be from paired solar and storage resources and/or standalone storage resources that help balance SJP's very high behind-the-meter solar penetration. SJP remains open to considering other possibilities, especially if new technologies arise that reduce the costs of storage or in situations where storage can help fulfill other needs, such as reducing the need for new transmission or distribution. SJP will continue to monitor developments in the energy storage markets and adjust its portfolio if advantageous opportunities arise.

iv. Other demand response not described above

SJP has already contracted for a modest amount of demand response resources. SJP remains open to other opportunities should they arise, and consistent with the current maximum cumulative capacity ("MCC") bucket requirements.

v. Other energy efficiency not described above

SJP does not currently have any energy efficiency investment plans but may consider these proposals in the future.

vi. Other distributed generation not described above

SJP does not currently have any distributed generation investment plans but may consider these proposals in the future.

vii. Transportation electrification, including any investments that correspond to different levels than what is included in Integrated Energy Policy Report (IEPR)

SJP does not currently have any transportation electrification investment plans but may consider these proposals in the future.

viii. Building electrification, including any investments that correspond to different levels than what is included in Integrated Energy Policy Report (IEPR)

SJP does not currently have any building electrification investment plans but may consider these proposals in the future.

ix. Potential Centralized Procurement, pursuant to AB-1373

x. Other

b. Disadvantaged Communities (DACs)

i. Joint CCA Disadvantaged community green tariff Program (DAC-GT)

Table 8: Targeted DAC-GT Program Capacity and Enrollment

2026	
Program	**SJP**
Capacity targeted for procurement (MW)	0.5
Estimated customer enrollment	227

On June 22, 2018, the California Public Utilities Commission ("Commission") issued Decision ("D.") 18-06-027, *Alternate Decision Adopting Alternatives to Promote Solar Distributed Generation in Disadvantaged Communities* which provided capacity allocations to Community Choice Aggregators located in a DAC.

As approved by the Commission in Resolution E-5130 the City of San Jacinto (collectively on behalf of their CCA program) elected to pool their capacity allocations to offer a Request for Offers ("RFO") for projects to serve their DAC-GT customers.[1] The City of San Jacinto CCA DAC-GT program has a program capacity allocation of 0.5 MW.[1] The DAC-GT program provides a 20% bill discount to low-income customers, defined as customers eligible for California Alternate Rates for Energy Program ("CARE") or Family Electric Rate Assistance Program ("FERA"), located in Disadvantaged Communities ("DACs"), defined as the top 25% most impacted census tracts statewide using the CalEnviroScreen tool, along with other areas in the highest 5% of CalEnviroScreen's Pollution Burden.[1]

On September 1, 2023, SJP released a DAC-GT RFO for new projects to serve their program. After the closure of the RFO on September 15, 2023, SJP received one offer. SJP successfully negotiated a Power Purchase Agreement ("PPA") for the Minneola Solar Project. SJP submitted the PPA to the Commission review via a Tier 2 Advice Letter on June 3, 2024 and the Energy Division approved the PPA on July 3, 2024.

Construction commenced in 2025 with an original estimated COD on or before March 31, 2026. On October 24, 2025, Coast Energy informed SJP of changes on utility schedule that pushes project COD to Q3 2026. Coast Energy has been diligently working with Southern California Edison Company ("SCE") to advance the project interconnection schedule. However, consideration of CAISO synchronization and commissioning, ongoing delays resulted from the County about the Building permit approval and mainly due to SCE's workload, the Seller agreed with SCE to submit Material Modification Assessment ("MMA") to update the Commercial Operation Date to June 15, 2026. SCE approved the MMA to update the project's critical milestones on December 11, 2025. Based on this approved assessment and current utility workloads, the target COD has been moved from March 31, 2026, to June 15, 2026, with SCE PTO identified for July 20, 2026.

ii. Power Choice CARE – Distributed Microgrids Program

Power Choice program facilitates the installation of solar plus battery storage to CCA customers through a PPA, which is administered/paid via the customer bill. The program is a partnership with Participate Energy, who finances and owns the systems and acts as program administrator, and Tesla, who provides the storage assets for the program. Additionally, the program partners with local solar installers in each participating City.

In October 2025, the program launched "Power Choice CARE" program, which offered a program participation rate at 50% discount from the standard residential Power Choice offering. Customers must be on a CARE/FERA rate and must meet the income eligibility thresholds to participate. The targeted marketing campaign reached more than 80,000 eligible households across CalChoice Member CCA territories. Eligible customers within SJP's customer base include 133 FERA customers and 6,361 CARE customers.

c. LSEs' Tribal Customers

There are no tribal customers currently being served by SJP/

d. Procurement Products

SJP intends to utilize the following physical energy products in procurement activities associated with its PCP. Contracts are expected to be conducted bilaterally rather than via commodities exchanges.

Table 9: Procurement Products

Product	Description
Physical energy, RPS qualifying	Renewable energy qualified to meet California RPS
Physical energy, other carbon free	Non-carbon emitting energy that does not meet California RPS; e.g., large hydro
Physical energy, CAISO energy	Energy delivered to the CAISO grid from unspecified sources
Capacity, Net Qualifying Capacity	Capacity qualified to meet California Resource Adequacy program standards

e. Commission Direction of Actions

Not applicable

V. Lessons Learned

SJP's experience in this IRP cycle has reinforced several important considerations regarding the scale and urgency of clean energy procurement required to achieve California's long-term emissions goals. As a

CCA committed to delivering clean, affordable, and reliable energy to its customers, SJP recognizes that the path to meeting the electric sector's 8 MMT by 2045 GHG benchmark demands sustained, large-scale procurement activity across the entire IRP planning horizon — not merely in the near term.

A central lesson from this planning cycle is the recognition that achieving compliance with state GHG emissions reduction requirements will necessitate substantial and continuous procurement of renewable energy, long-duration storage, clean firm power, and other zero-carbon resources through 2045. The scale of resource additions required — informed by the 2025-2026 Transmission Planning Process Portfolio and SJP's own load growth projections — underscores that no single procurement wave will be sufficient. Rather, LSEs such as SJP must maintain active, ongoing procurement pipelines over the coming two decades to ensure that new clean resources come online in cadence with load growth, contract expirations, and the retirement of fossil-fueled generation. SJP encourages the Commission to structure future IRP cycles, procurement tracks, and associated guidance in a manner that supports and anticipates this long-duration procurement obligation.

SJP intends to be an active and engaged participant in procurement necessary to achieve these objectives. SJP's governing board has affirmed procurement as a strategic priority, and SJP plans to pursue solicitations for renewable energy, energy storage, and other qualifying resources on a rolling basis consistent with its Preferred Conforming Portfolio and Action Plan. SJP recognizes that successful procurement at the scale required through 2045 will depend not only on its own diligence, but also on the Commission's continued efforts to streamline procurement authorization processes, reduce regulatory barriers to contract execution, and provide adequate lead time for LSEs to compete effectively in competitive resource markets.

Glossary of Terms

Alternative Portfolio: *LSEs are permitted to submit "Alternative Portfolios" developed from scenarios using different assumptions from those used in the Preferred System Plan with updates. Any deviations from the "Conforming Portfolio" must be explained and justified.*

Approve (Plan)*: the CPUC's obligation to approve an LSE's integrated resource plan derives from Public Utilities Code Section 454.52(b)(2) and the procurement planning process described in Public Utilities Code Section 454.5, in addition to the CPUC obligation to ensure safe and reliable service at just and reasonable rates under Public Utilities Code Section 451.*

Balancing Authority Area (CAISO): *the collection of generation, transmission, and loads within the metered boundaries of the Balancing Authority. The Balancing Authority maintains load-resource balance within this area.*

Baseline resources: *Those resources assumed to be fixed as a capacity expansion model input, as opposed to Candidate resources, which are selected by the model and are incremental to the Baseline. Baseline resources are existing (already online) or owned or contracted to come online within the planning horizon. Existing resources with announced retirements are excluded from the Baseline for the applicable years. Being "contracted" refers to a resource holding signed contract/s with an LSE/s for much of its energy and capacity, as applicable, for a significant portion of its useful life. The contracts refer to those approved by the CPUC and/or the LSE's governing board, as applicable. These criteria indicate the resource is relatively certain to come online. Baseline resources that are not online at the time of modeling may have a failure rate applied to their nameplate capacity to allow for the risk of them failing to come online.*

Candidate resource: *those resources, such as renewables, energy storage, natural gas generation, and demand response, available for selection in IRP capacity expansion modeling, incremental to the Baseline resources.*

Capacity Expansion Model: *a capacity expansion model is a computer model that simulates generation and transmission investment to meet forecasted electric load over many years, usually with the objective of minimizing the total cost of owning and operating the electrical system. Capacity expansion models can also be configured to only allow solutions that meet specific requirements, such as providing a minimum amount of capacity to ensure the reliability of the system or maintaining greenhouse gas emissions below an established level.*

Certify (a Community Choice Aggregator Plan)*: Public Utilities Code 454.52(b)(3) requires the CPUC to certify the integrated resource plans of CCAs. "Certify" requires a formal act of the Commission to determine that the CCA's Plan complies with the requirements of the statute and the process established via Public Utilities Code 454.51(a). In addition, the Commission must review the CCA Plans to determine any potential impacts on public utility bundled customers under Public Utilities Code Sections 451 and 454, among others.*

Clean System Power (CSP) methodology*: the methodology used to estimate GHG and criteria pollutant emissions associated with an LSE's Portfolio based on how the LSE will expect to rely on system power on an hourly basis.*

Community Choice Aggregator*: a governmental entity formed by a city or county to procure electricity for its residents, businesses, and municipal facilities.*

Conforming Portfolio*: the LSE portfolio that conforms to IRP Planning Standards, the 2045 LSE-specific GHG Emissions Benchmark, use of the LSE's assigned load forecast, use of inputs and assumptions matching those used in developing the Reference System Portfolio, as well as other IRP requirements including the filing of a complete Narrative Template, a Resource Data Template and Clean System Power Calculator*.

Effective Load Carrying Capacity*: a percentage that expresses how well a resource is able avoid loss-of-load events (considering availability and use limitations). The percentage is relative to a reference resource, for example a resource that is always available with no use limitations. It is calculated via probabilistic reliability modeling, and yields a single percentage value for a given resource or grouping of resources.*

Effective Megawatts (MW): *perfect capacity equivalent MW, such as the MW calculated by applying an ELCC % multiplier to nameplate MW.*

Electric Service Provider*: an entity that offers electric service to a retail or end-use customer, but which does not fall within the definition of an electrical corporation under Public Utilities Code Section 218.*

Filing Entity*: an entity required by statute to file an integrated resource plan with CPUC.*

Future*: a set of assumptions about future conditions, such as load or gas prices.*

GHG Benchmark (or LSE-specific 2045 GHG Benchmark)*: the mass-based GHG emission planning targets calculated by staff for each LSE based on the methodology established by the California Air Resources Board and required for use in LSE Portfolio development in IRP.*

GHG Planning Price: *the systemwide marginal GHG abatement cost associated with achieving a specific electric sector GHG planning target.*

Integrated Resources Planning Standards (Planning Standards)*: the set of CPUC IRP rules, guidelines, formulas and metrics that LSEs must include in their LSE Plans.*

Integrated Resource Planning (IRP) process*: integrated resource planning process; the repeating cycle through which integrated resource plans are prepared, submitted, and reviewed by the CPUC*

Long term*: more than 5 years unless otherwise specified.*

Load Serving Entity*: an electrical corporation, electric service provider, community choice aggregator, or electric cooperative.*

Load Serving Entity (LSE) Plan*: an LSE's integrated resource plan; the full set of documents and information submitted by an LSE to the CPUC as part of the IRP process.*

Load Serving Entity (LSE) Portfolio*: a set of supply- and/or demand-side resources with certain attributes that together serve the LSE's assigned load over the IRP planning horizon.*

Loss of Load Expectation (LOLE): *a metric that quantifies the expected frequency of loss-of-load events per year. Loss-of-load is any instance where available generating capacity is insufficient to serve electric demand. If one or more instances of loss-of-load occurring within the same day regardless of duration*

are counted as one loss-of-load event, then the LOLE metric can be compared to a reference point such as the industry probabilistic reliability standard of "one expected day in 10 years," i.e. an LOLE of 0.1.

Maximum Import Capability: a California ISO metric that represents a quantity in MWs of imports determined by the CAISO to be simultaneously deliverable to the aggregate of load in the ISO's Balancing Authority (BAA) Area and thus eligible for use in the Resource Adequacy process. The California ISO assess a MIC MW value for each intertie into the ISO's BAA and allocated yearly to the LSEs. A LSE's RA import showings are limited to its share of the MIC at each intertie.

Net Qualifying Capacity (NQC): *Qualifying Capacity reduced, as applicable, based on: (1) testing and verification; (2) application of performance criteria; and (3) deliverability restrictions. The Net Qualifying Capacity determination shall be made by the California ISO pursuant to the provisions of this California ISO Tariff and the applicable Business Practice Manual.*

Non-modeled costs*: embedded fixed costs in today's energy system (e.g., existing distribution revenue requirement, existing transmission revenue requirement, and energy efficiency program cost).*

Nonstandard LSE Plan*: type of integrated resource plan that an LSE may be eligible to file if it serves load outside the CAISO balancing authority area.*

Optimization*: an exercise undertaken in the CPUC's Integrated Resource Planning (IRP) process using a capacity expansion model to identify a least-cost portfolio of electricity resources for meeting specific policy constraints, such as GHG reduction or RPS targets, while maintaining reliability given a set of assumptions about the future. Optimization in IRP considers resources assumed to be online over the planning horizon (baseline resources), some of which the model may choose not to retain, and additional resources (candidate resources) that the model is able to select to meet future grid needs.*

Planned resource: *any resource included in an LSE portfolio, whether already online or not, that is yet to be procured. Relating this to capacity expansion modeling terms, planned resources can be baseline resources (needing contract renewal, or currently owned/contracted by another LSE), candidate resources, or possibly resources that were not considered by the modeling, e.g., due to the passage of time between the modeling taking place and LSEs developing their plans. Planned resources can be specific (e.g., with a CAISO ID) or generic, with only the type, size and some geographic information identified.*

Qualifying capacity*: the maximum amount of Resource Adequacy Benefits a generating facility could provide before an assessment of its net qualifying capacity.*

Preferred Conforming Portfolio*: the conforming portfolio preferred by an LSE as the most suitable to its own needs; submitted to CPUC for review as one element of the LSE's overall IRP plan.*

Preferred System Plan: *the Commission's integrated resource plan composed of both the aggregation of LSE portfolios (i.e., Preferred System Portfolio) and the set of actions necessary to implement that portfolio (i.e., Preferred System Action Plan).*

Preferred System Portfolio: *the combined portfolios of individual LSEs within the CAISO, aggregated, reviewed and possibly modified by Commission staff as a proposal to the Commission, and adopted by the Commission as most responsive to statutory requirements per Pub. Util. Code 454.51; part of the Preferred System Plan.*

Short term*: 1 to 3 years (unless otherwise specified).*

***Staff**: CPUC Energy Division staff (unless otherwise specified).*

***Standard LSE Plan**: type of integrated resource plan that an LSE is required to file if it serves load within the CAISO balancing authority area (unless the LSE demonstrates exemption from the IRP process).*

***Transmission Planning Process (TPP)**: process conducted by the California Independent System Operator (CAISO) to identify potential transmission system limitations and areas that need reinforcements over 10-year and 15-year horizons.*

July 21, 2026

TO:	City Council
REQUESTED BY:	Stuart McKibbin
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Working Hours for Esplanade Avenue Widening Phase 1 Warren Road to Sanderson Avenue (CIP# 06-145)

RECOMMENDATION:

Staff recommends that the City Council **AUTHORIZE** working hours for Granite Construction Company.

DISCUSSION:

On March 3, 2026 the City Council awarded the construction contract for Esplanade Widening Phase 1 to Granite Construction Company. The contract specifications require working hours between 7 am and 5 pm in order for the work to be in compliance with construction activity noise regulations of Municipal Code Section 8.40.090.

Due to the hot summer weather there is sufficient need to start construction at 6 am.

Staff recommends the Council authorize the construction work outside of the contract specification working hours.

FISCAL IMPACT:

There will be no impact to the General Fund.

July 21, 2026

TO:	City Council
REQUESTED BY:	Travis Randel, Interim City Manager
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	League of California Cities Open Letter Supporting Comprehensive Tort Reform to Protect California Taxpayers, Survivors, and Essential Public Services

RECOMMENDATION:

Staff recommends that the City Council:

1. **APPROVE** the City of San Jacinto joining the League of California Cities and other public agencies and organizations as a signatory to the open letter to the California State Legislature titled "Urgent Need for Comprehensive Tort Reform to Protect California Taxpayers, Survivors, and Essential Public Services"; and
2. **AUTHORIZE** the Interim City Manager, or designee, to sign and submit substantially similar letters of support or coalition letters consistent with this City Council-approved position relating to public entity tort reform, public agency liability exposure, insurance and risk pool stability, and the protection of taxpayer-funded essential public services.

DISCUSSION:

The League of California Cities, along with numerous cities, counties, school districts, special districts, and public agency risk pools, is requesting that the California State Legislature enact comprehensive tort reform for civil actions against public entities.

The open letter states that public entity liability costs have tripled in the last seven years, now exceeding $7 billion in known exposure, with costs projected to grow by another 70 percent by Fiscal Year 2027-28. The letter further states that these increasing costs are creating significant fiscal pressure on public agencies and diverting limited taxpayer resources away from essential services, including public safety, infrastructure, parks, roads, mental health services, and other core public programs.

The letter emphasizes that public agencies are not seeking to avoid accountability or deny injured parties and survivors access to the courts. Rather, the request is intended to support a more balanced system that preserves public services, protects taxpayer resources, and ensures that public agencies are held responsible in proportion to their actual fault.

The proposed reform framework identified in the letter includes:

1. Defined benefits, including reasonable caps on damages in civil actions against public entities;
2. Proportional liability for economic damages so public entities are responsible only for the share of harm attributable to the public agency; and
3. Heightened evidentiary and procedural standards for claims where witnesses, records, and evidence are unavailable or insufficient to fairly assign liability.

For cities, rising liability costs can result in increased risk pool contributions, higher premiums, special assessments, reduced coverage limits, or difficulty obtaining coverage. These costs are ultimately paid from the same public funds used to provide local services to residents. Supporting the letter is consistent with the City's interest in protecting taxpayer resources, preserving essential public services, and advocating for a balanced liability system that maintains accountability while recognizing the fiscal realities facing public agencies.

In addition to the League of California Cities letter, the City may receive similar requests from public agency risk pools, joint powers authorities, or other local government organizations, including the California Joint Powers Insurance Authority. These requests are expected to address the same general policy issue involving public entity liability exposure, rising insurance and risk pool costs, tort reform, and the protection of taxpayer-funded essential public services.

To allow the City to respond efficiently to substantially similar requests, staff recommends that the City Council authorize the Interim City Manager, or designee, to sign and submit letters of support or coalition letters that are consistent with the City Council's approved position on this matter.

FISCAL IMPACT:

There is no direct fiscal impact associated with joining the letter. However, the subject matter of the letter relates to potential long-term fiscal impacts to the City and other public agencies resulting from increasing liability costs, risk pool contributions, settlements, judgments, and related insurance or coverage expenses.

Attachments

League of California Cities - Urgent Need for Comprehensive Tort Reform to Protect California Taxpayers, Survivors, and Essential Public Services


CAJPA
California Association of Joint Powers Authorities
association of california school administrators
csba
California School Boards Association
CASBO
Smart business. Smart schools.℠


RCRC
LAUSD
UNIFIED
LEAGUE OF CALIFORNIA CITIES
CARPD
California Association of Recreation and Park Districts
BY SCHOOLS FOR SCHOOLS
SELF
SCHOOLS EXCESS LIABILITY FUND

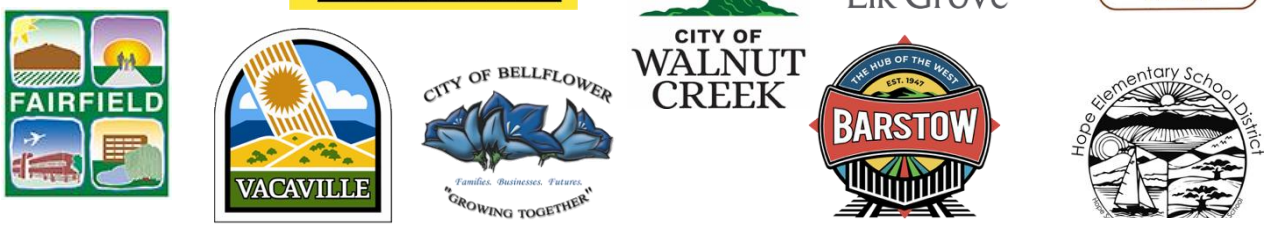

California Latino School Boards Association
CSDA
CITY OF OROVILLE, CALIFORNIA
INCORPORATED 1906
California
Est. 1933
CITY OF DUNSMUIR
CALIFORNIA


CITY OF PLACERVILLE
OLD HANGTOWN
1854
CITY OF
SHASTA LAKE
Established 1993
CITY OF MT. SHASTA
INCORPORATED MAY 31, 1905
HERMOSA BEACH
CITY SCHOOL DISTRICT
DESERT SANDS
UNIFIED
SCHOOL
DISTRICT
COLTON
INCORPORATED • 1887


City of
Jurupa
Valley
LA MESA-SPRING VALLEY
SCHOOLS
REDONDO BEACH
UNIFIED SCHOOL DISTRICT
IRVINE UNIFIED
SCHOOL DISTRICT
LIVE OAK
CALIFORNIA
CITY OF WILLOWS
INCORPORATED
1891
CALIFORNIA


SEBASTOPOL CHARTER
A Public Waldorf School
RIDEPV
ABC
UNIFIED SCHOOL DISTRICT
SIERRA SANDS
Unified School District
HUNTINGTON BEACH
CITY SCHOOL DISTRICT


KCSOS
Kern County Superintendent of Schools
SANTA ROSA
CITY SCHOOLS
YREKA
"THE GOLDEN CITY"
City of
Elk Grove
CITY OF CHICO
INC. 1872


FAIRFIELD
VACAVILLE
CITY OF BELLFLOWER
Families. Businesses. Futures.
"GROWING TOGETHER"
CITY OF
WALNUT
CREEK
THE HUB OF THE WEST
EST. 1947
BARSTOW
Hope Elementary School District


SAN MARCOS
UNIFIED SCHOOL DISTRICT
engaging students...inspiring futures
NORTHERN CALIFORNIA
SCHOOLS INSURANCE GROUP
CITY OF LA MIRADA
1960
STATE OF CALIFORNIA
CITY OF
LA MESA
JEWEL of the HILLS
PETALUMA
1858


PARAMOUNT
THE CITY
Safe, Healthy, and Attractive




OROVILLE
UNION HIGH SCHOOL DISTRICT
EST. 1892


NATOMAS
CHARTER
SCHOOL


CITY OF MARYSVILLE, YUBA COUNTY, CAL.
INCORPORATED FEB. 5, 1851



CITY OF
FOLSOM
DISTINCTIVE BY NATURE


CITRUS
HEIGHTS
Solid roots. New growth.


NORCAL CITIES
NCCSIF
ESTABLISHED 1979
SELF INSURANCE FUND


GSRMA
GOLDEN STATE RISK MANAGEMENT AUTHORITY


COUNTY OF
INYO
CALIFORNIA


CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003


CITY OF SOUTH GATE
CALIFORNIA


BUTTE SCHOOLS
SELF-FUNDED PROGRAMS


CITY OF
STANTON
INC 1956
CALIFORNIA


RESIG
SAFETY FIRST
COLLABORATION
EDUCATION AT THE CORE
BEST PRACTICES
INCLUSIVE COMMUNITY


CJPRMA
EST. 1986


SIA for Kids
SCHOOLS IN PARTNERSHIP


Tuolumne JPA
Serving Schools Since 1980

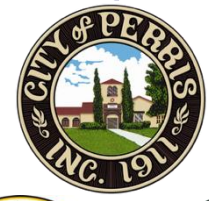

SIG


Schools
Insurance
Group


BAKERSHELD


TRUTH GROWTH RESPECT
SONOMA CHARTER SCHOOL


CITY OF
EUREKA
CALIFORNIA


CITY of PERRIS
INC. 1911


CITY OF
CLOVERDALE


CITY OF EASTVALE
INCORPORATED 2010


CALIMESA
California


NOVEMBER 24, 1987
CITY OF HIGHLAND


RANCHO
CUCAMONGA


CITY OF LAKE PORT
INCORPORATED APRIL 30, 1868


CITY OF WHITTIER CALIFORNIA
INC. 1898


CITY of COTATI
1963


CITY OF FORT BRAGG
CALIFORNIA


CITY OF UPLAND
CALIFORNIA


CITY OF
ROSEVILLE
CALIFORNIA


CIRA
CALIFORNIA INTERGOVERNMENTAL
RISK AUTHORITY


CITY OF TEHAMA
Little City of Big Trees


TRINDEL
Risk Management for Rural Counties


MENIFEE

MERCED
COUNTY

CRSIG
Central Region
School Insurance Group

WEST COVINA
UNIFIED SCHOOL DISTRICT

CalSSD
CALIFORNIA ASSOCIATION OF
SUBURBAN SCHOOL DISTRICTS

LEMON GROVE SCHOOL DISTRICT
CALIFORNIA

CITY OF
WEED

POWAY UNIFIED
SCHOOL DISTRICT

TORRANCE
UNIFIED SCHOOL DISTRICT

COUNTY OF KINGS
CALIFORNIA

CITY OF CORONA
EST. 1886

LINDSAY UNIFIED
SCHOOL DISTRICT

MURRIETA
SOUTHERN CALIFORNIA
City of Murrieta

CITY OF
RIVERSIDE

CITY OF
LAKE ELSINORE
DREAM EXTREME

Blythe

BENNETT VALLEY
UNION SCHOOL DISTRICT
SCHOLARSHIP
MENTORSHIP
FRIENDSHIP


MORENO VALLEY UNIFIED SCHOOL DISTRICT
EXCELLENCE ON PURPOSE
SHINING BRIGHTER
BUCKEYE UNION SCHOOL DISTRICT
SAFER
Southern California ReLIEF
Regional Liability Excess Fund
Northern California ReLIEF
WHEATLAND UNION
BEST PLACE TO LIVE, WORK, PLAY & RAISE A FAMILY
CAJON VALLEY
UNION SCHOOL DISTRICT
ALAMEDA COUNTY SCHOOLS INSURANCE GROUP
EAST SIDE
High School District
Silicon Valley
North Coast Schools
Insurance Group
MILPITAS
UNIFIED SCHOOL DISTRICT
CITY OF EL SEGUNDO
CENTRAL FIRE DISTRICT
SANTA CRUZ COUNTY
CITY OF ST. HELENA
BRET HARTE
UNION HIGH SCHOOL DISTRICT
SOLANO COUNTY
COUNTY OF SISKIYOU
CALIFORNIA
TOWN OF
TRUCKEE
BETA
HEALTHCARE GROUP
SCLS
SCHOOL & COLLEGE LEGAL SERVICES
OF CALIFORNIA
WRIGHT ELEMENTARY
SCHOOL DISTRICT
Sonoma County
Office of Education
ERMA
Employment
Risk Management Authority
CALIFORNIA AFFILIATED
ARMA
RISK MANAGEMENT AUTHORITIES
VERNON
CALIFORNIA
CITY OF REEDLEY CALIFORNIA
THE WORLD'S FRUIT BASKET
CITY OF MORENO VALLEY
DECEMBER 3, 1984
HEMET
CALIFORNIA
YOUR HORIZON IS HERE.
City of
SACRAMENTO
CITY LIVING IN A RURAL ATMOSPHERE
CITY OF NORCO
CITY OF PICO RIVERA
CALIFORNIA
TEHAMA COUNTY
CALIFORNIA
CITY OF ARTESIA
STATE OF CALIFORNIA
INCORPORATED 1959
CITY OF LONG BEACH
INCORPORATED 1897
CALIFORNIA
NATIONAL CITY
1887
INCORPORATED
CIPA
California Insurance Pool Authority
LUSD
Livingston Union School District
LASD
Los Altos School District
JURUPA UNIFIED
SCHOOL DISTRICT
PSUSD
PALM SPRINGS
UNIFIED
SCHOOL DISTRICT
MT. DIABLO UNIFIED SCHOOL DISTRICT
EBSIG
east bay schools insurance group
ROWLAND
UNIFIED SCHOOL DISTRICT
KV
USD
LIVERMORE VALLEY JOINT UNIFIED SCHOOL DISTRICT
AVUSD
Anderson Valley
Unified School
District
WESTMINSTER SCHOOL DISTRICT
EST. 1872
KUSD
KONOCTI UNIFIED
SCHOOL DISTRICT

Date: July 2, 2026

To: Members, California State Legislature

Urgent Need for Comprehensive Tort Reform to Protect California Taxpayers, Survivors, and Essential Public Services

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On behalf of the undersigned organizations, we urge the Legislature to enact meaningful tort reform for civil actions against public entities. New data released by the California Association of Joint Powers Authorities (CAJPA) confirms what our members have been warning lawmakers about for years: **public-entity liability costs have tripled in the last seven years, now exceeding $7 billion in known exposure. Costs are on pace to grow another 70 percent by 2027–28.** The fiscal trajectory is unsustainable, the structure of liability is fundamentally unfair to taxpayers, and the consequences are now measured in billions of dollars diverted away from classrooms, fire stations, roads, mental health services, and the essential programs Californians depend on every day.

Our organizations share a deep and unwavering commitment to ensuring that survivors of harm receive justice, support, and meaningful compensation. California's public agencies are not asking for insulation from accountability. We do not seek to deny survivors their day in court. Instead, we seek to fix a system that, as currently structured, transfers enormous wealth to plaintiffs' law firms and threatens the financial solvency of the very public agencies tasked with protecting and serving our vulnerable community members. The longer the Legislature waits, the more public services will be cut, the more agencies will face insolvency.

The Path Forward. We urge the Legislature to advance a comprehensive tort reform package for civil actions against public entities that, at minimum, includes the following:

- **Defined benefits** including caps on damages in civil actions against public entities, ensuring survivors and other injured parties are made whole while preserving the capacity to deliver essential public services.

- **Proportional (several) liability for economic damages** in civil actions against public entities, so that taxpayers pay only for the share of harm actually attributable to the public agency. This way the perpetrators bear the cost of their own conduct and not taxpayers.

- **Heightened evidentiary and procedural standards** for claims where witnesses, records, and evidence archives are absent or insufficient to assign culpability.

Why are Billions of Taxpayer Dollars Being Diverted from Essential Services? AB 218 (Gonzalez, Chapter 861, Statutes of 2019) related to childhood sexual assault is one stark driver, but it is not the only one. Across the spectrum of civil litigation against public entities — from premises liability to dangerous conditions — plaintiffs' firms are increasingly targeting governmental defendants precisely because they are perceived as having the deepest pockets. The result is an unreasonable transfer of public resources to private wealth that the Legislature has both the power and the responsibility to address

How Are Claims Against Public Entities Funded? Most cities, counties, special districts, and school districts in California do not purchase liability coverage from traditional commercial insurance carriers because it is either too expensive, does not provide sufficient coverage, or is simply not offered. Instead, they self-fund their liability coverage or they collectively pool risk through Joint Powers Authorities (JPAs), which are not insurance companies with large capital reserves. Every self-funded claim, including those paid out of a JPA, comes from taxpayer-funded member contributions paid by cities, counties, schools, and other public agencies from the same general fund dollars that pay for police officers, firefighters, teachers, road crews, and homelessness response.

When a JPA pays out claims of magnitude, every member agency in that pool feels it through higher premiums, the potential need for special assessments, reduced coverage limits, and/or increasingly, the inability to obtain coverage at all. Public agencies that have never had a single AB 218 claim filed against them are facing double-digit premium increases. For schools, this means Proposition 98 education dollars intended to support today's students are paying for decades-old liabilities. Even for cities and counties that have few claims filed against them it means delaying critical infrastructure maintenance and reducing local government's ability to provide social-safety-net services to the most vulnerable Californians.

Plaintiffs' Attorneys Are on Track to Profit Over Half a Billion Taxpayer Dollars Every Year. In civil actions against public entities, plaintiffs' counsel commonly recover

contingency fees of 40 percent or more of the gross judgment or settlement. Even using a conservative 30 percent contingency assumption**, estimated plaintiff attorney fees in actions against California public entities have climbed to over $500 million annually.** In many individual cases, **attorney fees approach 50 percent of the taxpayer-funded settlement or award.** That means that for every $10 million paid by a city, county, JPA, or school district, as much as $4 to $5 million is paid to a private law firm. It does not go to the survivor, nor does it go to mental health services, prevention or victim assistance, or back to the taxpayers who funded the payment. Plaintiffs' firms are, in many cases, the single largest beneficiaries of the current system.

Caps on Damages Are Essential to Preserve Public Services and Solvency. Support for meaningful tort reform must include caps on damages in actions against public entities. Without such caps, the cascading effects of recent legislation will only worsen, and the very real threat of insolvency among California's public agencies, already materializing in some regions, will only accelerate. California already imposes reasonable limits in medical malpractice cases under MICRA, recognizing the public interest in such restrictions. The same principle should apply when taxpayer dollars are the source of the payment.

Public Entities Should Pay in Proportion to Their Actual Fault — Not for the Crimes of Others. Under California's current liability structure, a public entity found just one percent at fault can be ordered to pay the entirety of a plaintiff's economic damages — even when the overwhelming majority of fault lies with a criminal actor who has no assets to satisfy a judgment.

The result is morally indefensible: perpetrators escape financial accountability for their conduct, while taxpayers — through their cities, counties, transit agencies, and school districts — are forced to pay for the harm that resulted. It allows perpetrators to walk away while public services are gutted to satisfy awards for conduct the public entity did not commit. **The Legislature must restore proportional (several) liability for economic damages in actions against public entities, so that they are responsible only for the share of harm attributable to the public agency's own conduct.**

Survivors Deserve Their Day in Court, and Public Entities Deserve a Meaningful Opportunity to Defend. Restoring balance to AB 218 claims involving decades-old conduct does not require closing the courthouse door to survivors. Rather, it requires recognizing that, after decades have passed, the records and witnesses needed to fairly adjudicate a claim are often incomplete or simply gone. For claims involving conduct that occurred decades ago, we urge the Legislature to restore balance by reinstating a prior-knowledge requirement, paired with a clear-and-convincing-evidence standard. Prior to AB 218, California law permitted survivors to bring claims against public entities outside the statute of limitations, when a plaintiff could show the entity "knew or had reason to know, or was otherwise on notice, of any unlawful sexual conduct" by the perpetrator and failed to implement reasonable safeguards. That framework provided a meaningful path to justice for survivors with evidence of institutional culpability while also protecting taxpayers from liability for conduct the public entity had no realistic

means to anticipate, prevent, or now defend against.

Our coalition stands ready to work with the Legislature, the Administration, and the survivor community to craft a balanced, durable solution so that necessary action can be taken now. Detailed findings and supporting data are available in CAJPA's recent report, *Protecting Public Funds: The Rising Cost of Claims Against California Public Entities*. Please do not hesitate to contact us with questions or to discuss specific legislative vehicles.

Sincerely,

California Association of Joint Powers Authorities (CAJPA)
California School Boards Association (CSBA)
California Association of School Business Officials (CASBO)
Los Angeles Unified School District (LAUSD)
Association of California School Administrators (ACSA)
The Rural County Representatives of California (RCRC)
California Association of Recreation and Park Districts (CARPD)
California Special Districts Association (CSDA)
League of California Cities
California Association of Suburban School Districts
California Latino School Boards Association
California LULAC (League of United Latin American Citizens)
ABC Unified School District
Alameda County Schools Insurance Group
Anderson Valley Unified School District
Beta Healthcare Group
Bennett Valley Union School District
Brett Harte Union High School District
Buckeye Union School District
Butte Schools Self-Funded Programs
Cajon Valley Union School District
California Affiliated Risk Management Authorities (CARMA)
California Insurance Pool Authority
California Intergovernmental Risk Authority (CIRA)
California Joint Powers Risk Management Authority (CJPRMA)
Central Fire District, Santa Cruz County
Central Region School Insurance Group
Central San Joaquin Valley Risk Management Authority (CSJVRMA)
City of Artesia
City of Bakersfield
City of Bellflower
City of Blythe
City of Calimesa
City of Chico
City of Citrus Heights

City of Cloverdale
City of Colton
City of Corona
City of Cotati
City of Dunsmuir
City of Eastvale
City of El Segundo
City of Elk Grove
City of Eureka
City of Fairfield
City of Folsom
City of Fort Bragg
City of Grass Valley
City of Hemet
City of Highland
City of Jurupa Valley
City of La Mesa
City of La Mirada
City of Lake Elsinore
City of Lake Port
City of Live Oak
City of Long Beach
City of Madera
City of Marysville
City of Menifee
City of Merced
City of Moreno Valley
City of Mt. Shasta
City of Murrieta
City of National City
City of Norco
City of Oakdale
City of Oroville
City of Paramount
City of Perris
City of Petaluma
City of Pico Rivera
City of Placerville
City of Rancho Cordova
City of Rancho Cucamonga
City of Reedley
City of Ripon
City of Riverside
City of Roseville
City of Sacramento
City of Shasta Lake

City of South Gate
City of St. Helena
City of Stanton
City of Tehama
City of Tracy
City of Upland
City of Vacaville
City of Vernon
City of Walnut Creek
City of Weed
City of Whittier
City of Willows
City of Yreka
Corona Norco Unified School District
County of Butte
County of Inyo
County of Kings
County of Merced
County of Riverside
County of Siskiyou
County of Solano
County of Tehama
County of Yuba
Desert Sands Unified School District
Dunham Elementary School
East Bay Schools Insurance Group (EBSIG)
East Side Union High School District
Employment Risk Management Authority (ERMA)
Garden Grove Unified School District
Golden State Risk Management Authority
Hermosa Beach City School District
Hope School District
Huntington Beach City School District
Irvine Unified School District
Jurupa Unified School District
Kelseyville Unified School District
Kern County Superintendent of Schools (KCSOS)
Kings County Office of Education
Konocti Unified School District
La Mesa Spring Valley Schools
Lemon Grove School District
Lindsay Unified School Districts
Livermore Valley Joint Unified School District
Livingston Union School District
Los Altos School District
Moreno Valley Unified School District

Mt. Diablo Unified School District
New Haven Unified School District
Natomas Charter School
NorCal Cities Self-Insurance Fund
North Coast Schools Insurance Group
Northern California Regional Liability Excess Fund (NCR)
Northern California Schools Insurance Group
Oroville City Elementary School District
Oroville Union High School District
Palo Verde Valley Transit Agency (PVVTA)
Palm Springs Unified School District
Poway Unified School Districts
Redondo Beach Unified School District
Redwood Empire Schools Insurance Group (RESIG)
Rowland Unified School District
San Marcos Unified School District
San Mateo Schools Insurance Group
Santa Clara Unified
Santa Rosa City Schools
School & College Legal Services of California
Schools Association For Excess Risk (SAFER)
Schools Excess Liability Fund (SELF)
Schools Insurance Authority (SIA)
Schools Insurance Group
Sebastopol Charter
Sebastopol Independent Charter School
Sierra Sands Unified School District
Sonoma Charter School
Sonoma County Office of Education
Southern California Regional Liability Excess Fund (SCR)
Special District Risk Management Authority
Torrance Unified School Districts
Town of Truckee
Trindel Risk Management for Rural Counties
Tulare Joint Union High School District
Tuolumne JPA
Upper Lake Unified School District
West Covina Unified School District
West Side Union Elementary School District
Westminster School District
Wheatland Union High School District
Wright Elementary School District

July 21, 2026

TO:	City Council
REQUESTED BY:	Rene Yarnall, Community Development Manager
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Resolution No. 4137– Authorization to Participate in the County of Riverside's Urban County Programs for Fiscal Years 2027, 2028, and 2029, and Approval of a Cooperation Agreement with the County of Riverside

RECOMMENDATION:

Staff recommends that the City Council:

1. **ADOPT Resolution No. 4137** authorizing the City's participation in the County of Riverside's Urban County Programs;
2. **APPROVE** a Cooperation Agreement with the County of Riverside for the City's use of Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Solutions Grant (ESG) funds for Fiscal Years 2027, 2028 and 2029; and
3. **AUTHORIZE** the City Manager to execute the Cooperation Agreement and related documents, with minor modifications as approved by the City Attorney.

DISCUSSION:

In a continuing effort to support community revitalization and affordable housing assistance, the City has an opportunity to continue a partnership with the County of Riverside by entering into a Cooperation Agreement. Execution of the Cooperation Agreement and adoption of the attached Resolution allows the City of San Jacinto to receive funding through County's CDBG, HOME, and ESG programs for the next three-year cycle. The City has collaborated with the County of Riverside (as an urban county) since 2006.

Past funding has been used to address inadequate curb, gutter, sidewalk, and street rehabilitation. The funding has also been utilized for targeted code enforcement activities, funded the Public Library parking lot project and, most recently, provided funding for the Mistletoe Park Restroom Facility Improvement Project.

During the proposed three-year period beginning October 1, 2026, and ending September 30, 2029, the County will continue to be responsible for preparing and submitting to HUD all reports and statements required to secure grant funding and meet application requirements. Participation in the program will prohibit the City from withdrawing from the County's urban program during the three-year agreement. In addition, any unincorporated portion of the County that incorporates, or is annexed during the qualification period, will remain a part of the urban county through the end of the period. Finally, the City is ineligible to apply for grants under HUD's Small Cities (State CDBG) programs, and the City cannot receive funding through a HOME consortium for the fiscal years during the period which the City is participating in the Urban County program.

FISCAL IMPACT:

By executing the Cooperation Agreement, the City will continue to receive an annual allocation of Federal Community Development Block Grant funds through the Riverside County Department of Housing and Workforce Solutions for Fiscal Years 2027, 2028 and 2029.

Attachments

City of San Jacinto Cooperation Agreement 27-29.pdf
Resolution_4137.pdf

COOPERATION AGREEMENT
FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT,
HOME INVESTMENT PARTNERSHIPS PROGRAM, AND
EMERGENCY SOLUTIONS GRANT
FOR FISCAL YEARS 2027, 2028, 2029

This Cooperation Agreement for the Community Development Block Grant, HOME Investment Partnerships Program, and the Emergency Solutions Grant for Fiscal Years 2027, 2028, and 2029, hereinafter referred to as "Agreement" is made and entered into this _____ day of _____ 2026, by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and CITY OF SAN JACINTO, an incorporated municipality within the geographical boundaries of the COUNTY, hereinafter referred to as "CITY." City and County individually referred to herein as "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the Housing and Community Development Act of 1974, as amended (42 U.S.C.A. § 5301 et seq.) (Public Law 93-383), hereinafter called "ACT", provides that Community Development Block Grant funds hereinafter referred to as "CDBG", may be used for the support of activities that provide decent housing, suitable living environments, and expanded economic opportunities principally for persons of low and moderate-income; and

WHEREAS, the HOME Investment Partnerships Act program, hereinafter referred to as "HOME," was enacted as Title II of the National Affordable Housing Act of 1990, for the purposes of: expanding the supply of decent, affordable housing for low and very-low income families with emphasis on rental housing; building State and local capacity to carry out affordable housing programs; and providing for coordinated assistance to participants in the development of affordable low-income housing; and

WHEREAS, the Emergency Solutions Grant, hereinafter referred to as "ESG," was authorized by the McKinney-Vento Homeless Assistance Act of 1987 and the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The objectives of the ESG program are to increase the number and quality of emergency shelters and transitional

housing facilities for homeless individuals and families, to operate these facilities and provide essential social services, and to help prevent homelessness;

WHEREAS, CDBG regulations require counties to re-qualify as an Urban County under the CDBG program every three (3) years.

WHEREAS, the chief executive officer of the COUNTY is authorized to execute this Agreement pursuant to Riverside County Ordinance No. 442.

WHEREAS, the City Manager or Mayor of CITY is authorized to execute this Agreement on the CITY's behalf.

WHEREAS, the COUNTY Board of Supervisors on July 14, 2026 via Minute Order 30623 authorized the COUNTY Director of Housing and Workforce Solutions to execute this agreement on behalf of the COUNTY.

NOW THEREFORE, in consideration of the mutual covenants herein set forth and the mutual benefits to be derived there from, the parties agree as follows:

1. GENERAL.

(a). This Agreement gives COUNTY authority to undertake, or assist in undertaking, activities for Fiscal Years 2027, 2028, and 2029, that will be funded from the CDBG, HOME, and ESG programs and from any program income generated from the expenditure of such funds. COUNTY and CITY agree to cooperate, to undertake, or to assist in undertaking, community renewal and lower-income housing assistance activities. COUNTY is qualified as an "Urban County" under the ACT. CITY, by executing this Agreement, hereby gives notice of its election to participate in an Urban County's Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant (ESG) programs, hereinafter referred to as "Urban County Programs".

(b). By executing this Agreement, CITY understands that it may not apply for grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during the period in which it participates in the Urban County's CDBG program, and that CITY may only participate in the HOME program through the COUNTY'S Urban County Programs, not a HOME

consortium. The CITY may also apply for HOME funds from the State of California, if permitted by the State.

(c). By executing this Agreement, CITY understands that it may only receive a formula allocation of ESG funds through the COUNTY'S Urban County Programs. The CITY may also apply for ESG funds from the State of California, if permitted by the State.

2. TERM.

The term of this Agreement shall be for three (3) years commencing on October 1, 2026, and expiring on September 30, 2029, unless an earlier date of termination is fixed by U.S. Department of Housing and Urban Development, hereinafter called HUD, pursuant to ACT. This Agreement shall remain in effect until funds granted and program income received during the three-year program period are expended and the funded activities completed. Neither the COUNTY nor the CITY may terminate, withdraw, or be removed from the program during the three-year program period.

This Agreement will renew automatically for participation in one successive three-year Urban County qualification period (Federal Fiscal Years 2027-29), unless the CITY or the COUNTY provides written notice to the other party that it elects not to participate in a new qualification period. The terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD Exchange Urban Counties website. By executing this Agreement, the CITY acknowledges that it has been notified in writing of the CITY's right to make this election. A copy of this Agreement will be sent to the HUD field office by the date specified on the HUD Exchange Urban Counties website.

The Parties agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable. Failure by either Party to adopt any such amendment, and to submit such amendment to HUD, will void the agreement for such qualification period.

3. PREPARATION OF FEDERALLY REQUIRED FUNDING APPLICATIONS.

The County of Riverside Housing and Workforce Solutions, subject to approval of COUNTY's Board of Supervisors, shall be responsible for preparing and submitting to the U.S.

Department of Housing and Urban Development (HUD), in a timely manner, all reports and statements required by the ACT and the Federal regulations promulgated by HUD to secure entitlement grant funding under the CDBG, HOME, and ESG programs. This duty shall include the preparation and processing of COUNTY Housing, Community, and Economic Development Needs Identification Report, Citizen Participation Plan, the County Five-Year Consolidated Plan, One-Year Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), and other related programs which satisfy the application requirements of ACT and its regulations.

4. COMPLIANCE WITH FEDERAL STATUTES, REGULATIONS AND OTHER APPLICABLE STATUTES, REGULATIONS AND ORDINANCES.

(a) COUNTY and CITY will comply with the applicable provisions of the ACT and those Federal regulations promulgated by HUD pursuant thereto, as the same currently exists or may hereafter be amended.

(b) The COUNTY and CITY are hereby obligated to take all actions necessary to assure compliance with COUNTY's certification regarding affirmatively furthering fair housing pursuant to Section 104 (b) of Title I of ACT, as amended.

(c) COUNTY and CITY will comply with the applicable provisions of the following: National Environmental Policy Act of 1969; Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR Part 1; The Fair Housing Act, Title VIII of the Civil Rights Act of 1968, the implementing regulations at 24 CFR Part 100, and the duty to affirmatively further fair housing (AFFH); Title 24 Code of Federal Regulations part 570; Cranston-Gonzales National Affordable housing Act (Public Law 101-625); Executive Order 11063, as amended by Executive Order 12259; Executive Order 11988; the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C.§4630, et. seq.); Section 109 of Title I of the ACT and implementing regulations at 24 CFR part 6, including Section 504 of the Rehabilitation Act of 1973 and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act and the implementing regulations at 28 CFR part 35, the Age Discrimination Act of 1975 and the implementing regulations at 24 CFR part 146, Section 3 of the Civil Rights Act of 1963, as amended, Section 3 of the Housing and Urban Development Act of 1968, the Uniform

Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the implementing regulations at 49 CFR Part 24, and Section 104(d) of the Act and implementing regulations at 24 CFR Part 42; and other Federal or state statute or regulation applicable to the use of CDBG, HOME Investment Partnerships Act (enacted as Title II of the National Affordable Housing Act of 1990), and Emergency Solutions Grant funds.

(d) CITY agrees that the Urban County Program funding for activities in, or in support of, the CITY are prohibited if CITY does not affirmatively further fair housing within CITY'S jurisdiction or impedes COUNTY actions to comply with its fair housing certification.

(e) CITY and COUNTY shall meet the citizen participation requirements of 24 CFR 570.301 and provide Urban County Program citizens with all of the following:

i. The estimate of the amount of CDBG funds proposed to be used for activities that will benefit persons of low and moderate-income;

ii. A plan for minimizing displacement of persons as a result of activities assisted with CDBG funds and to assist persons actually displaced as a result of such activities;

iii. A plan that provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate-incomes, residents of slum and blighted areas, and of areas in which funds are proposed to be used, and provides for participation of residents in low and moderate-income neighborhoods;

iv. Reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the ACT;

v. Provide for public meetings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities and review of program performance. Meeting shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the disabled.

(f). CITY shall develop a community development plan, for the period of this Agreement, which identifies community development and housing needs and specifies both short and long-term community development objectives.

(g). CITY certifies, to the best of its knowledge and belief, that:

i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the CITY, to any person influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

ii. If any funds other than Federally-appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

iii. The CITY shall require that the language provided in Sections 4(c) of this Agreement be included in the award documents for all sub-awards at all tiers (including subcontracts, sub- grants and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into.

(iv). In accordance with Section 519 of Public Law 101-144, (the 1990 HUD Appropriations Act), the CITY certifies that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations, and that it has adopted and is enforcing applicable State and local laws against physically barring entrance to, or exit from, a

facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

5. COMPLIANCE WITH POLICY AND PROGRAM OBJECTIVES.

The COUNTY's Board of Supervisors have adopted policies and procedures to ensure efficient and effective administration of the CDBG, HOME and ESG programs. COUNTY will provide these policies and procedures to CITY within a reasonable time after this Agreement's commencement date. COUNTY and City agree to comply with these said policies and program objectives and to take no actions to obstruct implementation of the approved 2024-2029 Five Year Consolidated Plan and the subsequent Five-Year Consolidated Plan.

6. OTHER AGREEMENTS

Pursuant to Federal regulations at 24 CFR 570.501(b), CITY is subject to the same requirements applicable to sub-recipients, including the requirement of a written agreement set forth in Federal regulations at 24 CFR 570.503. For each fiscal year during the term of this Agreement, COUNTY and CITY shall enter into an additional agreement, commonly known as a Supplemental Agreement, that will have a term coinciding with a CDBG Program Year and enumerate the project(s) CITY will implement with its entitlement funds. Said Supplemental Agreement will set forth the time schedule for completion of said project(s) and any funding sources, in addition to entitlement funds, that will be used in completing the project(s). If substantial compliance with the completion schedule, due to unforeseen or uncontrollable circumstances, cannot be met by CITY, the schedule for the project(s) may be extended by COUNTY. If COUNY determines that substantial progress toward drawdown of funds is not made during the term of the Supplemental Agreement, the entitlement funds associated with the project(s) may be reprogrammed by COUNTY, to other activities as determined by COUNTY, after COUNTY provides appropriate written notice to CITY. COUNTY's decision not to extend the completion schedule associated with the project(s), or to reprogram the entitlement funds associated with the project(s), will not excuse CITY from complying with terms of this Agreement.

7. DETERMINATION OF PROJECTS TO BE FUNDED AND DISTRIBUTION OF ENTITLEMENT FUNDS.

CITY agrees to submit to COUNTY in writing, no later than the date specified by COUNTY prior to each program year, the activities that the CITY desires to implement with its entitlement funds, said designation to comply with statutory and regulatory provisions governing citizen's participation. Said designation is to be reviewed by the COUNTY's Housing and Workforce Solutions to determine that the projects are eligible under Federal regulations for funding and inclusion in the One Year Action Plan of the County's Five-Year Consolidated Plan and consistent with both Federal and COUNTY policy governing use of Community Development Block Grant (CDBG) funds.

In the event that CITY fails to submit to COUNTY the identified activities that the CITY desires to implement with its entitlement funds by the date specified prior to each program year, the COUNTY may determine the activities to be funded, without consent of the CITY, consistent with both Federal and COUNTY policy governing use of Community Development Block Grant (CDBG) funds.

Consistent with Sections 3, 4, 5, 6, and 7 of this Agreement, COUNTY's Board of Supervisors will make the final determination of the distribution and disposition of all CDBG funds received by COUNTY pursuant to the Act.

8. COMMUNITY DEVELOPMENT BLOCK GRANT MANUAL.

CITY warrants that those officers, employees, and agents, retained by it and responsible for implementing projects funded with CDBG have received, reviewed, and will follow the Community Development Block Grant Manual that has been prepared and amended by COUNTY, which Manual is incorporated herein and made a part hereof by this reference.

9. REAL PROPERTY ACQUIRED OR PUBLIC FACILITY CONSTRUCTED WITH CDBG FUNDS.

When CDBG funds are used, in whole or in part, by CITY to acquire real property or to construct a public facility, CITY shall comply with the National Environmental Policy Act of 1969 (42 U.S.C. § 4321, et seq.), the California Environmental Quality Act (Cal. Pub. Resources Code § 21000, et seq.), the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4630, et seq.), and California Government Code Sections 7260 et seq.,

as those laws may be amended from time-to-time and any Federal or state regulations issued to implement the aforementioned laws.

In addition, the following is to occur:

(a) Title to the real property shall vest in CITY;

(b) The real property title will be held by or the constructed facility will be maintained by the CITY for the approved use until five years after the date that the CITY is no longer considered by HUD to be a part of the metropolitan city or urban county, pursuant to 24 CFR 570.501(b).

(c) While held by CITY, the real property or the constructed facility is to be used exclusively for the purpose for which acquisition or construction was originally approved by COUNTY;

(d) CITY shall provide timely written notice to COUNTY of any action which would result in a modification or change in the use of the real property purchased or improved, in whole or in part, with CDBG or HOME funds from that planned at the time of acquisition or improvement, including disposition.

(e) CITY shall provide timely written notice to citizens and opportunity to comment on any proposed modification or change;

(f) Written approval from COUNTY must be secured if the property or the facility is to be put to an alternate use that is or is not consistent with Federal regulations governing CDBG funds;

(g) Should CITY desire during the five (5) year period to use the real property or the constructed facility for a purpose not consistent with applicable Federal regulations governing CDBG funds or to sell the real property or facility, then:

(i) If CITY desires to retain title, it will have to reimburse either COUNTY or the Federal government an amount that represents the percentage of current fair market value that is identical to the percentage that CDBG funds initially comprised when the property was acquired or the facility was constructed;

(ii) If CITY sells the property or facility, or is required to sell the property

or facility, CITY is to reimburse the COUNTY an amount that represents the percentage of proceeds realized by the sale that is identical to the percentage that CDBG funds comprised of the monies paid to initially acquire the property or construct the facility. This percentage amount will be calculated after deducting all actual and reasonable cost of sale from the sale proceeds.

10. DISPOSITION OF INCOME GENERATED BY THE EXPENDITURE OF CDBG FUNDS.

CITY shall inform COUNTY in writing of any income generated by the expenditure of CDBG funds received by CITY from COUNTY. CITY may not retain program income so generated. Any and all program income shall be returned to the County and may only be used for eligible activities in accordance with all CDBG requirements, including all requirements for citizen participation.

The COUNTY is required by HUD to monitor and report the receipt and use of all program income. CITY is required to track, monitor, and report any and all program income as requested by COUNTY.

11. TERMINATION.

Except as provided for in Section 2, CITY and COUNTY cannot terminate or withdraw from this Agreement while it remains in effect.

12. NOTICES.

All correspondence and notices required or contemplated by this Agreement shall be delivered to the respective parties at the addresses set forth below and are deemed submitted two days after their deposit in the United States mail, postage prepaid:

COUNTY OF RIVERSIDE	CITY OF SAN JACINTO
Heidi Marshall, Director	Travis Randel, Interim City Manager
County of Riverside HWS	City of San Jacinto
3403 Tenth Street, Suite 300	595 S. San Jacinto Avenue
Riverside, CA 92501	San Jacinto, CA 92583

13. AGREEMENT ADMINISTRATION.

The City Manager of the CITY, and the Director of Housing and Workforce Solutions of County of Riverside, or their designee, shall administer the terms and conditions of this Agreement for their respective city or county.

14. COOPERATION; FURTHER ACT.

The PARTIES shall cooperate fully with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purpose of the Agreement.

15. NO THIRD-PARTY BENEFICIARIES.

This Agreement is made and entered into for the sole protection and benefit of the PARTIES hereto and shall not create any rights in any third parties. No other person or entity shall have any right or action based upon the provisions of the Agreement.

16. SECTION HEADINGS.

The Section headings herein are for the convenience of the PARTIES only and shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions or language of this Agreement.

17. FORMER AGREEMENTS UTILIZING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS BETWEEN COUNTY AND CITY.

All agreements between CITY and COUNTY regarding the use of CDBG funds for fiscal years 1975-76 through fiscal years 2026-27 and any Supplemental Agreements there under, shall remain in full force and effect. If the language of this Agreement is in conflict or inconsistent with the terms of any prior said agreements between CITY and COUNTY, the language of this Agreement will be controlling.

18. INDEMNIFICATION

CITY agrees to indemnify, defend, and hold harmless COUNTY and its authorized officers, employees, agents, and volunteers from any and all claims, actions, losses, damages, and/or liability arising from CITY acts, errors or omissions and for any costs or expenses incurred by COUNTY on account of any claim therefore, except where such indemnifications is prohibited

by law. CITY shall promptly notify COUNTY in writing of the occurrence of any such claims, actions, losses, damages, and/or liability.

CITY shall indemnify and hold harmless COUNTY against any liability, claims, losses, demands, and actions incurred by COUNTY as a result of the determination by HUD or its successor that activities undertaken by CITY under the program(s) fail to comply with any laws, regulations, or policies applicable thereto or that any funds billed by and disbursed to CITY under this Agreement were improperly expended.

19. COMPLIANCE WITH LAWS AND REGULATIONS.

By executing this Agreement, the Parties hereby certify that they will adhere to and comply with all Federal, state and local laws, regulations and ordinances.

20. ENTIRE AGREEMENT.

It is expressly agreed that this Agreement embodies the entire agreement of the Parties in relation to the subject matter hereof, and that no other agreement or understanding, verbal or otherwise, relative to this subject matter, exists between the Parties at the time of execution.

21. SEVERABILITY.

Each paragraph and provision of this Agreement is severable from each other provision and in the event any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provision will never the less continue in full force without being impaired or invalidated in any way.

22. ASSIGNMENT.

CITY shall not make any sale, assignment, conveyance or lease of any trust or power, or transfer in any other form with respect to this Agreement, or delegate or assign any interest in this Agreement without prior written approval of the County.

23. INTERPRETATION AND GOVERNING LAW.

This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives

and purposes of the Parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not be employed in interpreting this Agreement, all Parties having been represented by counsel in the negotiation and preparation hereof.

24. WAIVER.

Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by the other Party, or the failure by a Party to exercise its rights upon the default of the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by the other Party with the terms of this Agreement thereafter.

25. JURISDICTION AND VENUE.

Any action at law or in equity arising under this Agreement or brought by a Party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Superior Court of California, County of Riverside, State of California, and the Parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

26. AMENDMENTS

No change, amendment, or modification to the Agreement shall be valid or binding upon CITY or COUNTY unless such change, amendment, or modification is in writing and duly executed. CITY and COUNTY agree to adopt any necessary amendments to this Agreement to incorporate changes required by HUD as set forth in the Urban County Qualification Notice. Amendments must be submitted to HUD as provided in the Urban County Qualification Notice and failure to do so will void the automatic renewal for such qualification period.

27. PROHIBITION OF CDBG FUND TRANSFER

Parties to this Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG Part 52 funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended

28. EMERGENCY SOLUTIONS GRANT FORMULA ALLOCATION

CITY acknowledges that while participating in the COUNTY's Urban County program, CITY can only receive a formula Emergency Solutions Grant (ESG) allocation from the Urban County program and only at such times as authorized by the Board of Supervisors. The CITY and COUNTY may also apply for ESG funds from the State of California, if permitted by the State.

29. HOME INVESTMENT PARTNERSHIP ACT FORMULA ALLOCATION

CITY acknowledges that while participating in the COUNTY's Urban County program, CITY can only receive a formula HOME allocation from the Urban County program and only at such times as authorized by the Board of Supervisors. The CITY and COUNTY may also apply for HOME funds from the State of California, if permitted by the State.

30. AUTHORITY TO EXECUTE.

The persons executing this Agreement or exhibits attached hereto on behalf of the Parties to this Agreement hereby warrant and represent that they have the authority to execute this Agreement and warrant and represent that they have the authority to bind the respective Parties to this Agreement to the performance of its obligations hereunder.

31. INCORPORATION OF RECITALS

The Parties hereby affirm the facts set forth in the recitals above. Said recitals are incorporated herein and made an operative part of this Agreement.

32. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the COUNTY and CITY have executed this Agreement on the date shown below.

Date: _____

COUNTY OF RIVERSIDE,
a political subdivision of the
State of California

BY: _____
Heidi Marshall, Director
Housing and Workforce Solutions

APPROVED AS TO FORM:
Minh C. Tran,
County Counsel

By: _____
Braden Holly
Deputy County Counsel

CITY OF SAN JACINTO,
a general law city

BY: _____
Mayor or City Manager

ATTEST:

BY: _____
City Clerk

APPROVED AS TO FORM:

BY: _____
City Attorney

COUNTY COUNSEL CERTIFICATION

The Office of County Counsel of the County of Riverside hereby certifies that the terms and provisions of this Agreement are fully authorized under state and local law and that the Agreement provides full legal authority for the COUNTY to undertake, or assist in undertaking, essential community development and housing assistance activities specifically urban renewal and publicly assisted housing.

County Counsel

By:_____
Deputy County Counsel, Braden Holly

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

RESOLUTION NO. 4137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO AUTHORIZING PARTICIPATION IN THE COUNTY OF RIVERSIDE'S URBAN COUNTY PROGRAM FOR FISCAL YEARS 2027, 2028, AND 2029

WHEREAS, the County of Riverside has initiated the next Urban County qualification cycle for Fiscal Years 2027, 2028, and 2029 and has requested that participating jurisdictions adopt a resolution confirming participation in the Urban County Program and approve a Cooperation Agreement; and

WHEREAS, the City of San Jacinto has elected to participate as unit of local government (Cooperating City) in the County of Riverside's Urban County Program for Federal Fiscal Years 2027, 2028, and 2029; and

WHEREAS, the Cooperation Agreement will allow the County and City to carry-out activities which are funded by Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME) funds, and Emergency Solutions Grant (ESG); and

WHEREAS, the Cooperation Agreement will allow the Cooperating City to participate in the Urban County Consolidated Planning Programs.

NOW THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of San Jacinto, California, as follows:

SECTION 1. The Cooperation Agreement between the County of Riverside and the City of San Jacinto is hereby approved; and

SECTION 2. Authorization to Execute Agreement. The City Manager, or designee, is hereby authorized and directed to execute the Cooperation Agreement and any related documents necessary to effectuate the City's participation in the County of Riverside Urban County Program for Fiscal Years 2027, 2028, and 2029.

PASSED, APPROVED, and ADOPTED at a Regular Meeting of the City Council on the 21st day of July, 2026, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

_____
Craig Hayes, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

CERTIFICATION

I, Julia Espinoza, duly appointed City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4137 was duly passed, approved, and adopted at a Regular Meeting of the City Council of the City of San Jacinto on the 21st day of July, 2026, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

WITNESS MY HAND AND OFFICIAL SEAL this 21st day of July, 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

July 21, 2026

TO:	City Council
REQUESTED BY:	Yaneli Hernandez, Senior Planner
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	A proposal by Taylor and Clark Consulting on behalf of Chacon, LLC, to establish a master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres.

RECOMMENDATION:

The Planning Commission recommends that the City Council:

1. **DETERMINE** that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and **ADOPT** a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA);

2. **ADOPT Resolution No. 4138** to **ADOPT** the General Plan Amendment entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT PLAN23-0004 FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE CHACON FARMS RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE;

3. **INTRODUCE Ordinance No. 26-04** to **APPROVE** the Change of Zone entitled:

   AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, APPROVING ZONE CHANGE PLAN23-0005, CHANGING THE ZONING FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW DENSITY (RL) LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE; and

4. **ADOPT Resolution No. 4141** to **APPROVE** the Project entitled:

   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, APPROVING A GENERAL PLAN AMENDMENT (PLAN23-0004) FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, A CHANGE OF ZONE (PLAN23-0005) CHANGING THE ZONING FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW DENSITY (RL), A PLANNED DEVELOPMENT PERMIT TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT WITH 419 DWELLING UNITS, AND TENTATIVE TRACT MAP 39076 TO SUBDIVIDE THE 73.97 ACRE PROPERTY LOCATED AT THE AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE.

DISCUSSION:

On March 24, 2026, the Planning Commission, after holding a Public Hearing, unanimously adopted PC **Resolution No. 26-01**, recommending that the City Council approve PROJ23-0029 (“Project”).

The Project is a proposal by Taylor and Clark Consulting on behalf of Chacon, LLC, to establish a master-planned residential development consisting of 419 homes as well as the construction of onsite roadways, detention basins, parks, and on-site landscaping on 73.97 net acres. To facilitate the development, the applicant submitted a General Plan Amendment (GPA), Change of Zone (CZ), Planned Development Permit (PDP), and Tentative Tract Map (TTM 39076) for review and approval. While most subdivisions are approved by the Planning Commission, projects that contain policy decisions, such as a GPA, CZ, and PDP, require review and approval of the City Council.

The Project site is located on the west side of Cawston Avenue, extending between Seventh Street and Esplanade Avenue. The project site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations, which includes two single-family residences occupied by caretakers. The project site is surrounded by residential uses to the north and east, residential and agricultural uses to the west, and a dairy farm to the south. The current General Plan Land Use Designation is Very Low Density Residential, and the current Zone is Rural Residential. The existing designations allows a maximum of 2 units per gross acre (151 dwelling units for the project site).

The proposed General Plan Amendment designation is Low Density Residential (LDR) and the proposed zoning is Residential Low Density (RL). The LDR and RL designations allow residential uses with densities ranging from 2.1 to 7 dwelling units per acre. This change is necessary to allow the developer to meet their project objectives to construct homes on smaller-lots, with a denser product type than is currently permitted on the site. The proposed designations are compatible with all the surrounding land uses and consistent with the character and density of the development north and west of the project. If adopted, the General Plan Amendment and Change of Zone would allow a minimum of 158 units and a maximum of 529 units.

Subdivision

TTM 39076 consists of 419 individual lots, ranging in size from 3,700 to 7,900 square feet. The subdivision would also establish internal roadways, basins, and designated open space and park areas. Two vehicular access points are planned, which include an east-west oriented roadway from Cawston Avenue, which borders the development to the east, and a north-south oriented roadway that connects to Seventh Street which borders the project to the north. These two proposed entrance roadways lead to a network of internal streets within the tract that ensure appropriate access to every facet of the development, including all homes, parks and basins. The new roads will be private streets that include curb, gutter, sidewalks and streetlights. The internal roads will be private streets, maintained by an Homeowners Association (HOA) with parking allowed on one side of each street.

The recommended conditions of approval require the applicant to widen Seventh Street and Cawston Avenue and install improvement to each roadway that include curb, gutter, sidewalk, streetlights and landscaping. In addition, to ensure that nearby intersections will operate at acceptable levels with the additional traffic created, traffic signals will be required at the intersections of Cawston Avenue and Seventh Street as well as Cawston Avenue and Cottonwood Avenue. The Engineering and Fire Department have reviewed the project to ensure it meets all access and circulation requirements.

Frontage improvements, including curb, gutters and sidewalks, along Esplanade Avenue, which borders the project site to the south, will be constructed as part of the City’s adopted Capital Improvement Program (CIP), which includes the widening of Esplanade Avenue from Warren Road to Sanderson Avenue. The CIP project also include a traffic signal at the intersection at Cawston Avenue and Esplanade Avenue and therefore it is not a required condition of approval. However, the Developer will be required to install the street lights and landscaping improvements along Esplanade Avenue, which are not covered by the City's CIP Project.

Planned Development Permit (PDP)

A PDP is also proposed as part of the Project to support the ultimate development of the subdivision. The PDP provides for a more efficient use of the land and a better living environment and also encourages enhanced amenities. The PDP incorporates the following design features and improvements to facilitate the proposed community:

- Five different architectural styles for the homes with nine color schemes;
- A dual park and basin feature that provides both recreation space and functional stormwater infrastructure;
- Play equipment and design elements that reflect the agricultural character of the surrounding area;
- A coordinated landscape palette that complements the architectural character of the surrounding area;
- Decorative perimeter walls with stone veneer pilasters, enhanced with landscaping and vines;
- Tubular steel fencing with split-face block pilasters at the water quality basin;
- An enhanced entry feature along Cawston Avenue with accent landscaping and 24-inch box trees;
- A paseo connection to Esplanade Avenue providing pedestrian access to and from the community;
- Architectural design standards that exceed minimum Development Code requirements, including five floors plans with multiple elevation types and varied materials such as siding, brick and stone veneer, clay tile elements, and enhanced widow treatments.

The PDP also allows deviations from some of the Development Standards of the RL zone. The modifications to the development standards ensure a more efficient use of the project site, while remaining consistent with the Goals and Policies of the General Plan, and market trends. The applicable standards are listed in the table below:

Development Feature	RL Zone Development Code	Proposed	Proposed Modific
Density	2.1-7.0 DU/AC	5.53 DU/AC	No
Parcel Area (Net)	5,000 sq. ft.	3,717 sq. ft.	Yes
Parcel Width Interior	50 ft.	45 ft.	Yes
Parcel Width Corner	70 ft.	25 ft.	Yes
Parcel Depth	100 ft.	60 ft.	Yes
Setback Front of Building	20 ft.	10 ft.	Yes
Setback to Front of Garage	N/A	20 ft.	N/A
Setback (Interior)	5 ft.	4 ft.	Yes

Setback Street Side	10 ft.	5 ft.	Yes
Setback Rear	20 ft.	10 ft.	Yes
Rear with Slope	20 ft.	10 ft.	Yes
Lot Coverage - Structure	55%	60%	Yes
Primary Structure Height	35 ft.	35 ft.	No

Proposed Homes

The proposed residential units would include 4 to 5 bedrooms, and optional loft spaces within specific floor plans. The development includes one- and two-story homes inspired by an agrarian architecture. The homes would range in size from approximately 1,758 to 3,025 square feet, providing a variety of housing options capable of meeting the needs of different household types and lifestyles. All homes would include a two-car garage as well as driveways that can accommodate additional parking.

PLANNING COMMISSION:

On March 24, 2026, the Planning Commission conducted a Public Hearing for the proposed project. During the hearing, Staff recommended the modification of condition #79 and condition #108 requiring that the Development Impact Fees be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect on the Vesting Date (3/31/2026). At the close of the Public Hearing, the Planning Commission unanimously adopted PC **Resolution No. 26-01** (5-0 in favor), recommending that the City Council approve the project with the revised Conditions of Approval (attached).

Following Planning Commission review, staff added **Condition No. 88** to the Conditions of Approval to require the applicant to construct a new traffic signal at the intersection of Seventh Street and Cawston Avenue. Although the Planning Commission staff report identified the signal improvement in the staff report to the Planning Commission, the condition was inadvertently omitted from the final compiled list of conditions. The addition of **Condition No. 88** ensures consistency with the traffic analysis, reflects staff's original recommendation, and maintains the full set of improvements necessary to support safe and efficient circulation in the project area.

In addition, Staff has also added **Condition No. 61** to clarify that the developer/applicant shall design the residential units, common areas, recreation buildings, project amenities, and other permanent on-site facilities to operate on electrical power only, consistent with the assumptions evaluated in the Project's Initial Study/Mitigated Negative Declaration and supporting Air Quality, Greenhouse Gas, and Energy analysis.

PUBLIC NOTICING AND COMMENTS (CITY COUNCIL):

A 10-day notice of public hearing was advertised on June 26, 2026, in the Press Enterprise. In addition, notices of public hearing were mailed to all property owners within 300 feet of the project site. As of the writing of this staff report, the City received four comment letters that have been included in the attachments.

CONCLUSION:

With approval of the General Plan Amendment, Change of Zone, Planned Development, and Tentative Tract Map, the Project would comply with all applicable provisions of the Development Code. Additionally, the proposed project will produce a development of superior quality and excellence in design through a variety of proposed enhancements within the community. The modified development standards proposed within the PDP allows flexibility in site planning, while upholding the intentions and goals of the General Plan. Furthermore, the project is expected to cater to a different segment of the market that will be drawn to the community based on the smaller lot sizes, product types, and the overall project design. Based on this summary and the findings outlined in the report, staff, and the Planning Commission, support the project.

ENVIRONMENTAL ASSESSMENT:

This Project has been reviewed in accordance with the California Environmental Quality Act ("CEQA") and State CEQA guidelines with the preparation of an Initial Study to determine the potential environmental impacts of the project. The Initial Study concluded that with applied mitigation the Project would not result in a significant effect on the environment with the inclusion of mitigation measures related to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The initial Study and Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public comment period via the publication of a Notice of Intent on October 28, 2025. In addition to the publication, the IS/MND was submitted to the State Clearing House for posting (SCH No. 2025101241).

During the course of the project review, the City received comment letters from the Department of Toxic Substances Control (DTSC), the Department of Conservation, individuals associated with Talley Meadows Layups and Retirement business, and Supporters Alliance for Environmental Responsibility (SAFER). While CEQA does not require a written response to comments on an MND, Staff elected to prepare responses to the comments on the Draft IS/MND as a matter of good public policy and transparency. Accordingly, a Final IS/MND (attached) includes written responses to all comments received during the review of the project up until the writing of this report. No new significant environmental impacts or a substantial increase in the severity of previously identified impacts have been identified and therefore, staff determined that a Mitigated Negative Declaration (MND) was the appropriate CEQA document in support of the Project.

The following is a brief summary of comments and responses:

Department of Toxic Substances (DTSC).

The Department of Toxic Substances Control (DTSC), provided recommendations regarding potential contaminants of concern (COCs).

Response:

As part of the MND a Phase 1 Environmental Site Assessment (ESA) was prepared, which did not identify recognized environmental conditions (RECs) requiring immediate subsurface investigation. However, additional soil sampling was also conducted, and no pesticides or heavy metals were detected in the shallow soil samples.

Department of Conservation

The Department of Conservation, provided advisory comments regarding the project's potential conversion of Important Farmland.

Response:

This concern was previously evaluated in the Agriculture and Forestry Resources section of the City of San Jacinto General Plan Environmental Impact Report (EIR). The agricultural resource impacts associated with converting Important Farmland, including the infeasibility of preservation-based mitigation, were fully evaluated and disclosed in the General Plan 2040 EIR.

Talley Meadows Ranch

Talley Meadows Ranch provided concerns about traffic safety and pedestrian hazards on Cawston Avenue along the project frontage.

Response:

Issues related to the safety and functional design of the street frontage have been addressed through the engineering review and approval process, which ensures that all frontage improvements and design details comply with the City's requirements and standards. The improvements required to address the traffic generated by the Project are included in the recommended Conditions of Approval for the Project. As mentioned above, the conditions require the applicant to widen both Seventh Street and Cawston Avenue and install improvement to each roadway that includes curb, gutter, sidewalk, streetlights and landscaping on west side of Cawston Avenue and the south side of Seventh Street. A preliminary signing and striping plan has been included in the staff report to illustrate how the traffic will circulate after the improvements have been installed, which has been review by the City Engineer to ensure traffic safety. In addition, a traffic signal will be required at the intersection of Cawston Avenue and Seventh Street which will enhance circulation.

Supporters Alliance for Environmental Responsibility

In a letter dated March 24, 2026, the Supporters Alliance for Environmental Responsibility (SAFER) asserted that the IS/MND is improper under CEQA due to its alleged failure to adequately assess the Project's potentially significant environmental impacts, requested preparation of an Environmental Impact Report (EIR) on the basis that a fair argument exists that the Project may have adverse environmental impacts, and reserved the right to supplement the comment throughout the administrative process. SAFER subsequently submitted an additional comment letter dated July 3, 2026, during the public review period, asserting that substantial evidence supports a fair argument that the Project may result in significant impacts related to air quality, greenhouse gas emissions, indoor air quality, agricultural resources, and biological resources, and again requesting preparation of an EIR.

Response:

Staff has reviewed the SAFER letter dater July 3, 2026 and there are no issues that have been raised that require a revision to the Environmental Document or that necessitate the Preparation of an Environmental Impact Report. A response to the letter is being prepared in coordination with the Applicant and will be provided to the Council prior to the City Council Meeting.

FISCAL IMPACT:

There is no impact to the General Fund by approving the project. As is typical with subdivisions, the project is conditioned to provide a funding mechanism for the ongoing maintenance of basins and parks within the project boundary. The funding mechanism is typically accomplished by annexation into a Community Facility District (CFD). The funding mechanism will ensure that the project does not rely on the General Fund to provide these services.

In addition, the project will also provide a funding mechanism to support public safety throughout the Project and City, which is typically accomplished by annexation of the project site into an existing Public Safety CFD.

Attachments

Resolution_4138.pdf
Ordinance_26-04.pdf
Resolution_4141.pdf
Planning_Commission_Recommended_Conditions_of_Approval_v2.pdf
Resolution_-_PC_RESOLUTION_NO_26-01.pdf
Chacon_Farms_Final_ISMND_TTM_39076_5-26-26.pdf
Tentative_Tract_Map_39076.pdf
Planning_Commission_Staff_Report_March_24_2026.pdf
Findings_of_Fact.pdf
20260703Chacon_Farms_CC_Comments-_FINAL_with_Exhibits.pdf
20260324_SAFER_Comment_-_Chacon_Farms_Project.pdf
Public_Comment_Talley.pdf
Public_Comment_Tomoni.pdf

STATE OF CALIFORNIA) **RESOLUTION No. 4138**
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA APPROVING GENERAL PLAN AMENDMENT PLAN23-0004 FROM VERY LOW DESNITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE CHACON FARMS RESIDENTIAL DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE

WHEREAS, Chacon LLC, filed an application on October 30, 2023 to amend the General Plan under PLAN23-0004 for the Chacon Farms residential development, ("Application"). The proposed project is located at the northwest corner of Esplanade Avenue and Cawston Avenue, APN's 432-260-009, -026, and -027. ("Subject Site"); and

WHEREAS, the Application, along with other applications submitted for the Subject Site, would establish the Chacon Farms residential community within the proposed Low Density Residential land use designation of the San Jacinto General Plan; and

WHEREAS, the Project, including the Application, was reviewed, studied, and found to not have a significant effect on the environment under the California Environmental Quality Act ("CEQA") as more fully described in Section 3 below; and

WHEREAS, on March 24, 2026, the Planning Commission of the City of San Jacinto ("Commission") conducted a duly noticed public hearing on the Project, including the Application, at which time all persons wishing to testify in connection with the Project were heard and the Project was comprehensively reviewed; and

WHEREAS, on July 21, 2026, the City Council in the City of San Jacinto conducted duly noticed Public Hearings on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed by the City Council; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, ordered and determined by the City Council of the City of San Jacinto:

Section 1. Based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the administrative record of the written and oral evidence presented to the Planning Commission, and the findings set forth in this Resolution, the City Council approves General Plan Amendment (PLAN23-0004).

Section 2. Based on the entire record before the City Council, including the staff report, and all written and oral evidence presented to the City Council, including the staff report, Mitigated Negative Declaration (MND), and the Mitigation Monitoring and Reporting Program (MMRP) the City Council find as follows:

a. The proposed General Plan Amendment (PLAN23-0004) to change the Very Low Density Residential (VLDR) designation on the Subject Site to Low Density Residential (LDR) creates consistency with the proposed Change of Zone to Residential Low Density (RL),

and the Project will further the intent of the General Plan by facilitating development at the intersection of Esplanade Avenue and Palm Avenue. This location is advantageous for development. The Application furthers the intent of the General Plan by meeting the following General Plan goals and policies:

Land Use Goal 1: A community with a land use plan that accommodates a mix of uses to meet current and future needs.
Specifically implementing policy 1.3 & 1.6

- The Project supports Policy LU-1.3 by increasing the City's housing supply within an established growth area and contributing toward the City's Regional Housing Needs Allocation (RHNA). The Project includes 419 single-family residential units within the allowable density range of the Low Density Residential designation, helping to meet current and future housing needs.

- The Project is consistent with Policy LU-1.6 through the incorporation of multiple neighborhood parks, open space areas, and an interconnected system of pedestrian paseos. These features provide accessible recreational opportunities and functional gathering spaces for future residents.

Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.
Specifically implementing policy 2.1 & 2.2

- The Project supports Policies LU-2.1 and LU-2.2 by promoting an orderly and coordinated pattern of development that is compatible with surrounding residential uses. The Project site is adjacent to existing and planned residential neighborhoods and proposes a density that is consistent with the Low Density Residential designation.

- The Project includes an interconnected circulation network designed to improve internal connectivity, provide efficient vehicular and pedestrian access, and enhance access to on-site open space and neighborhood amenities. The Project also provides connectivity to the Class I multi-use path along Esplanade Avenue, supporting multimodal access.

- The Project provides a balanced distribution of open space and recreational amenities throughout the site, ensuring that residents have convenient access to neighborhood parks and contributing to the overall quality and livability of the community.

The Project has been reviewed for consistency with applicable infrastructure and service requirements and will coordinate with appropriate service providers, including Eastern Municipal Water District, to ensure adequate utilities and public services are provided.

Based on the foregoing, the proposed General Plan Amendment is internally consistent with the goals, policies, and land use framework of the General Plan and will not create inconsistencies with other provisions of the Plan.

b. The proposed General Plan Amendment (PLAN23-0004) to change the Very Low Density Residential (VLDR) designation on the subject property to Low Density Residential (LDR):

1. Will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Health and Safety
The proposed project is consistent with the General Plan and promotes public health and safety by incorporating a planned layout that emphasizes pedestrian safety and encourages physical activity and well-being. Four community parks, connected by an integrated network of pathways, will provide residents with a range of social and recreational opportunities.

Convenience
The proposed project conforms with the provision of public convenience according to the General Plan. This development will create an additional 419 homes that are within a convenient distance to surrounding amenities and public infrastructure, including the following:

Transit
The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within the micro transit zone and that the trip does not begin and end at route 44 bus stops).

Schools
The Project Site is located within the Hemet Unified School District and would likely be served by nearby schools, including Cawston Elementary School (1.3 miles), Rancho Viejo Middle School (0.9 miles), and Tahquitz High School (0.7 miles). The site may also be served by Megan Cope Elementary School (0.7 miles), which is within the San Jacinto Unified School District. In addition, Mt. San Jacinto College is approximately five miles from the Project Site and is directly accessible via RTA's on-demand transit service, Go Micro.

Welfare
The proposed project with the support of the General Plan Amendment and Zoning Map Amendment, will support and promote the general welfare of San Jacinto residents. The proposed project, specifically, will support and promote walkability, community engagement, integrated open space, pedestrian safety, and an active lifestyle. Integrated Community Parks connected by a network of paths will facilitate recreation and socialization.

2. **If an amendment to the Land Use Element, the affected site(s) is physically suitable in terms of design, location, shape, size, operating**

characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and

Physical Suitability
The proposed project, with the support of the General Plan Amendment and Zoning Map Amendment, will not endanger, jeopardize, or otherwise constitute hazard to property in the vicinity in which the property is located and will be physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle access and public services as follows:

Design
The Proposed Project is designed to be compatible with the surrounding San Jacinto community and consistent with adjacent residential uses. The development features an interconnected grid of streets that enhances walkability and provides convenient vehicle and pedestrian access to homes, community parks, and recreational amenities distributed throughout the site. Residential architecture will include farmhouse, Spanish, and prairie styles, using quality materials such as stucco, brick, and stone, along with a varied but cohesive color palette that complements the broader community and individual streetscapes. These design elements enhance the visual character of the Chacon Farms community.

The project will not interfere with existing water or sewer easements, as confirmed by the site boundary survey, and will comply with applicable landscaping and setback requirements. The site's north–south orientation supports efficient solar design, with some east–west–oriented homes incorporated where feasible to allow for additional passive solar opportunities.

Location
The proposed development will complement and enhance surrounding land uses. Existing single-family residential neighborhoods are located to the north, northeast, and northwest across West 7th Street, as well as to the east across Cawston Avenue. To the west, the Esplanade Specific Plan includes approximately 130.7 acres of planned single-family residential development.

Shape and Size
The project site is generally rectangular in configuration and consists of three smaller rectangular parcels. The proposed project is designed to minimize sprawl and efficiently utilize the approximately 75.70 acres of site area. The site will accommodate 419 single-family homes with a minimum lot size of 3,717 square feet, along with designated open space for parks and a basin.

Operating Characteristics
The proposed project's operating characteristics will be consistent with those of surrounding single-family developments. The proposed project will operate as a place of housing, enhanced by various amenities within several community parks, to prospective residents.

Public Emergency Vehicle Access
The proposed project's inter-connected network of thoroughfares will contribute to emergency vehicle accessibility. The applicant will comply with any easement requirements for public emergency vehicle access. Further, the proposed public emergency vehicle access will be reviewed by City and County Departments including the City's engineering department and Riverside County Fire, to ensure efficiency and safety for future residents.

Public Service and Utilities
Adequate City infrastructure exists to support the Project. Additionally, the project has been reviewed by Police, Fire, Public Utilities and Engineering to ensure that the design accommodates public and emergency vehicles including solid waste haulers, City crews, and other service providers

3. **The City may reduce, require, or permit the reduction of the residential density for any parcel, or allow development of any parcel at a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:**

   i. **The reduction is consistent with the adopted General Plan, including the Housing Element; and**

   The proposed Project does not involve a reduction in residential density. The proposed General Plan Amendment would change the land use designation from Very Low Density Residential (0 to 2 dwelling units per acre) to Low Density Residential (2.1 to 7 dwelling units per acre), thereby allowing for an increase in residential density on the Project site. Accordingly, this finding is not applicable. Notwithstanding, the Project is consistent with the General Plan and Housing Element.

   ii. **The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing needs in compliance with Government Code Section 65584**.

   The proposed Project does not reduce residential density and therefore does not trigger this finding. Notwithstanding, the Housing Element identifies adequate sites to accommodate the City's remaining Regional Housing Needs Allocation (RHNA), and the Project would increase the City's housing supply and contribute toward meeting its RHNA obligations.

Section 3. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report, the City Council finds that the nature and extent of all

dedications, reservations, impact fees, and other exactions are roughly proportionate to the impacts created by the use of the Project Site as permitted by the Tentative Tract Map and Planned Development Permit.

Section 4. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report, the City Council finds that the Project will comply with CEQA for the following reasons:

a. Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project, with the incorporation of mitigation measures, will not have a significant impact on the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and are included as part of the Mitigated Negative Declaration for this Project.

Section 5. Effective Date. This resolution shall become effective on the date on which Ordinance 26-04 for the Change of Zone PLAN23-0005 becomes effective.

Section 6. CEQA. The requirements of the California Environmental Quality Act have been satisfied in that an Initial Study and Mitigated Negative Declaration (together, "IS/MND") were prepared for the Project, including the General Plan Amendment, Zone Change, and Project and the City Council adopted the MND and the related Mitigation Monitoring and Reporting Program.

Section 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office located at 595 S. San Jacinto Avenue, San Jacinto, CA 92583. The custodian for these records is the City Clerk.

Section 8. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

PASSED, ADOPTED and ADOPTED at a regular meeting of the City Council on the 21st day of July 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

_____
Craig Hayes, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
CITY OF SAN JACINTO)

I, Julia Espinoza, duly appointed City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4138 was duly passed, and adopted at a regular meeting of the City Council of the City of San Jacinto on the 21st day of July 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

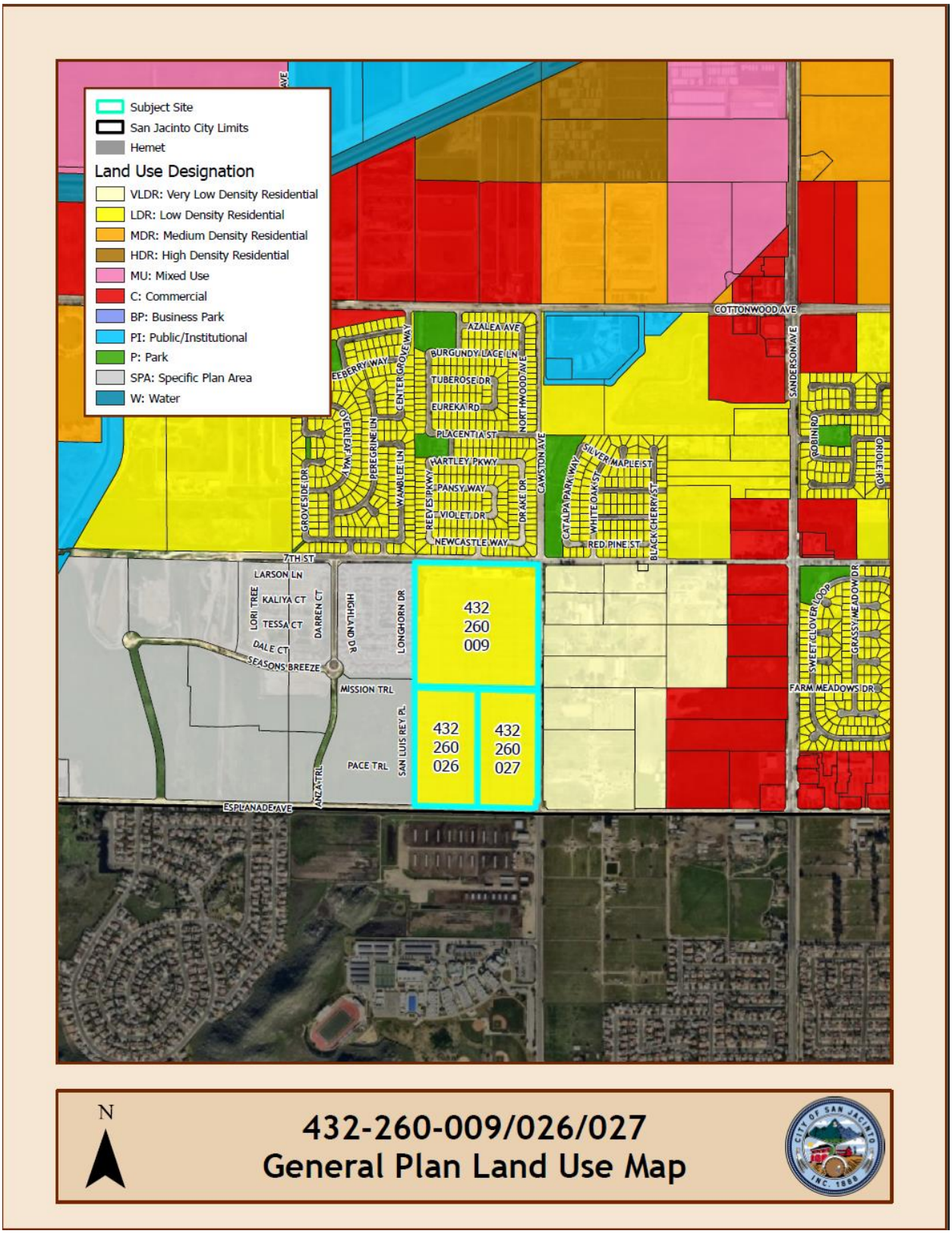
Witness my hand and seal the 21st day of July 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

ATTACHMENTS:

Exhibit "A": General Plan Land Use Designation Change Map

EXHIBIT A: General Plan Land Use Designation Change Map



STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

ORDINANCE NO. 26-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, APPROVING ZONE CHANGE PLAN23-0005, CHANGING THE ZONING FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW DENSITY (RL) LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE

WHEREAS, Change of Zone Case PLAN23-0005 was filed, together with General Plan Amendment PLAN23-0004, (”Applications”) for the Chacon Farms project in order to establish a higher density residential development; and

WHEREAS, the requested Zone Change PLAN23-0005 would change the zoning designation of the Subject Site from Residential Rural (RR) to Residential Low Density (RL) (the “Zone Change”); and

WHEREAS, a Mitigated Negative Declaration for the proposed Project (“MND”) was circulated between October 28, 2025 and November 27, 2025; and

WHEREAS, the MND analyzed the impacts related to the proposed Zone Change; and

WHEREAS, in accordance with Public Resource Code section 21080.3.1, on February 21, 2024, the City sent letters to the California Native American Tribes that had previously requested to be informed by the City through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, for the purpose of informing these tribes about the Project, and the City provided a 30-day period for the representative of the tribe to request formal consultation; and

WHEREAS, in accordance with Government Code Section 62352.3, on February 21,2024 the City sent letters to the California Native American Tribes that are on the contact list maintained by the Native American Heritage Commission, for the purpose of informing these tribes about the Project and providing a 90-day period for the representative of the tribe to request formal consultation. Subsequently the City redistributed a SB 18 letter on February 4, 2026 for tribes that were inadvertently omitted from the distribution list; and

WHEREAS, the City received a request for consultation from the Soboba Tribe of Luiseno Indians, which occurred on April 4, 2024 and resulted in conditions included in the conditions of approval; and

WHEREAS, the City received a request for consultation from the Agua Caliente Band of Cahuilla Indians, which occurred on March 4, 2024 and resulted in deferring to Soboba Tribe of Luiseno Indians; and

WHEREAS, entitlements for the Project include the Zone Change which requires the Planning Commission to hold a public hearing and recommend to the City Council that the proposed Zone Change be approved, disapproved, or conditionally approved.

WHEREAS, on March 14, 2026, the City gave public notice of the Planning Commission public hearing for consideration of the Zone Change by advertising in a newspaper of general circulation; by posting notices at City Hall and by mailing notices to owners of property within 300 feet, of the Project, and to local agencies that provide water, sewage, electricity and schools; and

WHEREAS, on March 24, 2026, the Planning Commission conducted a duly-noticed public hearing to consider Project approvals, at which hearing members of the public were afforded an opportunity to comment on the Zone Change, and the Planning Commission adopted a resolution recommending that the City Council approve the Zone Change, as conditioned; and

WHEREAS, on June 27, 2026, the City gave public notice of the City Council public hearing for consideration of the Zone Change by advertising in a newspaper of general circulation; by posting notices at City Hall; and by mailing notices to owners of property within 300 feet of the Project, and to local agencies that provide water, sewage, electricity and schools; and

WHEREAS, on July 21, 2026 the City Council conducted a duly-noticed public hearing and considered evidence concerning the Zone Change.

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF SAN JACINTO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Incorporation of Recitals. The above are true and correct and are incorporated herein by reference.

Section 2. Findings: The City Council hereby finds that the Zone Change is compatible with the objectives, policies, and General Plan land use programs specified in the General Plan, as amended by the Application, for the following reasons:

a. The proposed Zone from Rural Residential (RR) to Residential Low Density (RL) will further the intent of the General Plan by providing a variety of new housing opportunities that will complement surrounding uses of primarily residential developments. Specifically, the Change of Zone will continue to allow the development of residences on the project site with a density range of 2.1 to 7 dwelling units to the acre in lieu of the current density range of 0-2 dwelling units to the acre with the Low Density Residential (LDR) designation. With proposed Change of Zone, the proposed project will conform with the goals and policies of the General Plan, including the applicable goals and policies of the Land Use Element and Housing Element, as detailed below:

Land Use Goal 1: A community with a land use plan that accommodates a mix of uses to meet current and future needs. Specifically implementing policy 1.3 & 1.6

- The Project supports Policy LU-1.3 by increasing the City' s housing supply within an established growth area and contributing toward the City's Regional Housing Needs Allocation (RHNA). The Project includes 419 single-family residential units within the allowable density range of the Low Density Residential designation, helping to meet current and future housing needs.

- The Project is consistent with Policy LU-1.6 through the incorporation of multiple neighborhood parks, open space areas, and an interconnected system of pedestrian paseos. These features provide accessible recreational opportunities and functional gathering spaces for future residents.

Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced. Specifically implementing policy 2.1 & 2.2

- The Project supports Policies LU-2.1 and LU-2.2 by promoting an orderly and coordinated pattern of development that is compatible with surrounding residential uses. The Project site is adjacent to existing and planned residential neighborhoods and proposes a density that is consistent with the Low Density Residential designation.

- The Project includes an interconnected circulation network designed to improve internal connectivity, provide efficient vehicular and pedestrian access, and enhance access to on-site open space and neighborhood amenities. The Project also provides connectivity to the Class I multi-use path along Esplanade Avenue, supporting multimodal access.

- The Project provides a balanced distribution of open space and recreational amenities throughout the site, ensuring that residents have convenient access to neighborhood parks and contributing to the overall quality and livability of the community.

The Project has been reviewed for consistency with applicable infrastructure and service requirements and will coordinate with appropriate service providers, including Eastern Municipal Water District, to ensure adequate utilities and public services are provided.

Based on the foregoing, the proposed Change of Zone is internally consistent with the goals, policies, and land use framework of the General Plan and will not create inconsistencies with other provisions of the Plan.

Health, Safety and Welfare. The proposed Change of Zone will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, and will instead facilitate development of a planned residential community consistent with the General Plan and Development Code. The proposed Project furthers this consistency by promoting public health and safety through a planned layout that emphasizes pedestrian safety and encourages physical activity and well-being, with four community parks connected by an integrated network of pathways providing residents a range of social and recreational opportunities. With the support of the General Plan Amendment and Zoning Map Amendment, the Project will further support and promote the general welfare of San Jacinto residents by encouraging walkability, community engagement, integrated open space, pedestrian safety, and an active lifestyle, with the integrated community parks and connecting path network facilitating recreation and socialization.

Section 1. CEQA. The requirements of the California Environmental Quality Act have been satisfied in that an Initial Study and Mitigated Negative Declaration (together, "IS/MND") were prepared for the Project, including the Zone Change, and the City Council adopted the MND and the related Mitigation Monitoring and Reporting Program.

Section 2. Zone Change. The City Council hereby adopts this Ordinance approving Zone Change PLAN23-0005 to change the zoning designation of the Subject Site from Rural Residential (RR) to Residential Low Density (RL) as shown on the Map that is attached to this ordinance as Exhibit "B."

The City of San Jacinto Zoning Map, as amended by this ordinance, shall govern the zoning for the Subject Site. The development of the Subject Site, and all subsequent approvals, shall be in compliance with the Zoning applicable to the Subject Site now or in the future, to the extent other planning, zoning, land use, development, and development approval process regulations adopted by the City are applicable and not inconsistent or in conflict with the zoning designation for the Subject Site.

Section 3. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the City Clerk's office located at 595 S. San Jacinto Avenue, San Jacinto, CA 92583. The custodian for these records is the City Clerk.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

Section 5. Effective Date. This Ordinance shall become effective thirty (30) days following its adoption.

Section 6. Publication. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of San Jacinto, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code § 36933.

Introduced at a regular meeting of the City Council on the 21st day of July 2026.

ORDINANCE NO. 26-04

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council on the 21st day of July 2026, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

_____
Craig Hayes, City Attorney

CERTIFICATION

State of California)
County of Riverside) ss
City of San Jacinto)

I, Julia Espinoza, duly appointed City Clerk of the City of San Jacinto, do hereby certify that the foregoing Ordinance No. 26-04 was introduced at a regular meeting of the City Council of the City of San Jacinto on the 21st day of July 2026. Ordinance No. 26-04 was passed, approved, and adopted by the City Council of the City of San Jacinto, California, at a regular meeting of the City Council held on the 21st day of July 2026:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Witness my hand and seal the 21st day of July 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

ATTACHMENTS:
Exhibit "A": Map of Subject Property
Exhibit "B": Zone Change Map

EXHIBIT A: Map of Subject Property

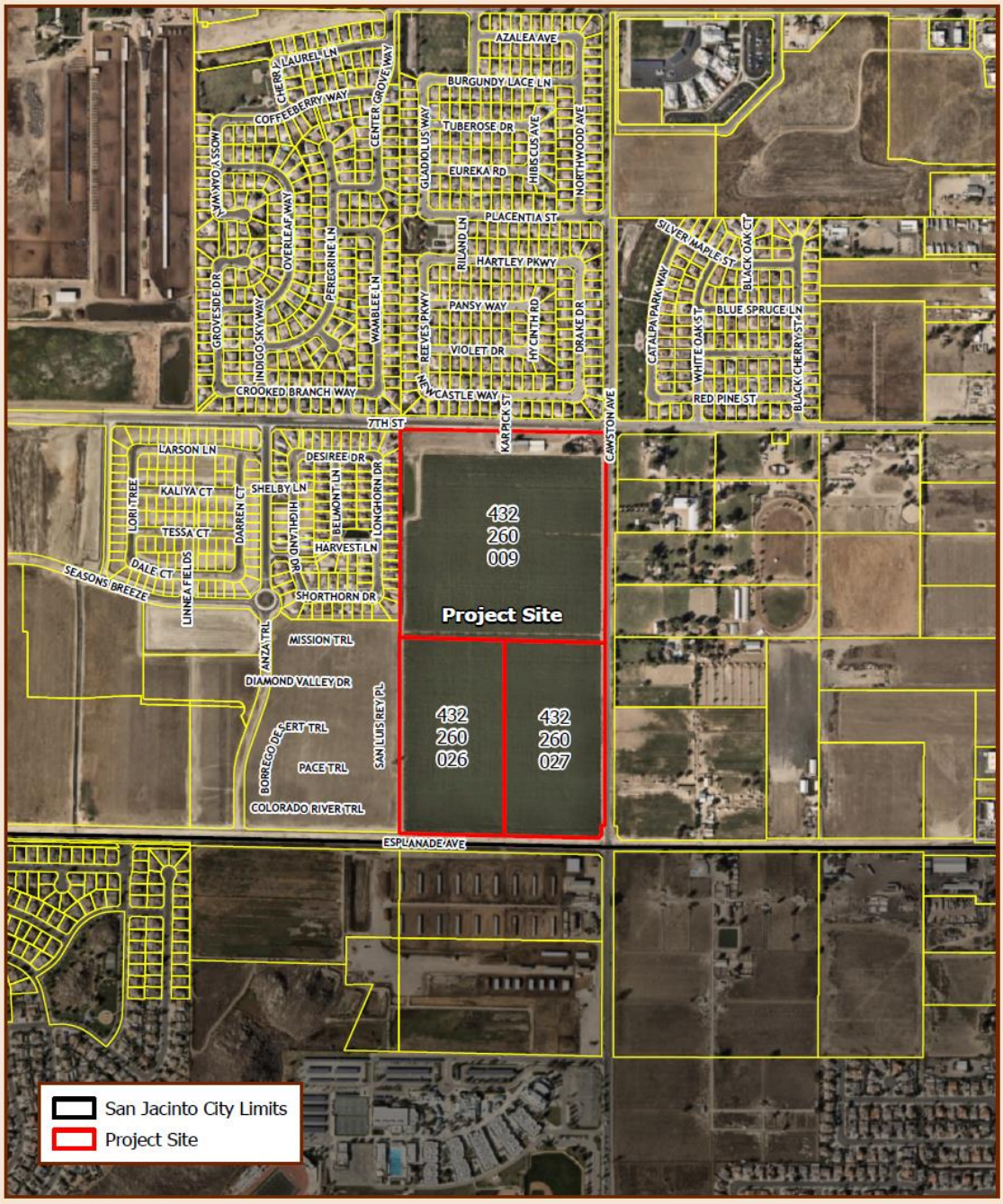
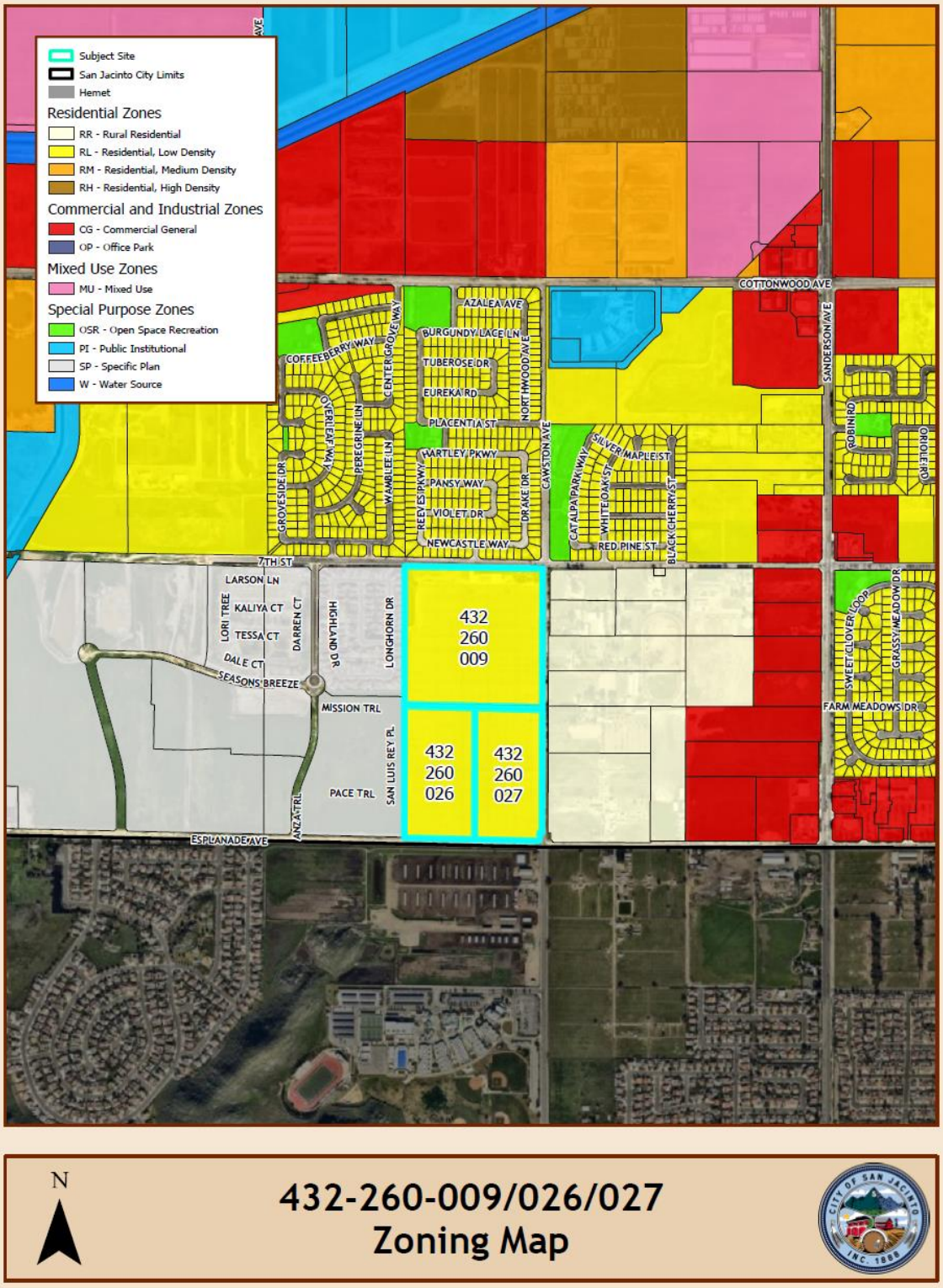


EXHIBIT B: Zone Change Map



STATE OF CALIFORNIA) **RESOLUTION NO. 4141**
COUNTY OF RIVERSIDE)ss
CITY OF SAN JACINTO)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFRONIA APPROVING A GENERAL PLAN AMENDMENT (PLAN23-0004) FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, A CHANGE OF ZONE (PLAN23-0005) CHAGING THE ZONING FROM RESIDENTIAL RURAL (RR) TO RESIDENTIAL LOW DENSITY (RL), A PLANNED DEVELOPMENT PERMIT TO ESTABLISH A PLANNED RESIDENTIAL DEVELOPMENT WITH 419 DWELLING UNITS, AND TENTATIVE TRACT MAP 39076 TO SUBDIVIDE THE 73.97 ACRE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ESPLANADE AVENUE AND CAWSTON AVENUE

WHEREAS, Chacon, LLC submitted applications for a General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots, along with lettered lots for internal roadways, a detention basin, parks, and landscape areas, located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue (Project); and;

WHEREAS, the City, as Lead Agency, prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the Project; and;

WHEREAS, on March 24, 2026, the Planning Commission of the City of San Jacinto ("Commission") conducted a duly noticed public hearing on the Project at which time all persons wishing to testify in connection with the Project were heard, and the Project was comprehensively reviewed, and the Project was recommended for approval to the City Council; and

WHEREAS, on July 21, 2026, the City Council the City of San Jacinto conducted duly noticed public hearing on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed by the City Council; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, ordered and determined by the City Council of the City of San Jacinto:

SECTION 1. Based on the entire record before the City Council, all written and oral evidence presented, the recommendation of the Planning Commission and the findings made in this Resolution, the City Council hereby approves General Plan Amendment (PLAN23-0004), Change of Zone (PLAN23-0005), Planned Development Permit, Tentative Tract Map 39076 subject to the Findings of Fact and Conditions of Approval in the staff report.

SECTION 2. Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds:

GENERAL PLAN AMENDMENT

1. **The amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan;**

   The proposed General Plan Amendment from VLDR (Very Low Density Residential) to LDR (Low Density Residential) will further the intent of the General Plan by providing a variety of new housing opportunities that will complement surrounding uses of primarily residential developments. Specifically the General Plan Amendment will continue to allow the development of residences on the project site with a density range of 2.1 to 7 dwelling units to the acre in lieu of the current density range of 0-2 dwelling units to the acre with the VLDR designation. With proposed General Plan Amendment, the proposed project will conform with the goals and policies of the General Plan, including the applicable goals and policies of the Land Use Element and Housing Element, as detailed below:

   Land Use Goal 1: A community with a land use plan that accommodates a mix of uses to meet current and future needs.
   Specifically implementing policy 1.3 & 1.6

   - The Project supports Policy LU-1.3 by increasing the City's housing supply within an established growth area and contributing toward the City's Regional Housing Needs Allocation (RHNA). The Project includes 419 single-family residential units within the allowable density range of the Low Density Residential designation, helping to meet current and future housing needs.

   - The Project is consistent with Policy LU-1.6 through the incorporation of multiple neighborhood parks, open space areas, and an interconnected system of pedestrian paseos. These features provide accessible recreational opportunities and functional gathering spaces for future residents.

   Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.
   Specifically implementing policy 2.1 & 2.2

   - The Project supports Policies LU-2.1 and LU-2.2 by promoting an orderly and coordinated pattern of development that is compatible with surrounding residential uses. The Project site is adjacent to existing and planned residential neighborhoods and proposes a density that is consistent with the Low Density Residential designation.

   - The Project includes an interconnected circulation network designed to improve internal connectivity, provide efficient vehicular and pedestrian access, and enhance access to on-site open space and neighborhood

amenities. The Project also provides connectivity to the Class I multi-use path along Esplanade Avenue, supporting multimodal access.

- The Project provides a balanced distribution of open space and recreational amenities throughout the site, ensuring that residents have convenient access to neighborhood parks and contributing to the overall quality and livability of the community.

The Project has been reviewed for consistency with applicable infrastructure and service requirements and will coordinate with appropriate service providers, including Eastern Municipal Water District, to ensure adequate utilities and public services are provided.

Based on the foregoing, the proposed General Plan Amendment is internally consistent with the goals, policies, and land use framework of the General Plan and will not create inconsistencies with other provisions of the Plan.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

Public Interest
The proposed project is consistent with the General Plan and serves the public interest by providing a balanced mix of housing and amenities that meet community needs and enhance recreational and social opportunities. The project would contribute 419 residential units toward the Regional Housing Needs Allocation (RHNA), offering a variety of housing types to accommodate diverse ages, incomes, and household needs. The homes are designed with architectural styles that complement the area's rural character. Overall, the development promotes livability through walkability, community engagement, integrated open space, pedestrian safety, and support for an active lifestyle.

Health and Safety
The proposed project is consistent with the General Plan and promotes public health and safety by incorporating a planned layout that emphasizes pedestrian safety and encourages physical activity and well-being. Four community parks, connected by an integrated network of pathways, will provide residents with a range of social and recreational opportunities.

Convenience
The proposed project conforms with the provision of public convenience according to the General Plan. This development will create an additional 419 homes that are within a convenient distance to surrounding amenities and public infrastructure, including the following:

- *Transit*
  The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within

the micro transit zone and that the trip does not begin and end at route 44 bus stops).

- *Schools*
  The Project Site is located within the Hemet Unified School District and would likely be served by nearby schools, including Cawston Elementary School (1.3 miles), Rancho Viejo Middle School (0.9 miles), and Tahquitz High School (0.7 miles). The site may also be served by Megan Cope Elementary School (0.7 miles), which is within the San Jacinto Unified School District. In addition, Mt. San Jacinto College is approximately five miles from the Project Site and is directly accessible via RTA's on-demand transit service, Go Micro.

Welfare

The proposed project with the support of the General Plan Amendment and Zoning Map Amendment, will support and promote the general welfare of San Jacinto residents. The proposed project, specifically, will support and promote walkability, community engagement, integrated open space, pedestrian safety, and an active lifestyle. Integrated Community Parks connected by a network of paths will facilitate recreation and socialization.

3. **If an amendment to the Land Use Element, the affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and**

Physical Suitability

The proposed project, with the support of the General Plan Amendment and Zoning Map Amendment, will not endanger, jeopardize, or otherwise constitute hazard to property in the vicinity in which the property is located and will be physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle access and public services as follows:

- *Design*
  The Proposed Project is designed to be compatible with the surrounding San Jacinto community and consistent with adjacent residential uses. The development features an interconnected grid of streets that enhances walkability and provides convenient vehicle and pedestrian access to homes, community parks, and recreational amenities distributed throughout the site.

  Residential architecture will include farmhouse, Spanish, and prairie styles, using quality materials such as stucco, brick, and stone, along with a varied but cohesive color palette that complements the broader community and individual streetscapes. These design elements

enhance the visual character of the Chacon Farms community.

The project will not interfere with existing water or sewer easements, as confirmed by the site boundary survey, and will comply with applicable landscaping and setback requirements. The site's north–south orientation supports efficient solar design, with some east–west–oriented homes incorporated where feasible to allow for additional passive solar opportunities.

- *Location*
  The proposed development will complement and enhance surrounding land uses. Existing single-family residential neighborhoods are located to the north, northeast, and northwest across West 7th Street, as well as to the east across Cawston Avenue. To the west, the Esplanade Specific Plan includes approximately 130.7 acres of planned single-family residential development.

- *Shape and Size*
  The project site is generally rectangular in configuration and consists of three smaller rectangular parcels. The proposed project is designed to minimize sprawl and efficiently utilize the approximately 75.70 acres of site area. The site will accommodate 419 single-family homes with a minimum lot size of 3,717 square feet, along with designated open space for parks and a basin.

- *Operating Characteristics*
  The proposed projects operating characteristics will be consistent with those of surrounding single-family developments. The proposed project will operate as a place of housing, enhanced by various amenities within several community parks, to prospective residents.

- *Public Emergency Vehicle Access*
  The proposed project's inter-connected network of thoroughfares will contribute to emergency vehicle accessibility. The applicant will comply with any easement requirements for public emergency vehicle access. Further, the proposed public emergency vehicle access will be reviewed by City and County Departments including the City's engineering department and Riverside County Fire, to ensure efficiency and safety for future residents.

- *Public Service and Utilities*
  Adequate City infrastructure exists to support the Project. Additionally, the project has been reviewed by Police, Fire, Public Utilities and Engineering to ensure that the design accommodates public and emergency vehicles including solid waste haulers, City crews, and other service providers.

4. **The City may reduce, require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:**

a. The reduction is consistent with the adopted General Plan, including the Housing Element; and

The proposed Project does not involve a reduction in residential density. The proposed General Plan Amendment would change the land use designation from Very Low Density Residential (0 to 2 dwelling units per acre) to Low Density Residential (2.1 to 7 dwelling units per acre), thereby allowing for an increase in residential density on the Project site. Accordingly, this finding is not applicable. Notwithstanding, the Project is consistent with the General Plan and Housing Element.

b. The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing needs in compliance with Government Code Section 65584.

The proposed Project does not reduce residential density and therefore does not trigger this finding. Notwithstanding, the Housing Element identifies adequate sites to accommodate the City's remaining Regional Housing Needs Allocation (RHNA), and the Project would increase the City's housing supply and contribute toward meeting its RHNA obligations.

CHANGE OF ZONE:

1. Findings required for all Development Code and Zoning Map amendments.

a. The proposed amendment is consistent with the General Plan and any applicable specific plan;

The proposed Change of Zone from Rural Residential (RR) to Residential Low Density (RL) is consistent with the General Plan with the adoption of the proposed General Plan Amendment. The RL zoning designation is the implementing zone for the Low Density Residential (LDR) General Plan land use designation and will ensure consistency between the General Plan and Zoning Map. The Project site is not located within a Specific Plan area; therefore, no Specific Plan applies.

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed Change of Zone will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment will facilitate the development of a planned residential community that is consistent with the General Plan and Development Code. The Project incorporates an interconnected circulation system, neighborhood parks, and pedestrian amenities that promote walkability and community interaction.

The Project has been reviewed by applicable City departments and service providers to ensure that adequate infrastructure and public services,

including police, fire, utilities, and emergency access, are available to serve the site. As conditioned, the Project will not result in adverse impacts to the surrounding area and will support orderly and coordinated development.

2. **Additional findings for Zoning Map amendments**

   a. **The affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.**

   The Project site is physically suitable for the proposed Residential Low Density (RL) zoning designation in terms of design, location, shape, size, and operating characteristics. The site is of sufficient size and configuration to accommodate the proposed residential development, including internal circulation, open space, and required infrastructure.

   The Project is located adjacent to existing and planned residential development and represents a logical extension of the surrounding land use pattern. The proposed street network is designed to provide adequate access for residents, service providers, and emergency response vehicles and will be subject to review and approval by the City's Engineering Department and Riverside County Fire Department.

   Adequate public services and utilities are available, or will be provided, to serve the Project, including potable water, wastewater, storm drainage, solid waste services, and schools. The Project has been reviewed by relevant agencies and departments to ensure that the proposed zoning and anticipated development will not endanger or otherwise constitute a hazard to surrounding properties or improvements.

PLANNED DEVELOPMENT PERMIT:

1. **The Planned Development Permit will:**

   a. **Be allowed within the subject base zone;**

   The Project includes a Change of Zone to the Residential Low Density (RL) zone. The RL zone is intended to accommodate detached single-family residential development, along with accessory uses and other compatible uses, at a density range of 2.1 to 7.0 dwelling units per acre.

   The Planned Development Permit is an allowed entitlement within the RL zone and is intended to provide flexibility from standard development requirements in order to achieve superior site design and

community planning. Accordingly, the Planned Development Permit is permitted within the proposed base zone.

b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan.

The Project site is proposed to be designated Low Density Residential (LDR) under the General Plan, which permits detached single-family residential development at a density of 2.1 to 7.0 dwelling units per acre. The Project proposes a density of 5.53 dwelling units per acre, which is within the allowable range and consistent with the intended use of the LDR designation. The Project site is not located within a Specific Plan area.

The Project is consistent with the purpose and intent of the General Plan by facilitating a well-planned residential community that balances efficient land use with neighborhood compatibility and access to amenities. The Planned Development Permit allows for modifications to development standards that support a cohesive site design while maintaining consistency with the overall density and character envisioned by the General Plan.

The Project implements applicable General Plan goals and policies, including:

- Land Use Policy LU-1.6, by incorporating an integrated system of open space and recreational amenities, including multiple parks, paseos, and gathering areas that support community interaction and outdoor activity;

- Land Use Policy LU-4.4, by promoting pedestrian-oriented design through internal walkways, paseo connections, and access to the Class I multi-use trail along Esplanade Avenue; and

- Land Use Policy LU-5.4, by providing well-designed, multi-functional open spaces, including neighborhood parks and a basin park, that serve a variety of recreational and community needs.

Based on the foregoing, the Planned Development Permit is consistent with the purpose, intent, goals, policies, and land use designations of the General Plan.

c. Be generally in compliance with all of the applicable provisions of this Development Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Chapter and the subject base

zone, including prescribed development standards and applicable design guidelines, except for those provisions modified in compliance with this Chapter.

The Project is compliant with the Provisions of the Development Code relating to on-site and off-site improvements. The Project's off-site improvements will include a Class 1 Multi-Use along Esplanade Avenue as required per the Trails Master Plan. Additionally, the Project will be conditioned to dedicate and provide improvement along Esplanade Avenue, Cawston Avenue, and Seventh Street. On-site improvements will include 3.26-acres of open space amenities and connections to the proposed Class I Multi-Use Trail. The proposed modified development standards for the Project will accommodate flexibility in site planning and property development, while still upholding the intentions and goals of the Development Code by creating a cohesive neighborhood community. Therefore, the Project is found to be compliant with all the applicable provisions of the development code relating to both on-site and off-site improvements.

d. Ensure compatibility of property uses within the zone and general neighborhood of the proposed development.

The Project will include single-family residential uses and complementary recreational and open space areas. The combination of uses is generally considered compatible and will create a cohesive residential neighborhood. The development of the Class I Multi-Use Trail will continue the intent of creating an integrated trails network throughout the City and will serve as an amenity for residents nearby and within the development. The Project site is bound by residential uses.

The surrounding land uses designations include: Specific Plan to the west, Low Density Residential to the north, Very Low Density Residential to the east, and City of Hemet to the south. Development surrounding the Project Site is planned to be of similar character, land use, and density. Therefore, the proposed Project is found to be compatible the zone and with the general neighborhood of the proposed development.

2. The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;

The proposed Project includes 3.26-acres of common areas and recreational amenities. This includes play areas, turf / open space area, and picnic areas. The

Project additionally proposes to construct a Class I Multi-Use Trail along Esplanade Avenue. This trail will include a meandering six (6) foot sidewalk, landscaped parkway located on both sides of the walkway, and proposed channel. This trail will connect to the internal pedestrian paths.

The architectural styles proposed will reflect styles farm style inspired. The Project, with its architectural styles, supporting landscape palette, open spaces, and monumentation, offers a development with excellence of design. The architectural styles include Spanish, Prairie, and Farmhouse for the future 419 dwelling units, accompanied by nine (9) color schemes. The incorporation of multiple styles and color options is intended to enhance visual interest while maintaining a unified aesthetic throughout the subdivision. In addition, the PDP proposes five (5) distinct floor plans, each offering three (3) elevation types. The design of the residential lots and variation in architecture creates a diverse community and avoids a monotonous appearance.

3. **Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;**

The Project Site is currently and has historically been used for agricultural purposes. Due to this fact, the environmental analysis of the Project Site included a Phase I Environmental Safety Assessment (Phase I ESA) to analyze any hazards that could result from development of the site. The Phase I ESA found that due to the historical use of this property for agricultural purposes dating back from at least 1930's, it is possible agricultural chemicals

such as pesticides and fertilizers have likely been applied to crops grown on the Proposed Project Site. Through the adoption of the Mitigation and Monitoring Program within the Conditions of Approval for the Project, any hazards that could create a significant hazard to the public or the environment through the conversion of agricultural land to residential uses will be significantly reduced to create a safe, healthy environment. Additionally, plans for the proposed residential development will be required to be submitted and approved through Site Plan and Design Review process.

Additionally, the Zoning, Fire, and Building Codes will ensure that that the development of the project will meet applicable safety standards. Therefore, it is found that with the incorporation of the above mentioned Mitigation Measures, Conditions of Approval, and the requirements of the Zoning, Fire, and Building Codes will ensure the protection of the public health, safety and welfare.

4. **Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable Land Uses, and Zone Specific Standards);**

The proposed Planned Development Permit incorporates a comprehensive internal circulation system designed to accommodate both vehicular and pedestrian traffic while ensuring adequate access for emergency response and

public safety services. The Project has been reviewed for compliance with applicable City standards and the requirements of the City Engineer, Riverside County Fire Department, and Sheriff's Department.

The internal street network is designed to provide efficient circulation and connectivity throughout the Project site. Roadway widths, including minimum 24-foot fire access lanes where applicable, and turning radii have been designed to accommodate emergency vehicles, service vehicles, and passenger traffic. The interconnected street system enhances accessibility for fire suppression and law enforcement response.

Pedestrian circulation is supported through sidewalks, paseos, and connections to on-site parks and adjacent improvements, including the Class I multi-use trail along Esplanade Avenue. These features promote safe and convenient pedestrian movement throughout the community.

Based on the foregoing, the Project provides proper on-site traffic circulation and control for both vehicular and pedestrian movement and ensures protection for fire suppression and police services equal to or better than that which would be achieved through strict compliance with standard development requirements.

5. **The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;**

The proposed Project Site is generally flat and is shaped to accommodate a proper lot layout. Section 17.620.020 of the Development Code states that the minimum lot size for a Planned Development Permit is 2 acres. The proposed Project site greatly exceeds this requirement and is 73.06-net acres. The proposed Project will provide an efficient use of land that will meet the purpose and intent of the Low Density Residential (LDR) General Plan land use designation by modifying the development standards to accommodate a 2-7 dwelling unit per acre development as required by the 2024 General Plan. Therefore, the subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

6. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;**

Adequate public services and facilities exist, or will be provided, to serve the proposed development. The Project has been reviewed by applicable City departments and service providers, including Public Works, Public Utilities, Sheriff's Department, and Riverside County Fire Department, to ensure that the development can be adequately served.

Utility services, including potable water, wastewater, electricity, natural gas, telecommunications, and solid waste services, are available within the vicinity of the Project site or will be extended to serve the development. Eastern

Municipal Water District has indicated its willingness and ability to provide water and wastewater service to the Project.

The Project will be conditioned to ensure that all required infrastructure improvements are constructed and that service connections and applicable fees are provided prior to occupancy. Emergency access and response capabilities have been incorporated into the Project design and will be subject to review and approval by the appropriate agencies.

Based on the foregoing, adequate public services and facilities exist, or will be provided, to serve the Project, and the proposed development will not result in a reduction of service levels to surrounding properties.

7. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;**

The proposed development will not have a substantial adverse effect on surrounding properties or their allowed uses. The Project is consistent with the General Plan and zoning designations of the surrounding area and represents a logical extension of existing and planned residential development.

The Project has been designed to be compatible with adjacent uses through site planning, building placement, and the incorporation of landscaping, open space, and internal circulation. The transition from the Project site to surrounding properties is appropriate for the area, whether adjacent lands remain in agricultural use or develop in accordance with the General Plan.

The Project is subject to Conditions of Approval and compliance with applicable Municipal Code requirements, including noise, lighting, and traffic standards, as well as the California Building Code and Fire Code. These requirements are intended to prevent nuisances and ensure that the development does not create adverse impacts on surrounding properties.

Based on the foregoing, the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use.

8. **If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc;**

The Project does not propose a mix of residential and commercial uses as the project does not include Commercial uses.

9. **The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and**

This project will have the appropriate buffers such as exterior walls and perimeter landscaping to ensure that it will be compatible with any future land use whether it remains agricultural, develops with Residential, Commercial or a project that integrates both, in accordance with the General Plan.

10. **The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Planned Development Permit.**

    The Applicant has agreed with all of the conditions imposed by the review authority prior to the issuance of any permits or recordation of any documents.

SUBDIVISION (TTM 39076):

1. **The proposed subdivision of land has been found to be consistent with the Development Code, General Plan, and the San Jacinto Municipal Code.**

   The proposed Tentative Tract Map (TTM 39076) is consistent with the San Jacinto Municipal Code and has been reviewed in accordance with the applicable provisions of Titles 16 and 17. The Project includes a Planned Development Permit to allow limited, controlled modifications to the development standards of the Residential Low Density (RL) zone, which are intended to facilitate a cohesive and well-designed residential community.

   Upon approval of the General Plan Amendment and Change of Zone, the Project will be consistent with the Low Density Residential (LDR) General Plan land use designation and the corresponding RL zoning designation. The proposed subdivision is consistent with the permitted density range and establishes a logical and orderly pattern of residential development.

   The Project implements applicable General Plan goals and policies, including:

   - Land Use Goal 2 and Policies LU-2.1 and LU-2.2, by promoting orderly and coordinated growth that is compatible with surrounding residential neighborhoods and supported by an interconnected circulation network and accessible open space; and

   - Land Use Goal 3 and Policies LU-3.1 and LU-3.2, by facilitating high-quality residential development that is compatible with adjacent land uses and incorporates design features that enhance neighborhood character and connectivity.

   Based on the foregoing, the proposed subdivision is consistent with the Development Code, General Plan, and Municipal Code.

2. **The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the**

resulting parcels following division of the land will be of an adequate size to sustain their agricultural use

The project site is not subject to a contract pursuant to the California Land Conservation Act of 1965 as detailed in the analysis completed through the Mitigated Negative Declaration document. In addition, the projects title report did not have indication of a Williamson Act Contract.

3. **The site is physically suitable for the type and proposed density of development proposed by the tentative map.**

The Project site is physically suitable for the proposed subdivision of 419 single-family residential lots. The proposed use is consistent with the Residential Low Density (RL) zoning designation and the Low Density Residential (LDR) General Plan land use designation, which permits residential development within the proposed density range.

The site is of sufficient size and configuration to accommodate the proposed subdivision, including residential lots, internal circulation, and open space areas. The Project represents a logical expansion of existing and planned residential development in the surrounding area, including neighborhoods to the north, east, and west.

The Project site has access to existing and planned infrastructure necessary to support the proposed development, including potable water, wastewater, natural gas, and electrical services, which are available within adjacent roadways. The site is also located in proximity to existing community amenities, including parks and schools, which support the residential character of the Project.

Based on the foregoing, the site is physically suitable for the type and density of development proposed.

4. **The design of the subdivision and the proposed improvements, with conditions of approval, are either:**

   a. **Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat; or**

      An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts. The Initial Study determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, including impacts to biological resources such as fish and wildlife and their habitat.

      All mitigation measures identified in the Initial Study have been incorporated into the Project and will be implemented through the Mitigation Monitoring and Reporting Program. Accordingly, the design

of the subdivision and proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

b. An environmental impact report under which a finding has been made pursuant to Public Resources Code Section 21081(a)(3) that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

The project's impacts were not significant enough to require the preparation of an environmental impact report. A Mitigated Negative Declaration was prepared for the Project to assess any significant environmental impacts, and it was determined that a Mitigated Negative Declaration is the appropriate level of environmental document. Therefore, findings pursuant to Public Resources Code Section 21081(a)(3) are not necessary.

5. The design of the subdivision of land and the type of improvements are not likely to cause serious public health problems.

The implementation of the proposed conditions will ensure that the Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or the future residents of the development. As previously mentioned, a Mitigated Negative Declaration was prepared for the proposed subdivision, which analyzed items that can cause public health problems such as Air Quality, Hazardous Materials, and Utilities. It was determined through the environmental document that with incorporation of mitigation measures, the impacts to public health problems would be less than significant

6. That design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The design of the subdivision will provide for future passive cooling opportunities with the implementation of building setbacks, lot coverage requirements, landscaping requirements, including required street trees, and open space areas. This can also include configuration to permit orientation of a structure to take advantage of shade and prevailing breezes. Furthermore, natural heating opportunities can be provided with orientation of a structure in an east-west alignment for southern exposure.

The proposed project is a subdivision and Planned Development Permit, subsequent development will be analyzed and conditioned through a Site Plan and Design Review. As part of the Site Plan and Design Review process, the Planning Department will ensure that natural heating and cooling opportunities are explored to the extent feasible and condition the project accordingly.

7. **The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.**

   Per the title report provided by the project applicant, the site consists of two easements for a right-of-way over a strip of land 30 feet wide located outside the property line on Cawston Avenue. The second easement is granted to Easter Municipal Water District for sewage transmission and collection facilities. This easement is located outside the property lines along Cawston Avenue. These two easements are shown in the Tentative Tract Map and will not conflict with the development of the proposed Project.

8. **The subdivision is consistent with the City's parkland dedication requirements (per the Quimby Act), as applicable, in accordance with Chapter 16.75 (Parkland Dedication and Fees).**

   The proposed subdivision is consistent with the City's parkland dedication requirements pursuant to Chapter 16.75 of the San Jacinto Municipal Code. The Project provides approximately 3.26 acres of usable parkland within designated park lots, which contributes toward satisfying the City's parkland dedication requirement.

   Any remaining parkland obligation will be satisfied through the payment of in-lieu fees, in accordance with Chapter 16.75, as required by the Conditions of Approval.

   Based on the foregoing, the Project complies with the City's parkland dedication requirements.

SECTION 3. Based on the entire record before the City Council and all written and oral evidence presented, the City Council finds the Application complies with CEQA for the following reasons:

An environmental analysis has been conducted which evaluated information and impacts based on the specifics of this proposed project. This analysis determined that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent and other effects will be mitigated to a level of less than significant impact. Therefore, a Mitigated Negative Declaration and its associated Mitigation Monitoring Plan is recommended.

SECTION 4. The location and custodian of the documents and any other material which constitute the record of proceedings upon which the City Council based its decision is as follows: Community Development Director, City of San Jacinto Planning Department, 595 San Jacinto Ave, San Jacinto, CA 92583. (909) 487-7330.

SECTION 7. Effective Date. This Resolution shall become effective upon its adoption.

PASSED, APPROVED, AND ADOPTED the 21st Day of July 2026 by the following vote.

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

_____
Craig Hayes, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS
CITY OF SAN JACINTO)

I, Julia Espinoza, duly appointed City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4141 was duly passed, and adopted at a regular meeting of the City Council of the City of San Jacinto on the 21st day of July 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Witness my hand and seal the 21st day of July 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Approval Date: TBD
Effective Date: TBD
Expiration Date: TBD

PROJECT LOCATION: West site of Cawston Avenue extending between Seventh Street and Esplanade Avenue
San Jacinto, CA APN: 432-260-009, 432-260-026, 432-260-027

APPLICANT: **Chacon, LLC**
2451 Ramona Expressway
San Jacinto, CA 92582

ACCEPTED AND AGREED TO BY: _____

Applicant (signature) Date

PROJECT DESCRIPTION

A General Plan Amendment from Very Low Density Residential to Low Density Residential; a Change of Zone from Rural Residential to Residential Low Density; approval of a Planned Development Permit and Tentative Tract Map 39076 to subdivide three parcels into 419 single-family residential lots on approximately 73.97 gross acres, including on-site roadways, parks, a detention basin, and landscaping.

General Requirements & Information

A. To the extent permitted by law the applicant/licensee shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought by any party other than the applicant/licensee against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly notify the applicant/licensee of any such claim, action, or proceeding and cooperate fully in the defense.

B. The residential subdivision shall comply with all required development standards of the Development Code and the Planned Development Permit (PDP). When a conflict between the Development Code and the PDP exists, the PDP standards will supersede the Development Code

C. An SB 330 Preliminary Application was submitted for this development and became effective on March 31, 2025 (the "Vesting Date"), which is the date the applicant submitted a complete application pursuant to Government Code Section 65941.1. **The City will utilize the development standards and fees in effect on March 31, 2025**.

D. The residential subdivision shall comply with the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 16 (Subdivisions) of the Municipal Code.

E. The effective date of Tentative Tract Map 39076 is ten (10) days following the approval date. The approval will lapse if a final map has not recorded within three (3) years from the date upon which the approval was granted. Unless a time extension is approved by the City's applicable review authority, applications for time extensions must be received prior to the expiration date. The filing of a final map for phase 1 of the Tentative Tract Map shall extend the life of the remaining portion of the Tentative Tract Map consistent with Government Code section 66452.6. The Tentative Tract Map may be recorded in phases in a manner consistent with the phasing map.

F. The developer/applicant or successor in interest shall pay any outstanding planning application or processing fees within ten (10) days of City's request therefore and prior to permits being exercised. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

G. The Project shall fully and continually comply with all applicable conditions of approval, State, Federal, and local laws in effect at the time the permit is approved and exercised, and which may become effective and applicable thereafter. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

H. This permit shall run with the land associated to the project/permit and continues to be valid upon change of ownership. All applicable conditions of approval shall continue to apply with a change in property ownership.

I. All plans submitted to the City shall be in substantial conformance with the plans in this approval as conditioned. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the Project.

J. The approved entitlement cannot be legally conducted on the subject property until all applicable conditions of approval have been met to the satisfaction of the Planning Department.

K. The applicant shall be subject to all applicable development fees. Such fees may include, but not be limited to Development Impact Fees, Park Fees, School Fees, Transportation Uniform Mitigation Fees, and Multiple Species Habitat Conservation Plan Fees.

L. Signs shall be permitted in accordance with Chapter 17.335 – Sign Regulations of the Development Code in effect on the Vesting Date. Any signs, including exterior-mounted, monument, and window signs, shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

M. The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and to recover its actual costs related to such inspections from the property owner or tenant.

N. Site Plan and Design Review (SPDR) for construction of the dwelling units shall ensure that all lumber scraps, combustible materials, and other debris be picked up daily, or more often as required by the Building and Safety Division.

O. All existing and new utilities adjacent to and on the Project site shall be located underground as per City of San Jacinto Municipal Code Section 15.32.

P. In the event of a conflict between any conditions for this approval, the most restrictive regulations shall apply.

Q. The contractor shall comply with the following best practices during the construction phase of the development.

- The erection (including excavation), demolition, alteration or repair of any building shall occur between the **hours** of seven a.m. and seven p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature.

- During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.

- During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible.

- Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas.

- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.

- Equipment shall be maintained and operated such that loads are secured from rattling or banging.

R. A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans and building permits, including landscaping permits.

S. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws.

T. A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained Road right-of-way.

U. The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.

Engineering Department General Requirements & Information

V. With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of San Jacinto Municipal Code. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office. In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic impact Analysis, the most stringent in the opinion of the City shall prevail.

W. The project grading shall be in a manner to perpetuate existing natural patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

X. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Y. The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Planning	1) The Final Map shall accurately depict the Typical Rear Yard sections within the PDP.	☐
Prior to Recordation of the Final Map Phase 1	Planning	2) The developer/applicant shall prepare CC&R's for City review and approval. The CC&R's shall include a provision for maintenance of the common spaces within the subdivision and shall include a provision allowing the increase of fees to ensure continued maintenance of all common and public areas in the event any assessment district is reduced or eliminated. A Homeowners Association (HOA) shall be established to enforce the CC&Rs, and to provide ongoing maintenance of the parking areas, park, basins and landscaped areas.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	3) A final map shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	4) The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	5) A total of 52 feet (52') shall be dedicated for all interior streets within Phase 1 and will be privately maintained.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	6) A total of 56 feet (56') shall be dedicated for Street "A", a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	7) A total of 80 feet (80') shall be dedicated for the Street "K" entry, a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	8) Seventh Street is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's northerly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	9) Cawston Avenue is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's easterly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	10) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	11) All easements and/or public street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	12) The developer/property owner shall sign the consent and waiver form to join the City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	13) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. • Geotechnical Report (for reference) • Sewer and Water Plans • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
		• Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 1	Engineering	14) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐
Prior to Recordation of the Final Map Phase 1	Special Districts	15) Establish a funding mechanism for the maintenance of public improvements. • One such mechanism is annexation into the Public Facilities Maintenance Community Facilities District (CFD) is an option to fulfill the funding requirement for maintenance of public improvements. If a property owner opts to annex into a CFD, the annexation must be finalized in order to satisfy this condition.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Special Districts	16)Establish a funding mechanism for the public safety services. • One such mechanism is annexation into the Public Safety Community Facilities Districts (CFD) is an option to fulfill the funding requirement for public safety services. Funding of services under the City's CFDs will consist of an annual assessment based on the costs of such services, as determined by a City's Engineer's Estimate and established by tax zone.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	17)A final map for phase 2 shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	18)The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	19)A total of 52 feet (52') shall be dedicated for all interior streets withing phase 2. Interior Streets will be privately maintained.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	20) Esplanade Avenue is classified as an Arterial per the City General Plan. A 56-foot wide halfwidth right-of-way is currently dedicated along the property's southerly frontage. The developer/property owner shall dedicate the required additional 17 feet (17') of right-of-way to provide for a 73-foot wide halfwidth right-of-way with Phase 2.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	21) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	22) All easements and/or street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	23) The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	24) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
		approved WDID No. • Geotechnical Report (for reference) • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No. • Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 2	Engineering	25) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐

Timing	Responsible Department	Prior to a Specific Date	Met?
30-days Prior to Grading	Planning	26) **Mitigation Measure BIO-1**: Burrowing Owl Pre-Construction Surveys. The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site (and including adjacent areas within 500 feet to the extent possible) within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). Following the survey, the Biologist shall prepare a Memorandum/Letter Report describing the methods and results of the survey for submittal to the City. If burrowing owl are observed, the Report shall also make recommendations for avoidance and minimization measures depending on the timing of construction and the location of the active burrow with respect to planned activities. If burrowing owl are observed, the Project Applicant (or their designee) shall contact the City to discuss avoidance and minimization options. During the breeding season (i.e., March 1 to August 31), restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. The protective buffer shall be flagged clearly in the field, mapped as an “Environmentally Sensitive Area,” and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. The protective buffer shall be flagged clearly in the field, mapped as an “Environmentally Sensitive Area,” and the maps	☐

Timing	Responsible Department	Prior to a Specific Date	Met?
		provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. The Project Applicant shall not proceed with construction until the avoidance and minimization measures have been approved by the City and all appropriate protections are in place.	
Three days prior to Grading	Planning	27) Mitigation Measure BIO-2. Nesting Bird Survey. To the extent possible, vegetation removal will be conducted during the non-breeding season (September 12 to January 31)1 in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a preconstruction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed. If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. No work will be allowed within the protective buffer until nesting activity has ended, as determined by a qualified Biologist. Any protective buffers will be flagged clearly in the field, mapped as “Environmentally Sensitive Areas,” and the maps provided to the Project Applicant, their designee (e.g., Construction	☐

		Supervisor), and the City. Construction can proceed within the protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).	

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	28) A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained road right-of-way.	☐
Prior to Issuance of Grading Permit	Planning	29) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐
Prior to Issuance of Grading Permit	Planning	30) All imported soils/fill shall be tested to ensure Contaminants of Concern (COC's) meet the applicable screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. The applicant/developer shall provide the following to the Planning Department for review: a. Report of testing performed. b. Documentation of the origins of the soil/fill material, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. c. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.	☐
Prior to Issuance of Grading Permit	Planning	31) **Mitigation Measure BIO-3.** Western Riverside County Regional Conservation Authority Multiple Species Habitat Conservation Plan (MSHCP) Fee. Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	32) **Mitigation Measure BIO-4.** MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	☐
Prior to Issuance of Grading Permit	Planning	33) **Mitigation Measure CUL-1.** Archaeological Monitor. The Project proponent shall retain a Project Archaeologist prior to the initiation of ground-disturbing activities to monitor ground-disturbing activities occurring within native sediment (in situ material). In the event that archaeological resources are discovered at the Proposed Project Site, the handling of the discovered resources shall occur, as described below. All artifacts discovered shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. The Project Archaeologist and Tribal Representative will analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts shall be subjected to curation or returned to the property owner, as deemed appropriate. Once grading activities have ceased or the Project Archaeologist, in consultation with the lead agency and Tribal Representative, determines that monitoring is no longer necessary, monitoring activities can be discontinued. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. A copy of the report shall also be filed with the EIC.	

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	34) **Mitigation Measure CUL-2.** Discovery of Human Remains. All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([Archaeological Resources Protection Act 16 United States Code (USC) 470 & 43 Code of Federal Regulations (CFR) 7], [Native American Graves Protection & Repatriation Act 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	35) **Mitigation Measure GEO-1**. Paleontological Treatment Plan. In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground- disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	36) **Mitigation Measure TCR-1:** Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.	☐
Prior to Issuance of Grading Permit	Planning	37) If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of being granted access to the site. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	
Prior to Issuance of Grading Permit	Planning	38) The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. The list of migratory bird species protected by the law is primarily based on bird families and species included in the four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. The list of birds protected under the law can be found under Title 50 Part 10.13 of the Code of Federal Regulations. Additionally, California Fish and Game Code Section 3503.5 states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." California Fish and Game Code Section 3511 prohibits the taking of any bird listed as fully protected and Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.	☐
Prior to Issuance of Grading Permit	Planning	39) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	40) The proposed site design BMPs selected for this project have been approved in concept. The project shall submit a Final Addendum WQMP including plans and details providing the elevations and slopes of the three bioretention basins and other details for the proposed structural BMPs. The Public Works Department shall review and approve the Final WQMP document, plans and details. The Public Works Department shall review and approve the Final WQMP document, plans and details.	☐
Prior to Issuance of Grading Permit	Planning	41) The development shall be subject to all provisions of City of San Jacinto Municipal Code Chapter 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining thereto.	☐
Prior to Issuance of Grading Permit	Planning	42) A Final Water Quality Management Plan (WQMP) shall be submitted and approved, including a project description, and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The Water Quality Management Plan shall identify the structural and non-structural measures consistent with the City's adopted requirements.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	43) The developer/applicant or successor in interest shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the National Pollutant Discharge Elimination System General Construction Permit. **The applicant/developer shall provide documentation to the City for review.**	☐
Prior to Issuance of Grading Permit	Planning	44) The contractor shall provide a letter that agreeing to follow the City's General Plan and Noise Ordinance. In addition, the letter shall indicate the contractor shall implement the following best practices during the construction phase of the development. a. Limit construction to the daytime hours (7:00 AM to 7:00 PM) and prohibit construction on Sundays and holidays. b. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction on days and hours, as well as telephone numbers of the City's and contractor's authorized representative that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report to the City.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		c. During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. d. During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible. e. Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas. f. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. g. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which, automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws. h. No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor. i. The City shall require the developer to require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random	

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		field inspections by applicant personnel during construction activities. j. Equipment not in use for five minutes shall be shut off. k. Equipment shall be maintained and operated such that loads are secured from rattling or banging. l. Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment. **The applicant / developer shall provide a letter from the contractor agreeing to implement this condition.**	
Prior to Issuance of Grading Permit	Building & Safety / Planning	45) The developer shall comply with the following requirements to the satisfaction of the Building & Safety Division: a. The site shall be watered on an on-going basis to control dust during construction and grading. b. There shall be regular street sweeping and clean up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. c. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street. An energy conservation plan showing compliance with Title 24 (Building Standards) of the California Administrative Code shall also be provided.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	46) Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sandbags shall be used to capture and hold eroded material on the project site for future cleanup.	☐
Prior to Issuance of Grading Permit	Building & Safety / Planning	47) All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the project site during future construction activities.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	48) Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: a. Construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; b. Any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Certified Unified Program Agency (CUPA) Site Mitigation Unit (SMU). All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that a site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.	☐
Prior to Issuance of Grading Permit	Engineering	49) The developer/property owner shall have approved grading and improvement plans, executed grading agreement as directed by the City Engineer, and posted securities.	☐

Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Engineering	50) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. f. Traffic Signal Plan The design shall comply with, RCFCD, and City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	51) The applicant shall demonstrate compliance with SCAQMD rules, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate by obtaining the proper permits from SCAQMD. The applicant/developer shall provide documentation that these permits were obtained.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	52) All plans submitted shall be in substantial conformance to the approved Planned Development Permit and Tentative Tract Map. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the project.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	53) Grading and public improvements shall be installed in accordance with city standards and specifications.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	54) Building permit plans shall be substantially consistent with plans approved through this entitlement, as determined by City Planning.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	55) A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans; c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	56) **Mitigation Measure HAZ-1.** Asbestos Containing Materials Survey. Prior to the disturbance of any suspect Asbestos Containing Materials (ACMs) during construction or demolition activities at the Proposed Project Site, a comprehensive survey shall be required to sample materials on-site and confirm the presence or absence of ACMs. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor shall be consulted further	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	57) **Mitigation Measure HAZ-2.** Methane Testing. Prior to the issuance of building permits, methane testing shall be conducted by a licensed engineer, geologist, or registered environmental assessor, and as necessary, shall include measures to reduce concentrations of methane to an acceptable level.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	58) The developer/applicant or successor in interest shall record a "Water Quality Management Plan and Urban Runoff BMP Transfer Access and Maintenance Agreement," to provide public notice of the requirement to implement the approved Final project-specific WQMP and the maintenance requirements associated with the WQMP. The developer/applicant or successor in interest shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit: Field verification that structural Site Design, Source Control, and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP). City WQMP Inspector will be notified for required inspections during construction.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	59) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; c. The grading plan. d. A completed application packet provided by the City; e. The Water Efficient Landscape Worksheet, including the MAWA	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	60) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	61) **All-Electric Project Design.** The developer/applicant shall design the residential units, common areas, recreation buildings, project amenities, and other permanent on-site facilities to operate on electrical power only, consistent with the assumptions evaluated in the Project's Initial Study/Mitigated Negative Declaration and supporting Air Quality, Greenhouse Gas, and Energy analysis. Compliance shall be demonstrated on applicable utility plans, improvement plans, and building plans to the satisfaction of the City Engineer, Building Official, and Planning Division prior to issuance of applicable permits. *Note: This Condition was added by Staff following the Planning Commission Hearing.*	☐
Prior to Issuance of Building Permits of Phase 1	Building & Safety	62) The contract with demolition and construction contractors shall include the requirement that all materials that can be recycled shall be salvaged and recycled. This includes, but is not limited to, wood, metals, concrete, road base, and asphalt. The developer shall submit a recycling plan to the City for review and approval prior to the start of demolition/construction activities to accomplish this objective.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	63) Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference CFC as amended by Health and Safety Code section 18938.5.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	64) Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended by Health and Safety Code section 18938.5.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	65) Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal or as applicable pursuant to Health and Safety Code section 18938.5.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	66) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3 as amended. **Will Serve Letters from the responsible water purveyor are required prior to a map recordation.**	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	67) Fire Protection Water Supplies/Hydrants – The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided as spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	68) Tract Water Plans – If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	69) Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards as of the Vesting Date.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	70) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the “T” dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards as of the Vesting Date.	☐

Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	71) Secondary Access - Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access shall be required by the Fire Department. Secondary access fire apparatus access roads shall provide independent egress/access for the area, as approved by the Fire Department. Secondary access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards as of the Vesting Date.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	72) Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Engineering	73) The developer/property owner shall submit to Building and Safety a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.	☐

Timing	Responsible Department	Prior to Acceptance of Public Improvements (Phase 1 and 2)	Met?
Prior to Acceptance of Public Improvements	Special Districts	74) Developer will ensure that funds are available for maintenance, in the event that improvements are completed, and ready for City takeover, PRIOR to levy collection. a. The first installment of collected assessments is paid to the City in January of each year. In the event that takeover is requested before the first installment is paid to the City, the Developer will either: i. Pay an advancement of funds for the months included from takeover to collection (amount to be set by cost estimate at annexation) OR ii. Continue to maintain improvements until City has acquired enough funds to sustain maintenance or until first assessment installment is received, whichever is first.	☐
Prior to Acceptance of Public Improvements	Special Districts	75) Upon acceptance and City take-over, developer will ensure that a minimum of one-year warranty is in place for landscape, irrigation, and basin integrity, inclusive pumps and mechanical equipment used for the maintenance of the improvements taken over.	☐
Prior to Acceptance of Public Improvements	Special Districts	76) Parks and associated facilities shall be inspected by a Certified Access Specialist through the Division of the State Architect ensuring compliance with applicable state and federal construction-related accessibility standards. A copy of the disability access inspection certificate and the CASp inspection report shall be provided to the City. Any accessibility barriers documented will need to be remedied prior to acceptance of the park by the City.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	77) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	78) The subdivider shall pay a fee for neighborhood and community park and recreation purposes according to the standards and formula contained in Title 16 – Subdivision Code, as applicable to each phase contemplated by the final map.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	79) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	80) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based on the Vesting Date (3/31/2025).	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	81) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	82) The following items need to be approved: a. Approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
		d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	83) Construct all interior streets within Phase 1. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	84) Construct Street "A" from 7th Street to the southern edge of Street L. Street A shall be private with a full width of 56 feet improved to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 18 feet on both sides of centerline, a 10-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire at all times. Street parking shall be restricted to one side of the street.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	85) Construct Street "K" from Cawston Avenue to the western edge of Street "A". Street K shall be private with a full width of 80 feet improved to provide for 40 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 20 feet on both sides of centerline, a 20-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	86) Seventh Street shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet south of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	87) Cawston Avenue shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet west of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	88) A traffic signal shall be installed at the intersection of Cawston Avenue and Seventh Street. The intersection shall be improved to accommodate the required vehicular travel lanes and pedestrian crossings as recommended by the project's traffic engineer and as directed by the City Engineer. *Note: This Condition was added by Staff following the Planning Commission Hearing.*	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	89) This Property is located in the San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees applicable to each phase shall be paid to the City of San Jacinto prior to certificate of occupancy of the 1st building permit for the phase, and that the property owner shall pay the fee required at the rate in effect at the upon the issuance of a certificate of occupancy or final inspection	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	90) All residential driveways shall be constructed per County of Riverside Standard No. 207.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	91) All sidewalks shall comply with Riverside County Standard 401.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	92) Curb ramps shall include truncated domes per Riverside County Standard 403.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	93) The detention basin on Lot "A" is proposed to be maintained by the City. The basin shall be constructed per City of San Jacinto and Riverside County Flood Control and Water Conservation District (RCFCD) standards and design guidelines. To dewater the basin, a sump pump and force main is required. The developer purposes to pump nuisance flows to a bubble-up structure in the Seventh Street right-of-way just west of Anza Trail. From there, the storm water would flow through the gutter to a catch basin at Serrano Street where it would be collected and discharged into a detention basin constructed with the Esplanade Specific Plan. The entire system, including the Esplanade Specific Plan basin, must be accepted by the City for maintenance prior to the issuance of the 1st occupancy permit for this development.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	94) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	95) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	96) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	97) Development must comply with Storm Water Basin & Pump Specifications and Standards. Privately maintained storm water and water quality systems will be required to submit an Irrevocable Offer of Dedication for the basin lot.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	98) Development must comply with Landscape and Irrigation Design Guidelines.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	99) Landscape improvements shall include irrigation meters and backflow devices with tampering preventive cage, exclusive for right-of-way landscaping. Right-of-way landscaping must be divided from private property by form or mow-curb or other approved materials.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	100) Landscape areas in the right-of-way shall include an independent irrigation control system, with separate electric meter, exclusive for right-of-way landscaping. Cal-Sense version approved by the Public Utilities Superintendent is required for City maintained irrigation areas. (Must be operational and certified by Cal-Sense).	☐

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	101) All Phase 1 Conditions of Approval Prior to Occupancy Conditions are required to be completed.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	102) All required infrastructure including, streets, basins and landscape setbacks, shall be complete to the satisfaction of the Planning Division and the City Engineer.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	103) The applicant shall submit a revised plot plan that clearly illustrates all required setbacks measured from the property lines. a. The minimum setback from the property line to the garage shall be no less than twenty (20) feet. b. The applicant shall identify rear elevations that face the public right-of-way and show how they will be architecturally enhanced.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	104) A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans;	☐

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
		c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	
Prior to Issuance of Building Permits of Phase 2	Planning	105) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan;	☐

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
		f. The grading plan.	
Prior to Issuance of Building Permits of Phase 2	Planning	106) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	107) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: • The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; • The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; • The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and • The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	108) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	109) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect on the Vesting Date (3/31/2025).	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	110) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	111) Construct all interior streets within Phase 2. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	112) Esplanade shall be improved to provide for a 73-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter 38 feet north of centerline, a Class I: Multi-Use Path per the City of San Jacinto Trails Master Plan, and an 35-foot wide parkway consisting of landscaping, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. As part of the CIP program, the City is planning to widen Esplanade Avenue from Warren Road to Sanderson Avenue in 2026 and will include traffic signals at the intersections of Cawston Avenue and Sanderson Avenue, with two more lanes and a sidewalk. Streetlights will not be constructed as part of these improvements. The developer shall coordinate with the City on the installation of improvements. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	113) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	114) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	115) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	116) A traffic signal shall be installed at the intersection of Cawston Avenue and Cottonwood Avenue. The intersection shall be improved to accommodate the required vehicular travel lanes and pedestrian crossings as recommended by the project's traffic engineer and as directed by the City Engineer.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	117) The following items need to be approved: a. approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

Timing	Responsible Department	Operational	Met?
Operational	Planning	118) The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.	☐
Operational	Planning	119) All landscaped areas shall be maintained in a thriving condition free of weeds, trash, and debris.	☐
Ongoing	Planning	120) The erection (including excavation), demolition, alteration or repair of any building shall occur between the hours of seven a.m. and seven p.m. on weekdays and Saturdays, and between nine a.m. and six p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature. All construction equipment shall be muffled and/or surrounded by noise attenuating barriers.	☐

Timing	Responsible Department	Operational	Met?
Ongoing	Planning	121) Mitigation Measure BIO-4. MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	☐

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF SAN JACINTO)

PC RESOLUTION NO. 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLANNED DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP 39076 (PROJ23-0029)

WHEREAS, the applicant, Chacon Farms, submitted applications for a General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots, along with lettered lots for internal roadways, a detention basin, parks, and landscape areas, located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue (Project); and

WHEREAS, the City, as Lead Agency, prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, together with all comments received thereon, and finds that the MND reflects the independent judgment of the City; and

WHEREAS, on March 24, 2026, the Planning Commission conducted a duly noticed public hearing on the Project, at which time all interested persons were given the opportunity to be heard and the Project was fully considered; and

WHEREAS, the Planning Commission has considered the entire record of proceedings, including the staff report, technical studies, public testimony, and all other evidence presented.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

COPY

Section 2. Environmental Determination. Based upon the whole of the record before it, including the Initial Study and all supporting information, the Planning Commission finds that:

A. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA);

B. The Mitigated Negative Declaration reflects the independent judgment of the City;

C. There is no substantial evidence, in light of the whole record, that the Project, as mitigated, will have a significant effect on the environment; and

D. The mitigation measures identified in the Mitigated Negative Declaration are hereby adopted and shall be implemented through the Mitigation Monitoring and Reporting Program.

Section 3. Findings. Based upon the entire record, including all written and oral evidence presented, and the findings set forth in the staff report and incorporated herein by reference, the Planning Commission finds that:

A. The Project is consistent with the General Plan and all applicable provisions of the Municipal Code;

B. The Tentative Tract Map is consistent with the Subdivision Map Act and the City's Development Code, and the site is physically suitable for the type and density of development proposed;

C. The Project satisfies all applicable findings required for approval of the General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map; and

D. The Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 4. Recommendation of Approval. Based upon the foregoing, the Planning Commission hereby recommends that the City Council:

A. Adopt the Mitigated Negative Declaration for the Project and adopt and implement the Mitigation Monitoring and Reporting Program;

B. Approve a General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

C. Approve a Change of Zone from Rural Residential (RR) to Residential Low Density (RL);

D. Approve a Planned Development Permit to allow modifications to the Residential Low Density (RL) development standards, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference;

COPY

E. Approve Tentative Tract Map No. 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots and associated lettered lots for roadways, drainage, parks, and landscape areas, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference; and,

F. Direct staff to file a Notice of Determination in accordance with the California Environmental Quality Act.

Section 5. Record of proceedings. The documents and materials that constitute the record of proceedings upon which this Resolution is based are located at the City of San Jacinto, 595 South San Jacinto Avenue, San Jacinto, California 92583. The custodian of the record is the Community Development Department. This information is provided pursuant to Public Resources Code Section 21081.6.

Section 6. Recommendation to city council. As the Project includes a General Plan Amendment, Change of Zone, and Planned Development Permit, final action on the Project rests with the City Council. The Planning Commission's action on this item constitutes a recommendation to the City Council.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission on the 24th day of March 2026 by the following vote:

AYES:	Awad, Gagnepain, Jones, Peterson, Scott
NAYS:	None
ABSENT:	None
ABSTAIN:	None

CITY OF SAN JACINTO:

Planning Commission Chair

ATTEST:

Planning Commission Secretary

COPY

Chacon Farms Project

Tentative Tract Map No. 39076

FINAL INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Case No. PROJ23-0029

City of San Jacinto Planning and Building Division
595 South San Jacinto Avenue San Jacinto, California 92583

Prepared By :

11801 Pierce Street, Suite 200
Riverside, CA 92505

January 7, 2026

1.0 CEQA Requirements Regarding Comments and Responses

Section 15088 of the California Environmental Quality Act (CEQA) Guidelines requires the Lead Agency—in this case, the City of San Jacinto—to evaluate and respond in good faith to all substantive comments concerning environmental issues that are submitted by public agencies or interested parties during the public review period for an Environmental Impact Report. The intent of this requirement is to ensure that the environmental record reflects meaningful consideration of public and agency input and that decision-makers are fully informed of environmental issues raised by reviewers before acting on the project.

While CEQA does not require a written response to comments on a Mitigated Negative Declaration, the City of San Jacinto has elected to prepare responses received on the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) as a matter of good public policy and transparency. Accordingly, this **Final IS/MND** includes written responses to comments received during the public circulation period.

1.1 Public Review Process

Consistent with Sections 15072 and 15073 of the CEQA Guidelines, a Notice of Intent to Adopt a Mitigated Negative Declaration for the Chacon Farms Project (Tentative Tract Map No. 39076; Case No. PROJ23-0029) was circulated for public review and comment for a 30-day period beginning October 28, 2025, and ending November 27, 2025. The Notice was filed with Riverside County Clerk, published in a newspaper of general circulation, and distributed to interested agencies, organizations, and individuals in accordance with CEQA requirements. During this period, the Draft IS/MND and supporting technical studies were made available for review at San Jacinto City Hall (595 South San Jacinto Avenue, San Jacinto, California) and on the City's Planning Division webpage at:

https://www.sanjacintoca.gov/city_departments/community-development/planning/c_e_q_a

Written comments received during the public review period are included in Section 2.0 of this Final IS/MND, followed by the City's responses. The City of San Jacinto will consider this Final IS/MND—including all written comments and responses—prior to deciding whether to adopt the Mitigated Negative Declaration and approve the Chacon Farms Project.

1.2 Supplemental Technical Studies

In response to comments received during the public review period, supplemental technical studies have been prepared and are included as appendices to this Final IS/MND. These studies provide additional documentation substantiating the environmental analysis and conclusions of the Draft IS/MND. No revisions to the text of the Draft IS/MND were required. The supplemental studies include:

- Phase II Environmental Site Assessment (Stantec, December 2025)
- LESA Model Analysis

These additions constitute clarifying information that does not alter the environmental conclusions of the Draft IS/MND.

CEQA Guidelines § 15073.5 provides the circumstances when a lead agency must recirculate a negative declaration and changes that do not require recirculation. Recirculation is required when the negative declaration must be substantially revised after being circulated for public comment. A "substantial revision" means: "(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or (2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required." Recirculation is not required for any of the following revisions:

1. Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.

2. New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.

3. Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.

4. New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

5. None of the revisions result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts. These additions constitute clarifying information pursuant to CEQA Guidelines § 15073.5(c)(4) and do not alter the environmental conclusions of the Draft IS/MND. Therefore, the conclusions of the Draft IS/MND remain valid, and recirculation under CEQA Guidelines §15073.5 is not required.

2.0 Comment Letters and Responses

This section presents all written comments received during the public review period for the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the Chacon Farms Project, along with the City of San Jacinto's written responses. Each comment letter has been assigned a unique identifier (e.g., Letter A, Letter B), and individual comments within each letter are numbered sequentially for reference (e.g., Comment A-1, A-2). Corresponding responses immediately follow each comment.

The following comment letters were received by the City of San Jacinto.

- **Comment Letter A:** California Department of Toxic Substances Control, October 29, 2025
- **Comment Letter B**: California Department of Conservation, November 18, 2025
- **Comment Letter C**: Talley Meadows Ranch, November 18, 2025
- **Comment Letter D**: Supporters Alliance for Environmental Responsibility (SAFER), March 24, 2026
- **Comment Letter E**: Joe and Christy Talley, April 7, 2026
- **Comment Letter F**: Michael and Emalee Tomoni, April 7, 2026

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Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

LETTER A

October 29, 2025

Yaneli Hernandez
Senior Planner
City of San Jacinto
595 South San Jacinto Avenue
San Jacinto, CA 92583
yhernandez@sanjacintoca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR THE CHACON FARMS PROJECT DATED OCTOBER 24, 2025, STATE CLEARINGHOUSE NUMBER 2025101241

Dear Yaneli Hernandez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Chacon Farms Project (Project). The Project proposes to subdivide three parcels via a Tentative Tract Map into 419 lots that will result in the development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97 acres. The residential lots would be a minimum of 4,500 square feet. DTSC recommends and requests consideration of the following comments: **A-1**

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several contaminants of concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds.

Additional COCs may be found in mixing/loading/storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.

A-1 Cont.

2. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

A-2

3. The City of San Jacinto should consider soil testing as mentioned in comment #1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of San Jacinto address the contaminations within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

A-3

DTSC would like to thank you for the opportunity to comment on the MND for the Chacon Farms Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance. A-4

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Responses To Letter A
Department of Toxic Substances Control (DTSC)

Comment A-1

DTSC notes that when agricultural land is proposed for residential use, contaminants such as organochlorine pesticides and arsenic may be present. DTSC recommends that the Lead Agency identify potential historical pesticide use and conduct sampling to determine if remediation is necessary.

Response:

The Project site is zoned Rural Residential (RR), and a zone change to Low Density Residential (LDR is proposed, so it has long been zoned for residential uses. Despite the zoning, the City acknowledges the site's long-term agricultural use and DTSC's recommendations regarding potential contaminants of concern (COCs). A Phase I Environmental Site Assessment (ESA) prepared by Partner Engineering (September 2024) documented historical crop cultivation and possible use of fertilizers and pesticides but did not identify recognized environmental conditions (RECs) requiring immediate subsurface investigation.

Although not required by the Phase I ESA, Stantec completed a Phase II ESA in November 2025, advancing 18 soil borings in a grid pattern (one per four acres) to a depth of 3 feet. Shallow samples collected at 0.5 feet were analyzed for OCPs and arsenic; all results were non-detect above laboratory reporting limits. While the arsenic reporting limit of 5.0 mg/kg exceeds the residential screening level of 0.68 mg/kg, arsenic occurs naturally in California soils at concentrations up to 12 mg/kg, and DTSC's HERO Note 11 recognizes background levels as the appropriate cleanup standard.

Additionally, four borings in the area of historical livestock activity were extended to 15 feet and converted to dual-nested soil vapor probes for methane monitoring. Field readings collected in December 2025 detected methane at 310–500 ppmV, well below both the City of San Jacinto's 12,500 ppmV standard and the County Fire Authority's 5,000 ppmV threshold. Based on these results, neither the property's agricultural history nor its former livestock use constitutes a recognized environmental condition under ASTM E1527-21, and no further investigation is recommended. The Phase II ESA is attached as Appendix A.

Although the site remains under active agricultural cultivation, only organic fertilizer (manure) is used to ensure that the sampling that has been performed continues to accurately represent soil conditions at the cessation of farming. Based on the Phase I ESA, Phase II ESA, and the owner's commitment to use only organic fertilizer, no additional sampling is required.

Comment A-2.

DTSC recommends all imported soil/fill be tested to ensure it meets applicable screening levels.

Response: DTSC has not identified a new significant impact related to the project. The project applicant would obtain fill from sources that would prevent it from violating laws that would impose liability for contamination, such as the Porter-Cologne Water Quality Control Act, which regulates stormwater runoff.

Under the California Building Code (Title 24, Chapter 17, § 1705.6.1), fill used to support foundations must be continuously inspected by a geotechnical engineer. The duties of the geotechnical engineer include the approval of soils to be used as fill material and the testing of the completed fills. One item the geotechnical engineer confirms is that the purchased soil has documentation from the seller that the soil is "clean" and suitable for residential purposes.

In addition, the project is required to comply with Zoning Code section 17.325.060, which requires preparation of a soil management plan for landscape purposes, that includes submission to the City of San Jacinto. The City of San Jacinto requires as part of the soil management plan that an applicant submit soil samples to a qualified laboratory for analysis, encompassing soil texture, infiltration rate, pH, total soluble salts, sodium, and percent organic matter, along with mitigation recommendations. For phased or multi-lot development projects, a sampling rate of approximately 15% (one per seven lots) shall be deemed sufficient. The completed soil analysis report shall be incorporated into the Landscape and Irrigation Submittal Package or, where significant mass grading is proposed, submitted concurrent with the certificate of completion. Laboratory findings and recommendations shall be made available to qualified landscape and irrigation design professionals in a timely manner to inform any necessary plan modifications. Prior to project closeout, the applicant shall provide the City with written verification that all soil analysis recommendations have been implemented as a condition of project approval.

Comment A-3

The City of San Jacinto should consider soil testing as mentioned in comment#1. If, in the event any COC results are above DTSC residential screening levels, DTSC recommends the City of San Jacinto address the contamination within the Project area through an Environmental Site Assessment and/or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board.

Response:

Comment A-3 reiterates DTSC's recommendation in Comment A-2 regarding investigation of soils potentially impacted by former agricultural uses. See Response A-1 and Response A-2.

Comment A-4

DTSC would like to thank you for the opportunity to comment on the MND for the Chacon Farms Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Response

The City of San Jacinto appreciates the Department of Toxic Substances Control's (DTSC) review and comments on the Mitigated Negative Declaration for the Chacon Farms Project. The City acknowledges DTSC's continued efforts to protect public health and the environment.

DTSC's closing remarks are noted and will be included in the administrative record. No further revisions to the ISMND are warranted because no new or substantially more severe significant impacts have been identified.

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California
Department of Conservation
Division of Land Resource Protection

Gavin Newsom, Governor
Jennifer Lucchesi, Director

NOVEMBER 18TH, 2025

VIA EMAIL: YHERNANDEZ@SANJACINTOCA.GOV **LETTER B**

YANELI HERNANDEZ, SENIOR PLANNER
CITY OF SAN JACINTO
595 S. SAN JACINTO AVENUE
SAN JACINTO, CA 92583

Dear Yaneli Hernandez:

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE CHACON FARMS PROJECT, SCH# 2025101241

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the Initial Study and Mitigated Negative Declaration for the Chacon Farms Project (Project).

The Division monitors and maps farmland conversion on a statewide basis, provides technical assistance regarding the Williamson Act, and administers various agricultural land conservation programs. Public Resources Code, section 614, subdivision (b) authorizes the Department to provide soil conservation advisory services to local governments, including review of CEQA documents. **B-1**

Protection of the state's agricultural land resources is part of the Department's mission and central to many of its programs. The CEQA process gives the Department an opportunity to acknowledge the value of the resource, identify areas of Department interest, and offer information on how to assess potential impacts or mitigation opportunities.

The Department respects local decision-making by informing the CEQA process and is not taking a position or providing legal or policy interpretation.

We offer the following comments for consideration with respect to the project's potential impacts on agricultural land and resources within the Department's purview.

PROJECT ATTRIBUTES

The Project proposes to subdivide three parcels via a Tentative Tract Map into 419 lots that will result in the development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97 acres. The residential lots would be a minimum of 4,500 square feet. Residential structures would be 1 or 2 stories in height. The Project site contains Prime Farmland and Farmland of Statewide Importance as designated by DOC's Farmland Mapping and Monitoring Program. **B-2**

State of California Natural Resources Agency | Department of Conservation
715 P Street, MS 1904, Sacramento, CA 95814
conservation.ca.gov | T: (916) 324-0850

PROJECT CONSIDERATIONS

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.
- Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.
- Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.
- Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.
- Proposed mitigation measures for impacted agricultural lands within the proposed project area.

B-3

MITIGATING AGRICULTURAL LAND LOSS OR CONVERSION

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. An agricultural conservation easement is one potential method for mitigating loss or conversion of agricultural land. (*See* Cal. Code Regs., tit. 14, § 15370 [mitigation includes "compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements."]; *see also King and Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814.)

Mitigation through agricultural conservation easements can take at least two forms: the outright purchase of easements or the donation of mitigation fees to a local, regional, or statewide organization or agency whose purpose includes the acquisition and stewardship of agricultural easements. The conversion of agricultural land may be viewed as an impact of at least regional significance. Hence, the search for replacement lands may not need to be limited strictly to lands within the project's surrounding area. A helpful source for regional and statewide agricultural mitigation banks is the California Council of Land Trusts. They provide helpful insight into farmland mitigation policies and implementation strategies, including a guidebook with model policies and a model local ordinance. The guidebook can be found at:

California Council of Land Trusts

Of course, the use of conservation easements is only one form of mitigation, and the Department urges consideration of any other feasible measures necessary to mitigate project impacts.

B-4

Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Chacon Farms Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project. If you have any questions regarding our comments, please contact Farl Grundy, Associate Environmental Planner via email at Farl.Grundy@conservation.ca.gov.

B-5

Sincerely,

Monique Wilber

Monique Wilber
Conservation Program Support Supervisor

RESPONSES TO LETTER B
DEPARTMENT OF CONSERVATION (DOC)

Comment B-1: Introduction

The DOC reviewed the Mitigated Negative Declaration and provided advisory comments regarding the Project's potential conversion of Important Farmland. The Department outlines its role in monitoring farmland resources, emphasizes that it is not taking a position on the Project, and offers general guidance on evaluating agricultural land impacts and potential mitigation options.

Response B-1:

The City appreciates the DOC's clarification that its comments are advisory in nature and are intended to inform the CEQA process rather than advocate for or against the Project. As noted in the Department's letter, the Department "respects local decision-making by informing the CEQA process and is not taking a position or providing legal or policy interpretation." The City acknowledges this distinction and understands that the Department's input is offered to identify resource considerations and potential assessment methodologies, and they do not constitute a directive or requirement for the City to implement particular measures, nor do they alter the City's discretion to determine the significance of impacts or the feasibility of mitigation based on local circumstances and established policy.

Comment B-2: Project Description

DOC states that the Project proposes to subdivide three parcels via a Tentative Tract Map into 419 lots that will result in the development of 419 single-family detached residences, onsite roadways, open spaces and detention basin on 73.97 acres. The residential lots would be a minimum of 4,500 square feet. Residential structures would be 1 or 2 stories in height.

Response B-2:

The City acknowledges the Department's summary of the Project description. The final acreage of agricultural land converted is approximately 75.77 acres, and the Project involves a General Plan Amendment from Very Low Density Residential to Low Density Residential and Zone Change to permit Low Density Residential (LDR) development. For a full project description, see Section 3.1.4 of the Mitigated Negative Declaration.

Comment B-3: Project Considerations

The conversion of agricultural land represents a permanent reduction and impact to California's agricultural land resources. The Department generally advises discussion of the following in any environmental review for the loss or conversion of agricultural land:

- *Type, amount, and location of farmland conversion resulting directly and indirectly from implementation of the proposed project.*
- *Impacts on any current and future agricultural operations in the vicinity; e.g., land-use conflicts, increases in land values and taxes, loss of agricultural support infrastructure such as processing facilities, etc.*
- *Incremental impacts leading to cumulative impacts on agricultural land. This would include impacts from the proposed project, as well as impacts from past, current, and likely future projects.*
- *Implementation of any City or County Agricultural Mitigation Plans, Programs, or Policies.*
- *Proposed mitigation measures for impacted agricultural lands within the proposed project area.*

Response B-3

The City acknowledges the DOC's comment regarding potential indirect impacts and land-use conflicts associated with the Project. As discussed in Section 4.2, Agriculture and Forestry Resources, this issue was thoroughly evaluated in the certified Final Environmental Impact Report (EIR) (SCH# 2020120312) for the General Plan Update, which the City Council adopted through Resolution No. 3949, on November 15, 2022:

"The General Plan Update does not require the preservation of designated farmland; implementation of the General Plan Update could result in the conversion of farmland to non-agricultural uses. Any additional mitigation measures, such as the preservation of designated farmland, are not feasible and conflict with the other objectives of the General Plan Update, specifically to" proactively plan for and accommodate local and regional growth in a responsible manner "and "attract and retain businesses and industries that provide jobs for local residents," and would potentially discourage future development envisioned in the General Plan Update. Although the General Plan Update includes policies and actions to support continued agricultural use within the Study Area, the potential for the conversion of Prime Farmland, Unique

Farmland and Farmland of Statewide Importance as identified by the FMMP to non-agricultural use would be a significant unavoidable impact."[1]

Under CEQA Guidelines §15168, program EIRs may serve as the foundation for later activities that implement the program, allowing subsequent CEQA documents to use and rely on the broader program-level analysis where appropriate. The General Plan Update considered residential uses on the Project site. The agricultural resource impacts associated with converting Important Farmland within the Planning Area, including the infeasibility of preservation-based mitigation, were fully evaluated and disclosed in the General Plan 2040 Program EIR. The Proposed Project does not introduce new agricultural impacts or increase the severity of those identified in the certified EIR. This conclusion is valid even though the City opted to prepare a Mitigated Negative Declaration for the Project.

Accordingly, the CEQA analysis for the Project for agricultural resources could have tiered from the General Plan 2040 Program EIR under CEQA §§15162 and 15168 because the Project would not have new or substantially more significant impacts on agricultural resources than anticipated by the General Plan Update Program EIR, and no additional agricultural mitigation measures are required.

The Project also is consistent with General Plan policies related to managed growth. (General Plan, p. 27.) As the General Plan notes, the City of San Jacinto anticipates substantial growth with the potential to change community character. (*Id*.) Policy LU-2.4 specifically anticipates new development on land used for agriculture.

As discussed below, based on a stand-alone analysis of the Project's impacts to agricultural resources, the Project would not have a significant impact on Important Farmland and does not require mitigation under CEQA. The information below supplements and amplifies the information in the Draft IS/MND.

Project Specific LESA Analysis

To evaluate site-specific agricultural viability, the City prepared a California Agricultural Land Evaluation and Site Assessment (LESA) Model analysis. The LESA Model, developed by the California Department of Conservation (DOC), is an optional quantitative tool available to lead agencies under CEQA for determining the significance of farmland conversion. The LESA assessment completed for the Chacon Farms Project confirms that the Project site is no longer situated within a viable agricultural environment and that the conversion of the site to residential use would not constitute a significant agricultural resource impact under LESA significance thresholds.

The LESA Model is a point-based system combining two components:

- **Land Evaluation (LE)** – 50% of total score.
- **Site Assessment (SA)** – 50% of total score

[1] City Council Resolution No. 3949, November 15, 2022.

The combined LE and SA sub scores generate a **Final LESA Score** (0–100). Significance thresholds are defined in Table 2, California LESA Model Scoring Thresholds.

Table 1. California LESA Model Scoring Thresholds

00	Scoring Decision
0-39	Not Considered Significant
40-59	Significant only if both LE and SA ≥ 20
60-79	Considered Significant unless either LE or SA < 20
80-100	80–100 Considered Significant

Land Evaluation (LE) Component (50%)

LE focuses on two factors: Land Capability Classification (LCC) and Storie Index ratings, both reflecting soil qualities relevant to farming.

Land Compatibility Classification

LCC rates soils from I (best) to VIII (least suitable), with subclasses for specific limitations. Each property's LCC Score is calculated by weighting class scores by acreage proportion; it makes up 25% of the total score.

The LE score measures inherent soil quality based on the Storie Index and LCC ratings, derived from USDA Web Soil Survey data as shown in **Exhibit 1, Important Farmland Map,** for the Project site.

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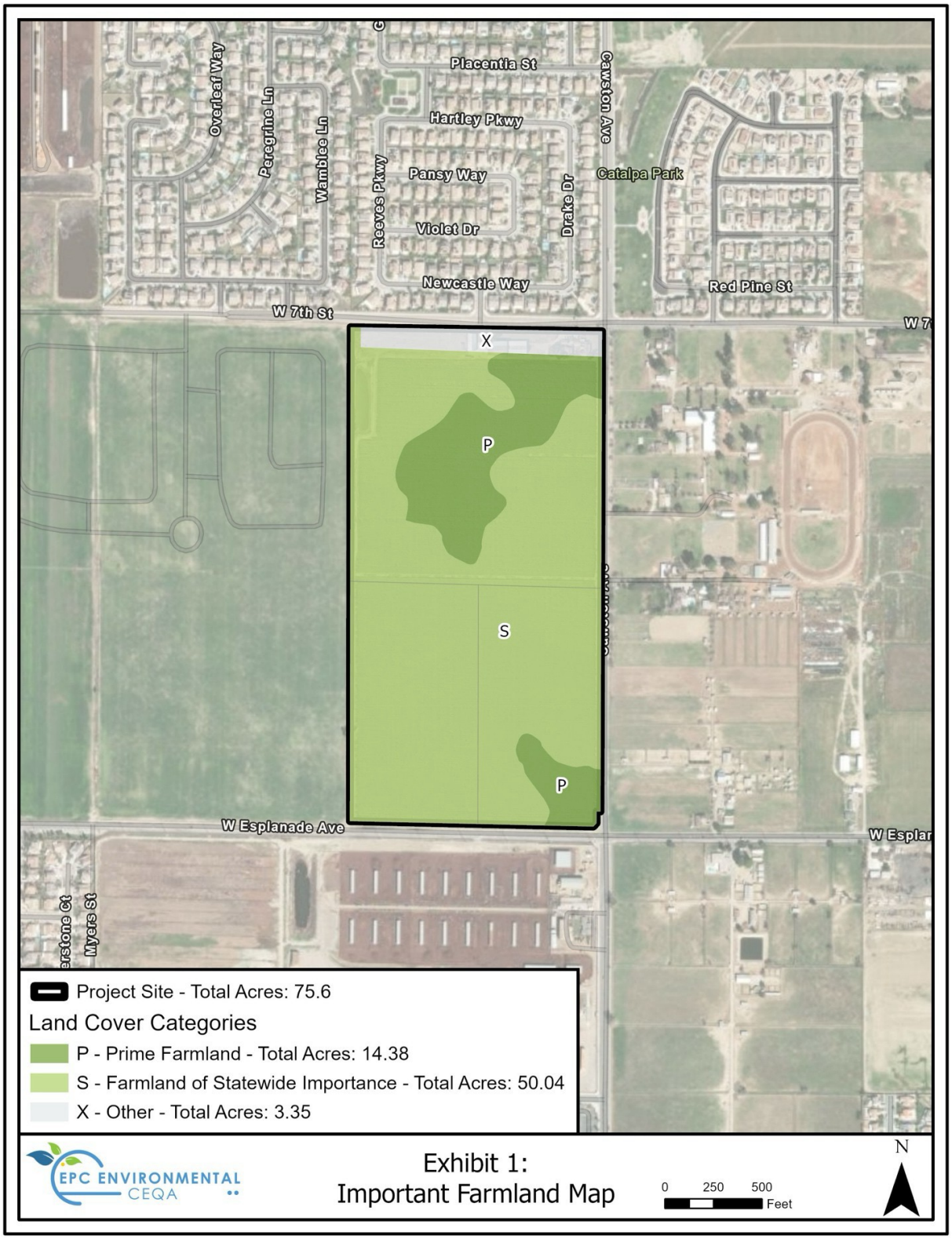

Overleaf Way
Peregrine Ln
Wambtee Ln
Reeves Pkwy
Placentia St
Hartley Pkwy
Pansy Way
Violet Dr
Newcastle Way
Drake Dr
Cawston Ave
Catalpa Park
Red Pine St
W 7th St
W Esplanade Ave
Myers St
X
P
S
P
Project Site - Total Acres: 75.6
Land Cover Categories
P - Prime Farmland - Total Acres: 14.38
S - Farmland of Statewide Importance - Total Acres: 50.04
X - Other - Total Acres: 3.35
EPC ENVIRONMENTAL CEQA
Exhibit 1:
Important Farmland Map
0 250 500
Feet
N

Soil Ratings (LCC and Storie Index)

The Project site is underlain by soils mapped as the Grangeville and Traver series. **(See Exhibit 2, Soils Map.** These soils are identified in the NRCS Web Soil Survey as having inherent limitations for agricultural production, including salinity, restricted drainage, and erosion susceptibility. These limitations influence agricultural productivity and are reflected in two standardized soil quality rating systems used by the LESA Model:

Land Capability Classification (LCC)

- Rates soils from Class I (best) to Class VIII (least suitable).
- Higher numerical values indicate greater limitations for farming.
- For LESA scoring, each soil unit's LCC rating is converted into a point value from 0 to 100 and then weighted by its percentage of the site.

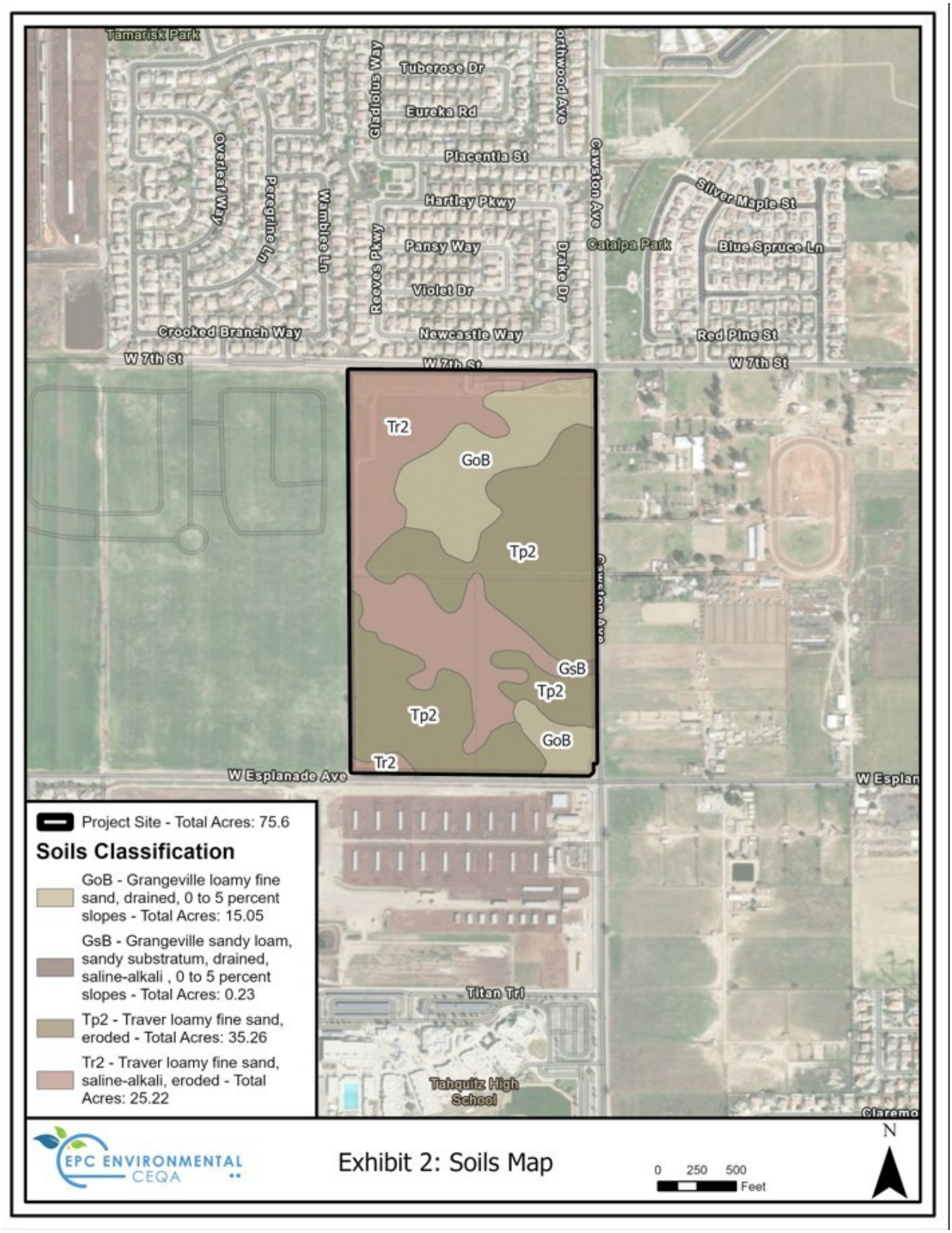
Storie Index Rating

- A 0–100 rating of soil quality based on profile characteristics, texture, slope, drainage, and limiting factors.
- Higher values indicate better inherent soil quality.
- Storie ratings are also weighted by acreage to generate a sitewide average.

Because the site contains only four soil map units (GoB, GsB, Tp2, and Tr2), and because all four occur across the entire 100% Area of Interest (AOI), the weighted averages represent the overall soil quality for the site.

Table 2. Soil Map Units, LCC Ratings, and Storie Index Values

Soil Map Units	% of AOI	LCC Rating (Points)	LCC Weighted Score (×0.25)	Storie Index	Storie Weighted Score (×0.25)	Total LCC and Storie Subscore
GoB, GsB, Tp2, Tr2	100%	49.44	12.36	46.03	11.51	23.87


Tamarisk Park
Gladiolus Way
Tuberose Dr
Eureka Rd
Placentia St
Hartley Pkwy
Pansy Way
Violet Dr
Newcastle Way
Overleaf Way
Peregrine Ln
Wamblee Ln
Reeves Pkwy
Drake Dr
Crooked Branch Way
W 7th St
Cawston Ave
Catalpa Park
Silver Maple St
Blue Spruce Ln
Red Pine St
Tr2
GoB
Tp2
GsB
W Esplanade Ave
Titan Trl
Tahquitz High School
Project Site - Total Acres: 75.6
Soils Classification
GoB - Grangeville loamy fine sand, drained, 0 to 5 percent slopes - Total Acres: 15.05
GsB - Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes - Total Acres: 0.23
Tp2 - Traver loamy fine sand, eroded - Total Acres: 35.26
Tr2 - Traver loamy fine sand, saline-alkali, eroded - Total Acres: 25.22
EPC ENVIRONMENTAL CEQA
Exhibit 2: Soils Map
0 250 500 Feet
N

Site Assessment (SA) Component (50%)

The Site Assessment (SA) component of the LESA Model evaluates non-soil factors that influence the agricultural viability of a site, including parcel size, water availability, surrounding agricultural lands, and the presence of protected agricultural or conservation areas. These factors collectively represent 50 percent of the total LESA score. The SA analysis for the Project site is based on the Zone of Influence (ZOI), defined as the 0.5-mile area surrounding the site, consistent with DOC methodology.

Exhibit 3, Zone of Influence Map illustrates the 0.5-mile ZOI used to assess surrounding agricultural land conditions, fragmentation, and adjacent to urban or non-agricultural uses.

Exhibit 4, Protected Resources Map shows any Williamson Act enrolled lands, conservation easements, and other protected agricultural resource lands relative to the Project site.

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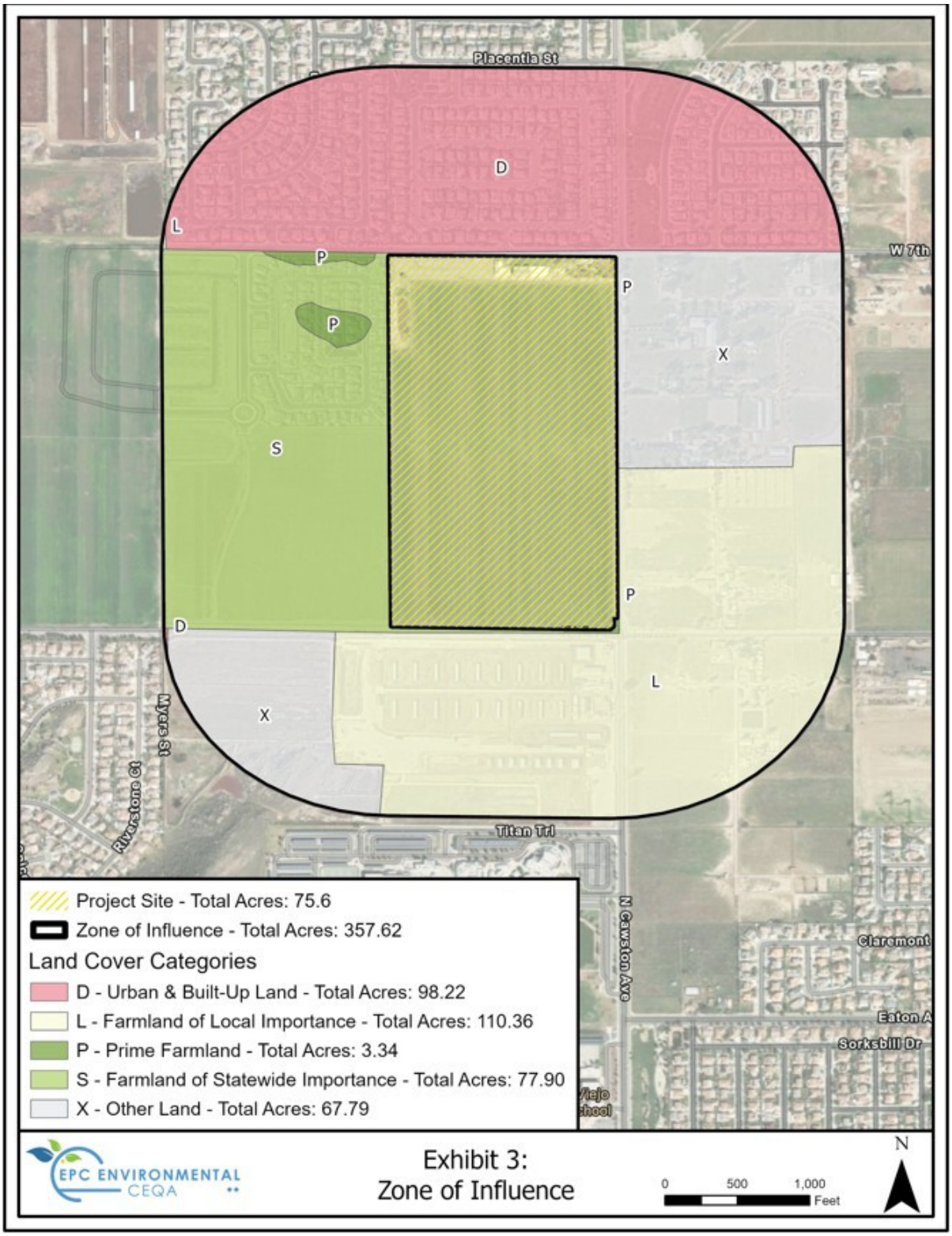
Placentia St
W 7th
Titan Trl
Myers St
Riverstone Ct
N Gewston Ave
Claremont
Eaton A
Sorksbill Dr
D
L
P
P
P
X
S
P
D
L
X
Project Site - Total Acres: 75.6
Zone of Influence - Total Acres: 357.62
Land Cover Categories
D - Urban & Built-Up Land - Total Acres: 98.22
L - Farmland of Local Importance - Total Acres: 110.36
P - Prime Farmland - Total Acres: 3.34
S - Farmland of Statewide Importance - Total Acres: 77.90
X - Other Land - Total Acres: 67.79
EPC ENVIRONMENTAL CEQA
Exhibit 3:
Zone of Influence
0 500 1,000
Feet
N

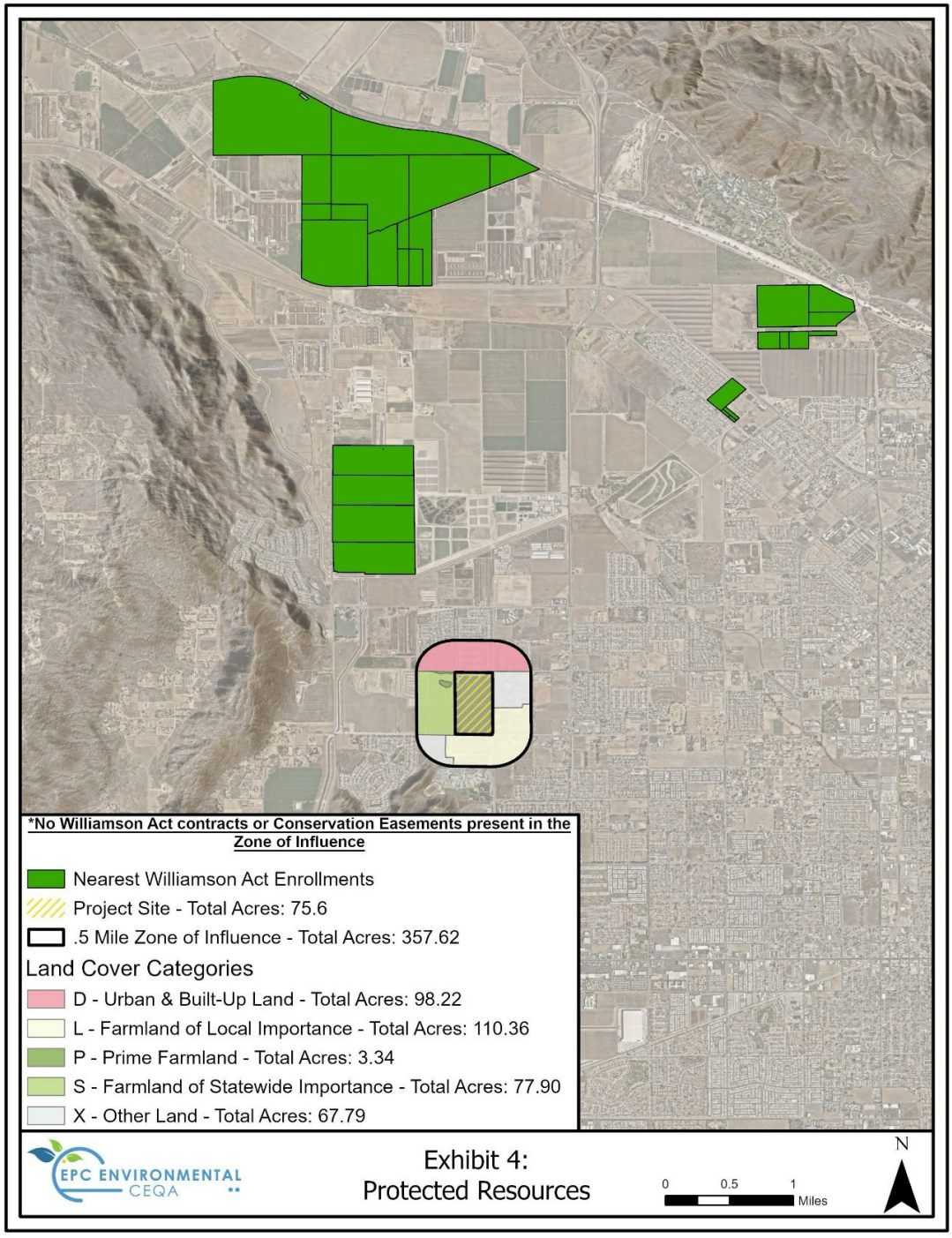
*No Williamson Act contracts or Conservation Easements present in the Zone of Influence
Nearest Williamson Act Enrollments
Project Site - Total Acres: 75.6
.5 Mile Zone of Influence - Total Acres: 357.62
Land Cover Categories
D - Urban & Built-Up Land - Total Acres: 98.22
L - Farmland of Local Importance - Total Acres: 110.36
P - Prime Farmland - Total Acres: 3.34
S - Farmland of Statewide Importance - Total Acres: 77.90
X - Other Land - Total Acres: 67.79
EPC ENVIRONMENTAL CEQA
Exhibit 4:
Protected Resources
0 0.5 1
Miles
N

Table 3. Site Assessment Scoring Summary

SA Factor	Rationale	Score	Weight	Weighted Score
Project Size (75.7 acres)	Large parcel size supports higher agricultural resource value	100	0.15	15.00
Water Resource Availability	EMWD UWMP prioritizes M&I demand; agricultural water unreliable; capped well not viable	0	0.15	0.00
Surrounding Agricultural Land	Aerials show fragmentation/urban conversion in ZOI	10	0.15	1.50
Protected Resource Land	No Williamson Act, no Criteria Cell, <0.01% protected	0	0.05	0.00
SA Subscore Total	—	—	—	**16.50**

Scoring Assumptions and Supporting Justification

Water Resource Availability (0 points): Based on EMWD's 2020 Urban Water Management Plan, agricultural water deliveries are not reliably available or economically feasible due to prioritization of municipal/industrial demand, tiered pricing, and replenishment assessments. The capped on-site well is not a guaranteed long-term agricultural supply.

Surrounding Agricultural Land (10 points): ZOI analysis and current aerial imagery show substantial urbanization, in the project area and cleared land to the west/north, indicating fragmentation and loss of agricultural support services.

Protected Resource Lands (0 points): The site is not under a Williamson Act contract and is not located within an MSHCP Criteria Cell or other protected resource designation.

Final LESA Score and Significance Determination

- **LE Sub score:** 23.87
- **SA Sub score:** 16.50
- **Final LESA Score: 40.37**

Under the LESA scoring system, a score of 40–59 is considered significant only if both LE and SA sub scores are ≥ 20.

Because the SA Sub score (16.50) is below 20, the Project's Final LESA Score of 40.37 is not considered significant under the LESA Model.

As supported by the analysis in the Mitigated Negative Declaration and the Project-specific LESA analysis above, the Project would not indirectly result in farmland conversion. The Project site is already in an area with fragmented farmland and would not increase the likelihood of the conversion of surrounding farmland. The Project also does not impact existing or future agricultural operations in the vicinity, mainly because the land immediately surrounding the Project site is not currently used for agricultural purposes, (confirmed through review of current

aerial imagery and jurisdictional GIS/General Plan land use mapping within the 0.5-mile zone of influence [see Exhibit 3]). The nearest active agricultural operation is a dairy located to the south of Esplanade Avenue in the City of Hemet, which has a General Plan Land Use designation of Neighborhood Commercial (NC), and Medium Density Residential (MDR). Thus, all land surrounding the Project Site has land use designations that allow non-agricultural uses. The Project is not near any land protected by Williamson Act contracts and would not result in the cancellation of such a contract. Accordingly, the Project would have less than significant impacts to agricultural resources and no mitigation is required.

Comment B-4: Mitigating Agricultural Land Loss or Conversion

Consistent with CEQA Guidelines, the Department advises that the environmental review address mitigation for the loss or conversion of agricultural land. The Department urges consideration of any other feasible measures necessary to mitigate project impacts.

Response B-4:

The Project's finding of **Less Than Significant Impact** to agricultural resources is supported by the analysis in the Draft IS/MND (Section 4.2, Agriculture and Forestry Resources). It also is supported by the LESA threshold analysis above, and by the application of CEQA tiering principles. See Response B-3.

Comment B-5: Conclusion and Request for Notices and Documents

Thank you for giving us the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Chacon Farms Project. Please provide the Department with notices of any future hearing dates as well as any staff reports pertaining to this project.

Response B-5:

The City acknowledges the DOC's gratitude and request for ongoing notifications. The DOC will be provided with notices of any future public hearings, and any staff reports pertaining to the Chacon Farms Project in accordance with CEQA statutes and guidelines.

Finding: The comments do not identify any new significant environmental impacts, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different

mitigation measures or project alternatives. Accordingly, the City finds that recirculation of the IS/MND is not required under CEQA Guidelines §15088.5.

TALLEY MEADOWS RANCH
135 Cawston Avenue
San Jacinto, CA 92582

November 18, 2025

Letter C

Yaneli Hernandez
Senior Planner
595 S. San Jacinto Avenue
San Jacinto, CA 92583
yhernandez@sanjacintoca.gov

RE: PUBLIC COMMENT – Chacon Farms Project

We are concerned about the safety of the children, workers and clients utilizing Cawston Avenue between 7th and Esplanade.

Our property shares the street and entrances with the East entrance to the proposed development. The street is one lane each way with a drainage ditch on one side and a temporary sidewalk on the other. There are three schools on the block South of us with two lanes each way and one school on the block North with two lanes each way.

There are increasingly more vehicles, children walking, riding scooters, and running in PE classes along with clients, delivery trucks and large horse trailers coming to and from the gated entries necessary for the secondary containment of horses at Talley Meadows Layups and Retirement. Our facility is a busy working horse ranch of sixty acres with over one hundred horses in rehabilitation and retirement.

We feel it imperative to widen and improve Cawston Avenue to match the next block North at 7th and South at Esplanade to manage the increased traffic that will be coming with this and future planned development and schools. The bottleneck in this one block creates serious traffic and pedestrian hazards.

Sincerely,

Joe B. Talley Jr.

Responses To Letter C
Talley Meadows Ranch

Comment: Improve Cawston Avenue for Pedestrian and Traffic Safety

The commenter expressed concern about traffic safety and pedestrian hazards on Cawston Avenue along the project frontage. They noted that the street is currently one lane each way with a drainage ditch on one side, and this bottleneck is a serious safety concern given the presence of three schools nearby and the traffic generated by their horse ranch. The commenter felt it was "imperative" to widen and improve Cawston Avenue to match the configuration north of 7th Street and south of Esplanade Avenue

Response:

The City acknowledges the commenter's concern regarding pedestrian and traffic safety, including the current existing two-lane undivided condition of Cawston Avenue. However, the comment does not raise an issue on the adequacy of the CEQA document, which indicates that the Project would not create a new traffic safety hazard. (See Draft IS/MND section 4.17.2.c.) As documented in the Draft Transportation Impact Study, Cawston Avenue is classified as a major roadway and is operating well below its available capacity, with no existing operational or safety deficiencies identified along the project frontage. Traffic operations along Cawston Avenue, including roadway segments and study intersections, currently operate at acceptable levels of service consistent with City standards, and the project would not degrade roadway performance or introduce unsafe conditions.

Issues related to the safety and functional design of the street frontage also will be addressed during the Tentative Tract Map (No. 39076) engineering review and approval process, which ensures that any frontage improvements or design details comply with the City's adopted roadway, pedestrian, and safety standards.

While the comment does not raise an issue regarding the adequacy of the Draft IS/MND and therefore does not require a written response under the California Environmental Quality Act (CEQA) requirements, the City provides the following response for informational purposes.

Required Off-Site Frontage Improvements

Cawston Avenue is classified as a major roadway by the City of San Jacinto. To address the existing non-standard condition and ensure the Project conforms to the City's Major Thoroughfare Standards, the Project is required to implement the following off-site frontage improvements adjacent to the west side of Cawston Avenue as Conditions of Approval:

- Addition of one travel lane.
- Construction of a standard sidewalk to enhance pedestrian safety.
- Construction of a 12-foot-wide parkway.
- Construction of a curb and gutter section.

- Widening of the roadway section to fully conform to the City's Major Roadway Standards.

These specific improvements are mandated by City Engineering after their review of Tentative Tract Map No. 39076. The scope of work listed above constitutes the full extent of the Project's required commitment for its direct frontage, ensuring compliance with all applicable City Ordinances. The requirement to add a travel lane addresses the commenter's concern with narrow streets and "bottlenecks." The addition of a lane also allows slower vehicles to be in a separate lane than faster vehicles. The requirement to add a sidewalk addresses the commenter's concern about pedestrian safety.

Finding: The comments do not identify any new significant environmental impacts, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different mitigation measures or project alternatives. Accordingly, the City finds that recirculation of the IS/MND is not required under CEQA Guidelines §15088.5.

Appendix A

Phase II Environmental Site Assessment

Chacon Farms Project
Approximately 73.97 Acres of Land
Southwest of Seventh Street and
Cawston Avenue
San Jacinto, California

December 16, 2025

Stantec Project Number: 185807160

Prepared for:

Chacon, LLC
1281 North State Street, Suite A-536
San Jacinto, California 92583

Prepared by:

Stantec Consulting Services, Inc.
735 East Carnegie Drive, Suite 280
San Bernardino, California 92408

This document entitled Phase II Environmental Site Assessment was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Chacon, LLC (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Alicia Jansen
Senior Scientist

Reviewed by _____
(signature)

Jim DeWoody
Principal Scientist

Approved by _____
(signature)

Kyle Emerson, CEG
Managing Principal Geologist

PROFESSIONAL GEOLOGIST
KYLE EMERSON
No. 1271
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

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Executive Summary

On behalf of Chacon, LLC, Stantec Consulting Services Inc. (Stantec) has prepared this Phase II Environmental Site Assessment (ESA) report for the property located southwest of Seventh Street and Cawston Avenue in the City of San Jacinto, County of Riverside, California (the Subject Property; **Figure 1**). The investigation was performed based on the scope of work set forth in Stantec's proposal entitled *Proposal for Limited Phase II Environmental Site Assessment (ESA)*, dated November 13, 2025. Chacon, LLC (the "User") has been designated as the User of this report.

The Subject Property consists of approximately 73.97 acres of agricultural land. With respect to the Draft Initial Study/Mitigated Negative Declaration (ISMND) submitted for public and agency input, the California Department of Toxic Substances Control (DTSC) concluded that, based on review of historical documents including aerial photographs and topographic maps, the Subject Property appears to have been utilized for agricultural use. Due to the potential for residual agricultural chemicals to be present in shallow soils, DTSC requested sampling and analysis of shallow soil for the presence of residual organochloride pesticides (OCPs) and heavy metals (arsenic).

To investigate this concern expressed by the DTSC, Stantec completed a Phase II ESA at the Subject Property in November of 2025, which included the following scope of work:

- Stantec advanced one (1) boring per four (4) acres in a grid pattern across the 73 acres of agricultural land at the Subject Property. Based on the grid sampling, a total of eighteen (18) soil borings were advanced to a maximum depth of 3 feet below ground surface (bgs) throughout the Subject Property. Soil samples were collected at 0.5 feet bgs depth intervals for analysis of OCPs and arsenic. Accordingly, 18 shallow soil samples collected from the 0.5-foot intervals were submitted to the laboratory for analysis of OCPs and arsenic. The remaining 18 deeper soil samples collected from 2.5-3.0 feet were submitted to the laboratory and placed on hold, pending the results of the shallow analysis of OCPs and arsenic (to determine whether further analysis was warranted).
- Four (4) of the 18 soil borings (SB-9 through SB-12) were further advanced to a maximum depth of 15-ft bgs in the area with historical livestock activities and converted into dual-nested soil vapor probes at 5- and 15-ft bgs for a methane survey (See **Figure 2** for locations).

The laboratory reported no detections of OCPs or arsenic above the laboratory reporting limit in any of the soil samples submitted for analysis (*i.e.*, the results were "non-detect"), as presented in **Table 1**. The laboratory reporting limit for arsenic was 5.0 milligrams per kilogram (mg/kg), which exceeded regulatory thresholds for residential soil set at 0.68 mg/kg (**Appendix A**). However, arsenic occurs naturally in soil throughout the State of California at levels of up to 12 mg/kg and, therefore, commonly exceeds the regulatory threshold due to naturally-occurring conditions. Accordingly, the State of California typically uses the background level, as presented in DTSC's HERO Note 11, as the cleanup standard for arsenic. No arsenic was detected in any of the soil samples collected at the Subject Property at concentrations exceeding applicable cleanup levels.



The soil vapor probes were installed by directly pushing them into the ground. Based on the DTSC guidance, the installed vapor probes were allowed to set for at least two (2) hours prior to sampling to allow the seals to set. Probe pressure readings were recorded on field data sheets prior to sample collection or purging. Prior to sample collection, three tubing volumes were purged through a pump at a flow rate of 150-200 ml/minute. After purging was complete, the surface-end of the Teflon tubing was connected to a RKI Eagle, and soil vapor was drawn through the device and analyzed on site for methane, hydrogen sulfide, oxygen, and carbon monoxide.

Field readings were collected on two days (December 4 and 5, 2025) at least 24 hours apart. The field readings showed methane detections ranging from 310 to 500 parts per million by volume (ppmV), which levels are significantly below the standard expressed by the City of San Jacinto, which was 12,500 ppmV, and also significantly below the other published County Fire Authority standard of 5,000 ppmV (**Table 2**). Additionally, oxygen and carbon dioxide percentages showed solid correlation and are typical of aerobic conditions in the soil.

Based on these results, the Subject Property's historical agricultural and livestock uses are not considered a recognized environmental condition (REC) pursuant to ASTM E1527-21 or a concern in relation to the contemplated redevelopment of the Subject Property for residential purposes. Therefore, Stantec recommends no further investigation regarding these issues, or in regard to the environmental condition of the Subject Property.

1.0 INTRODUCTION

On behalf of Chacon, LLC, Stantec Consulting Services Inc. (Stantec) has prepared this Phase II Environmental Site Assessment (ESA) report for the property located southwest of Seventh Street and Cawston Avenue in the City of San Jacinto, County of Riverside, California (the "Subject Property"; **Figure 1**). The investigation was performed based on the scope of work set forth in Stantec's proposal entitled *Proposal for Limited Phase II Environmental Site Assessment*, dated November 13, 2025. Chacon, LLC (the "User") has been designated as the User of this report.

1.1 BACKGROUND

The Subject Property consists of approximately 73.97 acres of agricultural land. The Draft Initial Study/Mitigated Negative Declaration (ISMND) was submitted for public and agency input and the California Department of Toxic Substances Control (DTSC) concluded, based on review of historical documents, including aerial photographs and topographic maps, that the Subject Property appears to have been utilized for agricultural use. Due to the potential for residual agricultural chemicals to be present in shallow soils, DTSC requested that shallow soils be sampled and analyzed in order to determine whether residual organochloride pesticides (OCPs) or heavy metals (arsenic) were present above applicable regulatory thresholds for residential use.

Accordingly, to address DTSC's concern, Stantec completed a Phase II ESA at the Subject Property in November 2025. The results of that investigation are presented in the following sections of this report and, as discussed in detail, have concluded that the historical agricultural use of the Subject Property represents neither a recognized environmental condition nor a human health risk in contemplation of the proposed residential development of the Subject Property.

2.0 FIELD INVESTIGATION

Prior to the commencement of fieldwork activities, Stantec made the following preparations.

2.1 PRE-DRILLING ACTIVITIES

- Stantec visited the Property to mark the proposed boring locations. Subsequent to the marking, Underground Service Alert (USA) was notified at least 72-hours prior to the commencement of drilling activities; and,
- In accordance with federal Occupational Safety and Health Administration (OSHA) regulations (29 CFR, Section 1910.120), Stantec generated a site-specific Health and Safety Plan (HASP) for the Property. All Stantec personnel and subcontractors associated with the project were required to be familiar with and comply with all provisions of the HASP.

2.2 INVESTIGATION

To address the requested work by the DTSC outlined above, Stantec completed a Limited Phase II ESA in November 2025. Stantec provided the services of a field geologist to supervise and direct the advancement of multiple soil, and soil vapor borings at the Property. All work was conducted under the direct oversight of a State of California professional and included the following:

- Stantec advanced one (1) boring per four (4) acres in a grid pattern across the 73 acres of agricultural land at the Subject Property. Based on the grid sampling a total of eighteen (18) soil borings were advanced to a maximum depth of 3 foot below ground surface (bgs) throughout the Subject Property. Soil samples were collected at 0.5 feet bgs depth intervals for analysis of OCPs and arsenic. The 18 shallow soil samples collected from the 0.5-foot intervals were submitted to the laboratory for analysis of OCPs and arsenic. The remaining 18 deeper soil samples collected from 2.5- 3.0 feet were submitted to the laboratory and placed on hold, pending the results of the shallow analysis of OCPs and arsenic.
- Four (4) of the 18 soil borings (SB-9 through SB-12) were further advanced to a maximum depth of 15-ft bgs in the area with historical livestock activities and converted into dual-nested soil vapor probes at 5- and 15-ft bgs for a methane survey (See **Figure 2** for locations).

2.2.1 Soil Boring and Sampling Procedures

Each pesticide boring location was drilled with a hand auger to a depth of three (3) feet below ground surface (bgs) to clear the location of utilities and collect the required soil samples. Soil samples collected within the upper three (3) feet were collected by discharging the hand auger contents directly into pre-cleaned laboratory-provided eight-ounce glass jars with Teflon®-lined lids. All sample containers were labeled with the appropriate identification information (boring number, sample depth, sample collection



date, and sample collection time). After collection the soil samples were placed in an iced cooler for preservation until delivery to the laboratory.

2.2.2 Soil Vapor Probe Construction

The soil vapor probes were installed in general accordance with the methodologies outlined in the July 2015 California Department of Toxic Substances Control (DTSC) "Advisory - Active Soil Gas Investigations" (DTSC Advisory).

Four additional soil borings (SB-9 through SB-12) were further advanced into native soils to a depth of 15 feet bgs with a Geoprobe drilling rig that utilized a hydraulically driven direct push system equipped with 1.5-inch outer diameter rods. Following the advancement of the borings to the terminal depth, the vapor sampling probe were installed in the borehole with sampling screens positioned at 5- and 15-feet bgs and connecting the screen up to the ground surface via dedicated Teflon tubing.

The annulus around the exposed sampling screens was backfilled with a silica sand pack to an elevation of approximately six inches above the sampling interval. Above the filter pack, a 12-inch transition seal was constructed using fine bentonite granules. From that point to ground surface, hydrated bentonite granules will be utilized to seal the annular space. At the surface, the exposed Teflon tubing was capped with tight fitting plastic end-caps and labeled to indicate sampling depth.

2.2.3 Field Equipment Cleaning Procedures

To maintain quality control during drilling operations, all drill rods and reusable soil sampling equipment was decontaminated using a triple bucket rinse. Prior to drilling at a given location or sampling interval, all equipment coming in direct contact with soil samples was scrubbed with an Alconox scrub solution followed by a clean tap water rinse and then a final distilled water rinse.



3.0 TESTING PROCEDURES

3.1 SOIL SAMPLING METHODOLOGY

All chemical analyses was performed at State of California-certified laboratories. Collected soil samples were analyzed at Jones Environmental, Inc. (Jones) located in Santa Fe Springs, California. All samples were managed under strict chain-of-custody. The soil results are discussed below and presented in **Table 1.** Complete laboratory reports, including QA/QC documentation is included in **Appendix A**.

3.2 METHANE SAMPLING METHODOLOGY

The soil vapor probes were allowed to set for at least two (2) hours prior to sampling to allow the seals to set. Probe pressure readings were recorded on field data sheets prior to sample collection or purging. Prior to sample collection, three tubing volumes were purged through a pump at a flow rate of 150-200 ml/minute. After purging was complete, the surface-end of the Teflon tubing was connected to a RKI Eagle and soil vapor was drawn through the device and analyzed on site for methane, hydrogen sulfide, oxygen, and carbon monoxide.

The survey included two rounds of field sampling performed 24-hours apart – one round on December 4, 2025, and the second round of sampling was performed on December 5, 2025.



4.0 INVESTIGATION RESULTS

4.1 FIELD OBSERVATIONS

On November 20, 2025, Stantec personnel oversaw the advancement of eighteen (18) soil borings at the Subject Property (A1-0.5 through F3-0.5) to 3-ft bgs and four (4) borings (SB-9 through SB-12) to 15-ft bgs. Soils encountered during this round of assessment consisted of silty sand to clayey sands. No staining or odor was observed in any of the borings advanced during this assessment. All boring locations are depicted on **Figure 2**.

4.2 METHANE SAMPLE RESULTS

Field readings were collected on two days (December 4 and 5, 2025) at least 24 hours apart. The field readings showed methane detections ranging from 310 to 500 parts per million by volume (ppmV) which is significantly below the verbal City of San Jacinto standard of 12,500 ppmV and published County Fire Authority Standard of 5,000 ppmV (**Table 2**). Additionally, oxygen and carbon dioxide percentages showed solid correlation and are typical of aerobic conditions in the soil.

4.3 ANALYTICAL RESULTS

Laboratory analytical test results from this assessment are attached as **Appendix A**. A summary of the analytical data from this assessment is provided in **Tables 1 and 2**. The laboratory test results from this phase of investigation are discussed below. All soil boring locations from this assessment are presented on **Figure 2**.

Soil Results

The laboratory reported that there were no detections of OCPs or arsenic above the laboratory reporting limit in any of the soil samples submitted for analysis (*i.e.*, the results were “non-detect”) as presented in **Table 1**. The laboratory reporting limit for arsenic was 5.0 milligrams per kilogram (mg/kg), which exceeded regulatory thresholds for residential soil set at 0.68 mg/kg (**Appendix A**). However, arsenic occurs naturally in soil throughout the State of California at levels of up to 12 mg/kg and, therefore, commonly exceeds the regulatory threshold due to naturally-occurring conditions. Accordingly, the State of California typically uses the background level, as presented in DTSC’s HERO Note 11, as the cleanup standard for arsenic and no arsenic was detected at the Subject Property at concentrations exceeding applicable cleanup levels.

5.0 CONCLUSIONS AND RECOMMENDATIONS

There were no methane detections in the former livestock areas at concentrations exceeding typical levels of concern (generally considered to be 0.5% by volume, or 5,000 parts per million by volume [ppmV] methane) – or above standards articulated by the City of San Jacinto or other County Fire Authority. Accordingly, based on the data, and in light of the contemplated redevelopment of the Subject Property for residential purposes, Stantec anticipates no further action or investigation regarding methane in soil vapor at the Subject Property.

Based on these results, the Subject Property's historical agricultural use is not considered a recognized environmental condition (REC) or a concern to contemplated redevelopment for residential purposes, nor are the former livestock areas, and Stantec recommends no further investigation regarding these issues – or in regard to the environmental condition of the of the Subject Property.

6.0 LIMITATIONS

The conclusions presented in this report are professional opinions based on data described in this report. The opinions of this report have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations. Stantec makes no other warranty, either expressed or implied, concerning the conclusions and professional advice that is contained within the body of this report.

Inherent in most projects performed in a heterogeneous subsurface environment, continuing excavation and assessments may reveal findings that are different than those presented herein. This facet of the environmental profession should be considered when formulating professional opinions on the limited data collected on these projects.

This report has been issued with the clear understanding that it is the responsibility of the owner, or their representative, to make appropriate notifications to regulatory agencies. It is specifically not the responsibility of Stantec to conduct appropriate notifications as specified by current County and State regulations.

The information presented in this report is valid as of the date our exploration was performed. Site conditions may degrade with time; consequently, the findings presented herein are subject to change.

TABLES

Table 1

Summary of Soil Analytical Results - 2025

Pesticides by EPA 8081A, Metals by EPA 6010B

Chacon Farm Site - West 7th Street and Cawston Ave, San Jacinto, California

Stantec Job No.: 185807160

Sample Location	Sample ID	Depth (1)	Date	Pesticides (EPA Test Method 8081A)						Metals (EPA Test Method 6010B)	
										Arsenic	
				4,4'-DDD	4,4'-DDE	4,4'-DDT	Total DDT Compounds	Toxaphene	Other OCPs	Total	STLC (2)
Screening Levels for residential soil (3)				**2.3**	**2.0**	**1.9**	**NE**	**0.45**	**varies**	**0.11 (4)**	**--**
Hazardous Waste Levels				**1.0**	**1.0**	**1.0**	**1.0**	**NE**	**varies**	**500**	**5.0**
Typical Background Levels in California				**NE**	**NE**	**NE**	**NE**	**NE**	**NE**	**0.6-11.8 (4)**	**--**
Soil Samples											
Northern Field	A1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	A2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	A3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	B1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	B2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	B3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	C1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	C2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	C3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
Southern Field	D1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	D2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	D3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	E1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	E2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	E3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	F1-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	F2-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA
	F3-0.5	0.5	11/20/2025	<0.010	<0.010	<0.010	<0.030	< 20.0	<varies	< 5.0	NA

NOTES:

All concentrations reported in milligrams of metal per kilogram of soil (mg/kg)

(1) Sample depth is reported as feet below ground surface

(2) Screening level value is determined by the more conservative value from the California DTSC HERO Note 3, updated March 2025 or USEPA RSLs, updated November 2024

(3) Arsenic has been found to exist in naturally in soils up to 22 mg/kg in the state of California. It is generally considered acceptable at concentrations of 12 mg/Kg or less

(4) Chernoff G., Bosan W., and Oudiz B., DTSC, Determination of a Southern California Regional Background Arsenic Concentration in Soil

< - Indicates the concentration was not detected above the laboratory method reporting limit.

BOLD - Indicates the concentration is above the laboratory reporting level

Concentration exceeds USEPA Region 9 RSL or DTSC Hero Note 3

Concentration exceeds Southern California regional background levels

Concentration exceed the California Hazardous Waste Level

ABBREVIATIONS:

DTSC - Department of Toxic Substances Control

HERO - Human and Ecological Risk Office

NA - Not analyzed

ND - Not detected

NE - Not established

STLC - Soluble Threshold Limit Concentration

USEPA RSL - United States Environmental Protection Agency Regional Screening Levels, residential use.

Table 2

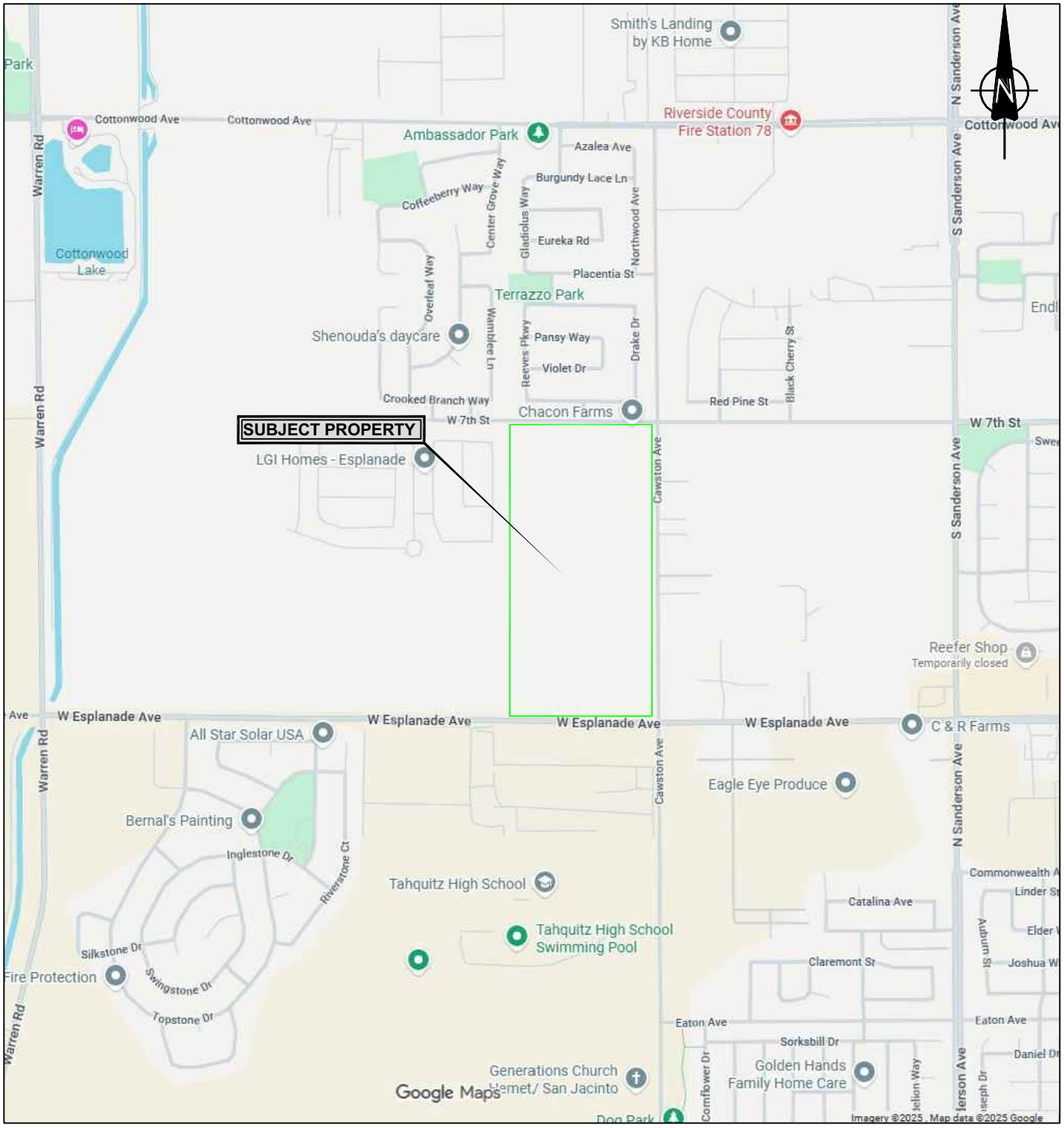
Summary of Methane Survey Results - 2025
Chacon Farm Site - West 7th Street and Cawston Ave, San Jacinto, California
Stantec Job No.: 185807161

Boring Location	Sample ID	Sample Depth Below Ground Surface (feet)	Sample Date	Pressure (Inches of Water)	Methane (ppmV)	Oxygen (%)	Carbon Monoxide (ppm)	Hydrogen Sulfide (ppm)
Orange County Standard (Mandatory Procedures for Mitigation, as contained herein, shall be applied to all buildings within 300 feet of the affected location(s).				***NE***	***5,000***	***NE***	***NE***	***NE***
Orange County Standard (all buildings within 300 feet of the affected location(s) shall have a specific soil gas mitigation plan approved by a Registered Professional.)				***NE***	***12,500***	***NE***	***NE***	***NE***
City of San Jacinto Standard (Quoted by City of San Jacinto Field Inspector)				***NE***	***12,500***	***NE***	***NE***	***NE***
Northern Portion of Chacon Farms	SB9-5	5	12/4/2025	0.0	**410**	**19.4**	0	0
			12/5/2025	**-0.1**	**390**	**19.5**	0	0
	SB9-15	15	12/4/2025	0.0	**390**	**18.8**	0	0
			12/5/2025	0.0	**370**	**18.8**	0	0
	SB10-5	5	12/4/2025	0.0	**460**	**20.2**	0	0
			12/5/2025	0.0	**490**	**19.7**	0	0
	SB10-15	15	12/4/2025	**0.12**	**460**	**19.5**	0	0
			12/5/2025	**0.12**	**500**	**19.2**	0	0
	SB11-5	5	12/4/2025	0.0	**370**	**16.7**	0	0
			12/5/2025	0.0	**370**	**16.8**	0	0
	SB11-15	15	12/4/2025	0.0	--	--	--	--
			12/5/2025	**-0.22**	--	--	--	--
	SB12-5	5	12/4/2025	0.0	**390**	**14.4**	0	0
			12/5/2025	0.0	**390**	**14.9**	0	0
	SB12-15	15	12/4/2025	0.0	**330**	**13**	0	0
			12/5/2025	0.0	**310**	**13**	0	0

Notes: All concentrations reported in parts per million by volume (ppmV)
Sample analyzed by Eagle Field Meter.
-- Not Analyzed
NE - Not Established

Light gray shading indicates value at or above the Orange County residential screening level.
Light gray shading indicates value at or above the City of San Jacinto residential screening level.

FIGURES



0 1000 2000 3000 4000FT

SCALE : AS SHOWN

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SUBJECT PROPERTY LOCATION MAP

PHASE II ENVIRONMENTAL SITE ASSESSMENT

SOUTHWEST OF SEVENT STREET AND CAWSTON AVENUE, SAN JACINTO, CA

Client:	CHACON, LLC
Project No.:	185807160
Scale:	AS SHOWN
Date:	25/12/13
Dwn. By:	CD OK SC2025120014
App'd By:	KE
Fig. No.:	1

Stantec

Stantec Consulting Ltd.

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LEGEND

APPROXIMATE SUBJECT PROPERTY BOUNDARY

SOIL BORING LOCATIONS - STANTEC, NOVEMBER, 2025

0 200 400 600 800FT

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

SOIL BORING LOCATIONS

PHASE II ENVIRONMENTAL SITE ASSESSMENT

Client:

Project No.:	
Scale:	S
Date:	O
Dwn. By:	U
App'd By:	T

Fig. No.:

H W E S

Stantec

T OF SEVENT STREET AND CAWSTON AVENUE, SAN JACINTO, CA CHACON, LLC

SCALE : AS SHOWN

185807160
AS SHOWN
25/12/13
CD OK SC2025120015
KE

2

APPENDIX A

LABORATORY DATA SHEETS

JONES ENVIRONMENTAL, INC.
714-449-9937
562-646-1611
11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

02 December 2025

Jim DeWoody
Stantec Consulting
735 EastCarnegie Drive, Suite 280
San Bernardino, CA 92408

Re: Chacon Farms

Enclosed are the results of analyses for samples received by the laboratory on 11/21/25. If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
A1-0.5	J254478-001	Soil	11/20/2025 09:06	11/21/2025 16:19
A2-0.5	J254478-002	Soil	11/20/2025 07:53	11/21/2025 16:19
A3-0.5	J254478-003	Soil	11/20/2025 07:49	11/21/2025 16:19
B1-0.5	J254478-007	Soil	11/20/2025 00:00	11/21/2025 16:19
B2-0.5	J254478-008	Soil	11/20/2025 07:58	11/21/2025 16:19
B3-0.5	J254478-009	Soil	11/20/2025 07:44	11/21/2025 16:19
C1-0.5	J254478-013	Soil	11/20/2025 09:16	11/21/2025 16:19
C2-0.5	J254478-014	Soil	11/20/2025 08:02	11/21/2025 16:19
C3-0.5	J254478-015	Soil	11/20/2025 07:36	11/21/2025 16:19
D1-0.5	J254478-019	Soil	11/20/2025 09:21	11/21/2025 16:19
D2-0.5	J254478-020	Soil	11/20/2025 08:26	11/21/2025 16:19
D3-0.5	J254478-021	Soil	11/20/2025 07:30	11/21/2025 16:19
E1-0.5	J254478-025	Soil	11/20/2025 09:26	11/21/2025 16:19
E2-0.5	J254478-026	Soil	11/20/2025 08:32	11/21/2025 16:19
E3-0.5	J254478-027	Soil	11/20/2025 07:20	11/21/2025 16:19
F1-0.5	J254478-031	Soil	11/20/2025 09:32	11/21/2025 16:19
F2-0.5	J254478-032	Soil	11/20/2025 08:37	11/21/2025 16:19
F3-0.5	J254478-033	Soil	11/20/2025 07:21	11/21/2025 16:19

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

DETECTIONS SUMMARY

Sample ID: A1-0.5 **Laboratory ID:** J254478-001

No Results Detected

Sample ID: A2-0.5 **Laboratory ID:** J254478-002

No Results Detected

Sample ID: A3-0.5 **Laboratory ID:** J254478-003

No Results Detected

Sample ID: B1-0.5 **Laboratory ID:** J254478-007

No Results Detected

Sample ID: B2-0.5 **Laboratory ID:** J254478-008

No Results Detected

Sample ID: B3-0.5 **Laboratory ID:** J254478-009

No Results Detected

Sample ID: C1-0.5 **Laboratory ID:** J254478-013



Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

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No Results Detected

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Colby Wakeman
Lab Director

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

DETECTIONS SUMMARY

Sample ID: C2-0.5 **Laboratory ID:** J254478-014

No Results Detected

Sample ID: C3-0.5 **Laboratory ID:** J254478-015

No Results Detected

Sample ID: D1-0.5 **Laboratory ID:** J254478-019

No Results Detected

Sample ID: D2-0.5 **Laboratory ID:** J254478-020

No Results Detected

Sample ID: D3-0.5 **Laboratory ID:** J254478-021

No Results Detected

Sample ID: E1-0.5 **Laboratory ID:** J254478-025

No Results Detected

Sample ID: E2-0.5 **Laboratory ID:** J254478-026

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Lab Director

JONES ENVIRONMENTAL, INC.

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No Results Detected

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

DETECTIONS SUMMARY

Sample ID: E3-0.5 **Laboratory ID:** J254478-027

No Results Detected

Sample ID: F1-0.5 **Laboratory ID:** J254478-031

No Results Detected

Sample ID: F2-0.5 **Laboratory ID:** J254478-032

No Results Detected

Sample ID: F3-0.5 **Laboratory ID:** J254478-033

No Results Detected

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

A1-0.5
J254478-001(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2511466	11/26/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*89.85 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*102.74 %*	*30 - 135*

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

A2-0.5
J254478-002(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2511466	11/26/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*73.89 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*83.63 %*	*30 - 135*						

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

A3-0.5
J254478-003(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2511466	11/26/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*93.51 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*108.43 %*	*30 - 135*

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

B1-0.5
J254478-007(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*88.90 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*101.15 %*	*30 - 135*

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B2-0.5
J254478-008(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*86.55 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*97.61 %*	*30 - 135*

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

B3-0.5
J254478-009(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*87.56 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*97.50 %*	*30 - 135*

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

C1-0.5
J254478-013(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*88.51 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*100.66 %*	*30 - 135*

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

C2-0.5
J254478-014(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512017	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*84.83 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*98.13 %*	*30 - 135*						

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

C3-0.5
J254478-015(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*100.58 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*111.22 %*	*30 - 135*

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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

D1-0.5
J254478-019(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*103.86 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*116.07 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

D2-0.5
J254478-020(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*112.18 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*123.67 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

D3-0.5
J254478-021(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*96.62 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*110.65 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

E1-0.5
J254478-025(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*106.52 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*118.54 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

E2-0.5
J254478-026(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*104.91 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*115.32 %*	*30 - 135*

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562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

E3-0.5
J254478-027(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512018	11/26/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*106.51 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*120.78 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

F1-0.5
J254478-031(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512054	12/01/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*90.98 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*78.09 %*	*30 - 135*

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

F2-0.5
J254478-032(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512054	12/01/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	

Surrogate: TCMX	*80.14 %*	*30 - 135*
Surrogate: Decachlorobiphenyl	*69.61 %*	*30 - 135*

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

F3-0.5
J254478-033(Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Analyzed	Method	Notes
EPA 6010B Arsenic by ICP-OES by EPA 6010								
Arsenic, As	ND	5.0	mg/kg	1	QC2512038	12/01/25	EPA 6010	
EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081								
alpha-BHC	ND	10.0	µg/kg	1	QC2512054	12/01/25	EPA 8081	
beta-BHC	ND	10.0	µg/kg	"	"	"	"	
gamma-BHC (Lindane)	ND	10.0	µg/kg	"	"	"	"	
Heptachlor	ND	10.0	µg/kg	"	"	"	"	
delta-BHC	ND	10.0	µg/kg	"	"	"	"	
Aldrin	ND	10.0	µg/kg	"	"	"	"	
Heptachlor epoxide	ND	10.0	µg/kg	"	"	"	"	
gamma-Chlordane	ND	10.0	µg/kg	"	"	"	"	
alpha-Chlordane	ND	10.0	µg/kg	"	"	"	"	
Endosulfan I	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDE	ND	10.0	µg/kg	"	"	"	"	
Dieldrin	ND	10.0	µg/kg	"	"	"	"	
Endrin	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDD	ND	10.0	µg/kg	"	"	"	"	
Endosulfan II	ND	10.0	µg/kg	"	"	"	"	
4,4'-DDT	ND	10.0	µg/kg	"	"	"	"	
Endrin aldehyde	ND	10.0	µg/kg	"	"	"	"	
Endosulfan sulfate	ND	10.0	µg/kg	"	"	"	"	
Methoxychlor	ND	20.0	µg/kg	"	"	"	"	
Endrin ketone	ND	10.0	µg/kg	"	"	"	"	
Toxaphene	ND	20.0	µg/kg	"	"	"	"	
Surrogate: TCMX	*85.18 %*	*30 - 135*						
Surrogate: Decachlorobiphenyl	*76.97 %*	*30 - 135*						

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 6010B Arsenic by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2511466 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		99	90 - 110		110	
LCS 1										
Arsenic, As	174	5.0	%	200		87	80 - 120			
LCSD 1										
Arsenic, As	174	5.0	%	200		87	80 - 120	0.17	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 6010B Arsenic by ICP-OES by EPA 6010 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512038 - EPA 6010										
CCV 1										
Arsenic, As	1.0	5.0	%	1		100	90 - 110		110	
LCS 1										
Arsenic, As	171	5.0	%	200		85	80 - 120			
LCSD 1										
Arsenic, As	172	5.0	%	200		86	80 - 120	0.60	120	
Method Blank 1										
Arsenic, As	ND	5.0	mg/kg							

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512017 - EPA 8081										
CCV 1										
alpha-BHC	113	10.0	%	100		113	80 - 120		120	
Heptachlor	117	10.0	%	100		117	80 - 120		120	
Aldrin	117	10.0	%	100		117	80 - 120		120	
Heptachlor epoxide	114	10.0	%	100		114	80 - 120		120	
gamma-Chlordane	110	10.0	%	100		110	80 - 120		120	
Endosulfan I	114	10.0	%	100		114	80 - 120		120	
4,4'-DDE	107	10.0	%	100		107	80 - 120		120	
Dieldrin	112	10.0	%	100		112	80 - 120		120	
Endrin	105	10.0	%	100		105	80 - 120		120	
4,4'-DDD	111	10.0	%	100		111	80 - 120		120	
Endosulfan II	105	10.0	%	100		105	80 - 120		120	
4,4'-DDT	111	10.0	%	100		111	80 - 120		120	
Endrin ketone	111	10.0	%	100		111	80 - 120		120	
LCS 1										
alpha-BHC	102	10.0	%	100		102	60 - 140			
Heptachlor	119	10.0	%	100		119	60 - 140			
Aldrin	108	10.0	%	100		108	60 - 140			
Heptachlor epoxide	108	10.0	%	100		108	60 - 140			
gamma-Chlordane	101	10.0	%	100		101	60 - 140			
Endosulfan I	108	10.0	%	100		108	60 - 140			
4,4'-DDE	101	10.0	%	100		101	60 - 140			
Dieldrin	104	10.0	%	100		104	60 - 140			
Endrin	97.2	10.0	%	100		97	60 - 140			
4,4'-DDD	104	10.0	%	100		104	60 - 140			
Endosulfan II	106	10.0	%	100		106	60 - 140			
4,4'-DDT	108	10.0	%	100		108	60 - 140			
Endrin ketone	105	10.0	%	100		105	60 - 140			
Surrogate: TCMX		*112.19 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*119.51 %*	*30 - 135*							
LCSD 1										
alpha-BHC	105	10.0	%	100		105	60 - 140	3.23	140	
Heptachlor	121	10.0	%	100		121	60 - 140	1.64	140	
Aldrin	111	10.0	%	100		111	60 - 140	3.60	140	
Heptachlor epoxide	111	10.0	%	100		111	60 - 140	3.46	140	
gamma-Chlordane	104	10.0	%	100		104	60 - 140	2.46	140	

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512017 - EPA 8081										
LCSD 1										
Endosulfan I	109	10.0	%	100		109	60 - 140	0.60	140	
4,4'-DDE	104	10.0	%	100		104	60 - 140	3.48	140	
Dieldrin	107	10.0	%	100		107	60 - 140	2.88	140	
Endrin	103	10.0	%	100		103	60 - 140	5.57	140	
4,4'-DDD	105	10.0	%	100		105	60 - 140	0.48	140	
Endosulfan II	109	10.0	%	100		109	60 - 140	3.43	140	
4,4'-DDT	109	10.0	%	100		109	60 - 140	1.48	140	
Endrin ketone	109	10.0	%	100		109	60 - 140	3.94	140	
Surrogate: TCMX		*115.36 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*123.20 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Surrogate: TCMX		*106.41 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*113.95 %*	*30 - 135*							

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512018 - EPA 8081										
CCV 1										
alpha-BHC	112	10.0	%	100		112	80 - 120		120	
Heptachlor	111	10.0	%	100		111	80 - 120		120	
Aldrin	117	10.0	%	100		117	80 - 120		120	
Heptachlor epoxide	115	10.0	%	100		115	80 - 120		120	
gamma-Chlordane	112	10.0	%	100		112	80 - 120		120	
Endosulfan I	112	10.0	%	100		112	80 - 120		120	
4,4'-DDE	109	10.0	%	100		109	80 - 120		120	
Dieldrin	113	10.0	%	100		113	80 - 120		120	
Endrin	105	10.0	%	100		105	80 - 120		120	
4,4'-DDD	113	10.0	%	100		113	80 - 120		120	
Endosulfan II	104	10.0	%	100		104	80 - 120		120	
4,4'-DDT	111	10.0	%	100		111	80 - 120		120	
Endrin ketone	112	10.0	%	100		112	80 - 120		120	
LCS 1										
alpha-BHC	92.1	10.0	%	100		92	60 - 140			
Heptachlor	108	10.0	%	100		108	60 - 140			
Aldrin	92.7	10.0	%	100		93	60 - 140			
Heptachlor epoxide	97.4	10.0	%	100		97	60 - 140			
gamma-Chlordane	91.6	10.0	%	100		92	60 - 140			
Endosulfan I	97.9	10.0	%	100		98	60 - 140			
4,4'-DDE	91.0	10.0	%	100		91	60 - 140			
Dieldrin	94.1	10.0	%	100		94	60 - 140			
Endrin	105	10.0	%	100		105	60 - 140			
4,4'-DDD	93.8	10.0	%	100		94	60 - 140			
Endosulfan II	95.0	10.0	%	100		95	60 - 140			
4,4'-DDT	95.2	10.0	%	100		95	60 - 140			
Endrin ketone	94.7	10.0	%	100		95	60 - 140			
Surrogate: TCMX		*108.60 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*115.66 %*	*30 - 135*							
LCSD 1										
alpha-BHC	90.4	10.0	%	100		90	60 - 140	1.86	140	
Heptachlor	107	10.0	%	100		107	60 - 140	0.85	140	
Aldrin	91.4	10.0	%	100		91	60 - 140	1.40	140	
Heptachlor epoxide	97.0	10.0	%	100		97	60 - 140	0.36	140	
gamma-Chlordane	90.3	10.0	%	100		90	60 - 140	1.47	140	

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512018 - EPA 8081										
LCSD 1										
Endosulfan I	97.5	10.0	%	100		97	60 - 140	0.44	140	
4,4'-DDE	89.3	10.0	%	100		89	60 - 140	1.90	140	
Dieldrin	93.0	10.0	%	100		93	60 - 140	1.14	140	
Endrin	103	10.0	%	100		103	60 - 140	2.22	140	
4,4'-DDD	93.1	10.0	%	100		93	60 - 140	0.77	140	
Endosulfan II	95.6	10.0	%	100		96	60 - 140	0.60	140	
4,4'-DDT	94.9	10.0	%	100		95	60 - 140	0.31	140	
Endrin ketone	95.6	10.0	%	100		96	60 - 140	0.88	140	
Surrogate: TCMX		*99.20 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*108.09 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Surrogate: TCMX		*97.08 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*103.08 %*	*30 - 135*							

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735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512054 - EPA 8081										
CCV 1										
alpha-BHC	97.5	10.0	%	100		97	80 - 120		120	
Heptachlor	104	10.0	%	100		104	80 - 120		120	
Aldrin	101	10.0	%	100		101	80 - 120		120	
Heptachlor epoxide	101	10.0	%	100		101	80 - 120		120	
gamma-Chlordane	99.6	10.0	%	100		100	80 - 120		120	
Endosulfan I	102	10.0	%	100		102	80 - 120		120	
4,4'-DDE	99.0	10.0	%	100		99	80 - 120		120	
Dieldrin	99.4	10.0	%	100		99	80 - 120		120	
Endrin	98.3	10.0	%	100		98	80 - 120		120	
4,4'-DDD	97.5	10.0	%	100		97	80 - 120		120	
Endosulfan II	96.6	10.0	%	100		97	80 - 120		120	
4,4'-DDT	96.2	10.0	%	100		96	80 - 120		120	
Endrin ketone	97.8	10.0	%	100		98	80 - 120		120	
LCS 1										
alpha-BHC	80.3	10.0	%	100		80	60 - 140			
Heptachlor	88.3	10.0	%	100		88	60 - 140			
Aldrin	85.0	10.0	%	100		85	60 - 140			
Heptachlor epoxide	86.8	10.0	%	100		87	60 - 140			
gamma-Chlordane	83.0	10.0	%	100		83	60 - 140			
Endosulfan I	89.1	10.0	%	100		89	60 - 140			
4,4'-DDE	83.2	10.0	%	100		83	60 - 140			
Dieldrin	83.4	10.0	%	100		83	60 - 140			
Endrin	76.6	10.0	%	100		77	60 - 140			
4,4'-DDD	81.5	10.0	%	100		81	60 - 140			
Endosulfan II	84.2	10.0	%	100		84	60 - 140			
4,4'-DDT	79.4	10.0	%	100		79	60 - 140			
Endrin ketone	87.2	10.0	%	100		87	60 - 140			
Surrogate: TCMX		*96.62 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*95.05 %*	*30 - 135*							
LCSD 1										
alpha-BHC	75.1	10.0	%	100		75	60 - 140	6.75	140	
Heptachlor	83.8	10.0	%	100		84	60 - 140	5.27	140	
Aldrin	73.1	10.0	%	100		73	60 - 140	15.07	140	
Heptachlor epoxide	82.4	10.0	%	100		82	60 - 140	5.22	140	
gamma-Chlordane	78.2	10.0	%	100		78	60 - 140	5.88	140	

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EPA 8081A Organochlorinated Pesticides (OCPs) by GC-ECD by EPA 8081 - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	%REC Limits	Notes
Batch QC2512054 - EPA 8081										
LCSD 1										
Endosulfan I	84.4	10.0	%	100		84	60 - 140	5.41	140	
4,4'-DDE	77.6	10.0	%	100		78	60 - 140	6.98	140	
Dieldrin	79.2	10.0	%	100		79	60 - 140	5.18	140	
Endrin	75.4	10.0	%	100		75	60 - 140	1.57	140	
4,4'-DDD	80.3	10.0	%	100		80	60 - 140	1.52	140	
Endosulfan II	83.0	10.0	%	100		83	60 - 140	1.45	140	
4,4'-DDT	77.9	10.0	%	100		78	60 - 140	1.83	140	
Endrin ketone	84.0	10.0	%	100		84	60 - 140	3.80	140	
Surrogate: TCMX		*86.46 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*90.57 %*	*30 - 135*							
Method Blank 1										
alpha-BHC	ND	10.0	µg/kg							
beta-BHC	ND	10.0	µg/kg							
gamma-BHC (Lindane)	ND	10.0	µg/kg							
Heptachlor	ND	10.0	µg/kg							
delta-BHC	ND	10.0	µg/kg							
Aldrin	ND	10.0	µg/kg							
Heptachlor epoxide	ND	10.0	µg/kg							
gamma-Chlordane	ND	10.0	µg/kg							
alpha-Chlordane	ND	10.0	µg/kg							
Endosulfan I	ND	10.0	µg/kg							
4,4'-DDE	ND	10.0	µg/kg							
Dieldrin	ND	10.0	µg/kg							
Endrin	ND	10.0	µg/kg							
4,4'-DDD	ND	10.0	µg/kg							
Endosulfan II	ND	10.0	µg/kg							
4,4'-DDT	ND	10.0	µg/kg							
Endrin aldehyde	ND	10.0	µg/kg							
Endosulfan sulfate	ND	10.0	µg/kg							
Methoxychlor	ND	20.0	µg/kg							
Endrin ketone	ND	10.0	µg/kg							
Toxaphene	ND	20.0	µg/kg							
Surrogate: TCMX		*96.47 %*	*30 - 135*							
Surrogate: Decachlorobiphenyl		*96.14 %*	*30 - 135*							

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Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

Notes and Definitions

ND	Analyte NOT DETECTED at or above the reporting limit
RPD	Relative Percent Difference
E	Estimated Concentration; concentration exceeds calibration range.
LCC	Leak Check Compound
MDL	Compound Reported to Method Detection Limit
1	Recovery outside of acceptable limits. LCS/LCSD recoveries and %RSD were within QC limits, therefore data was accepted.
SMSR	Sample matrix prevented adequate surrogate recovery.
J	Value less then PQL but greater than MDL.
HHSR	High hydrocarbon concentration in this sample prevented adequate surrogate recovery.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
OV	Sample was filtered in the lab before extraction.
HHTAR	High hydrocarbon concentration prevented in-range recovery of target analytes.
IHRPD	Target analyte recoveries were outside of range but accepted due to passing RPDs
AROL	Target analyte recovery exceeded recovery range but was accepted due to ND of that analyte in MB and sample(s).
ISO-H	Isomers could not be sufficiently chromatographically resolved according to method requirements due to hydrocarbon interference or other matrix effects. The isomers' reported individual concentrations were each calculated as the average of each of the individual isomers' concentrations.
2	Recovery outside of acceptable limits for either LCS or LCSD. CCV and LCS or LCSD recoveries were within limits; therefore data was accepted.
3	RPD outside of acceptable limits. Target analyte recoveries were within QC limits; therefore, data was accepted.
4	LCS and/or LCSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
5	MS and/or MSD recoveries exceeded acceptability ranges. Target analyte recoveries were accepted due to passing CCV, in-range LCS/LCSD RPDs, and a clean MB in which all target analytes were < RL.
SMTAR	Sample matrix prevented adequate recovery of target analytes.
RV	Surrogate recovery outside of control limits due to required dilution.
ASP	Hydrocarbons in this sample most closely resemble asphalt.
@	Surrogate is outside acceptable limits. All other QC parameters in control, therefore data was accepted.
S	Sample was subjected to elemental sulfur cleanup by EPA 3660B.
TIC	Tentatively Identified Compound. Compound is not in the calibration mix and does not have a valid calibration. All reported detections are estimated.

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Colby Wakeman
Lab Director

JONES ENVIRONMENTAL, INC.

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
714-449-9937 PHONE
562-646-1611 FAX

Stantec Consulting	Project:	Chacon Farms	
735 EastCarnegie Drive, Suite 280	Project Number:	185807160	Reported
San Bernardino, CA 92408	Project Manager:	Jim DeWoody	12/02/25 15:01

TH1	This sample was analyzed outside the recommended EPA holding time.
YP	Associated CCV outside of control limits low.
IB	CCV recovery above limit; analyte not detected
LO	MS and/or MSD result unavailable. Batch accept. based on LCS rec.
YQ	Associated CCV outside of control limits high.
GN	Surrogate recovery is outside of control limits
LG	Surrogate recovery below the acceptance limits.
LH	Surrogate recovery above the acceptance limits.
AZ	Surr. recovery outside of acceptance limits due to matrix interf.
HN	Low concentration matrix spike recovery out of limits
HO	High concentration matrix spike recovery out of limits
M	A matrix effect is present.
LR	LCS recovery below method control limits.
TW	LCS recovery exceeds control limit.

Jones Environmental, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Colby Wakeman
Lab Director

Stantec

CHAIN OF CUSTODY

Laboratory Project Number:
j'.2511-76

Page1 of '3

Client Name/Address:

Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408

Project Manager:
Jim Dewoody

E-Mail Address:
james.dewoody@stantec.com

'\

Analysis Required

Turn Around Time:
Normal X
72 Hour:
48 Hour

909-335-6116
Laboratory:

Sa_Ampler'**NNag:I**

24 Hour
Same Day:

Jones Environmental
10260 Matern Place
Santa Fe Springs, CA 90670
714-449-9937

Stantec Project Number:
185807160

Project Name:
Chacon Farms

Other:

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Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time				Special Instructions
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Sample Preservative: I=ICE - 2=HCl - 3=H_2S0_4 - 4=$HN0_3$ - 5=NaOH - 6=0ther:

Special Instructions: Contact PM for additional follow-on analysis. Prelims to PM when available.

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Received y+ Company Name: V Date Time

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j254:1·J6

Page 2. of";,

Client Name/Address:

Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-335-6116

Laboratory:

Jones Environmental
10260 Matern Place
Santa Fe Springs, CA 90670

714-449-9937

Project Manager:
Jim Dewoody

E-Mail Address:
james.dewoody@stantec.com

SarJ/;?L

Stantec Project Number:
185807160

Project Name:
Chacon Farms

Analysis Required

Turn Around Time:
Normal X
72 Hour:
48 Hour
24 Hour
Same Day:
Other:
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Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time					Special Instructions
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Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j254:1·J6

Page 2. of":,

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Sample Preservative: I=ICE - 2=HCl - 3=H_2SO_4 - 4=HNO_3 - 5=NaOH - 6=Other:

Special Instructions: Contact PM for additional follow-on analysis. Prelims to PM when available.

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3 5 of 41

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j'.254478

Page □ of 3

Client Name/Address:

Project Manager: '\

Analysis Required

Turn Around Time:

Stantec Consulting Services Inc.
735 E. Carnegie Drive, Suite 280
San Bernardino, CA 92408
909-33S-6116

Jim Dewoody

E-Mail Address:
james.dewoody@stantec.com

Sampler Name:

Laboratory:
Jones Environmental
10260 Matern Place
Santa Fe Springs, CA 90670
714-449-9937

Stantec Project Number:
185807160

Project Name:
Chacon Farms

Normal X
72 Hour:
48 Hour
24 Hour
Same Day:
Other:

t,ample Temp °C: □ -□

Sample Description/Identification	Sample Matrix	Preservative (see below)	# of Cont.	Sample Date	Sample Time
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Special Instructions

Sample Preservative: 1-ICE - 2=HCI - 3-H_2S0_4 - 4-$HN0_3$ - 5-NaOH - **6-Other:**

Special Instructions: **Contact PM for additional follow-on analysis. Prelims to PM when available.**

Stantec

CHAIN OF CUSTODY

Laboratory Project Number: j'.254478

Page 3 of 3

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Login Report

Customer Name: Stantec Consulting
Purchase Order:
Project ID: Chacon Farms
Comment:

Order ID: J254478
Order Date: 11/21/2025

Sample #: J254478-001 **Customer Sample #:** A1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25	9:06 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25	4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-002 **Customer Sample #:** A2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25	7:53 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25	4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

Sample #: J254478-003 **Customer Sample #:** A3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:49 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-007 **Customer Sample #:** B1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 12:00 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-008 **Customer Sample #:** B2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:58 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-009 **Customer Sample #:** B3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:44 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-013 **Customer Sample #:** C1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:16 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

OCPs	EPA 8081	12/3/2025

Sample #: J254478-014 **Customer Sample #:** C2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:02 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-015 **Customer Sample #:** C3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:36 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-019 **Customer Sample #:** D1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:21 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-020 **Customer Sample #:** D2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:26 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

Sample #: J254478-021 **Customer Sample #:** D3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:30 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-025 **Customer Sample #:** E1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:26 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-026 **Customer Sample #:** E2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:32 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-027 **Customer Sample #:** E3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:20 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-031 **Customer Sample #:** F1-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 9:32 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	

Customer Name: Stantec Consulting **Order ID:** J254478

Purchase Order: **Order Date:** 11/21/2025

Project ID: Chacon Farms

Comment:

OCPs	EPA 8081	12/3/2025

Sample #: J254478-032 **Customer Sample #:** F2-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 8:37 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

Sample #: J254478-033 **Customer Sample #:** F3-0.5 **Site:**

Recv'd:	☑	**Collector:**		**Date Collected:**	11/20/25 7:21 AM
Quantity:	1	**Matrix:**	Soil	**Date Received:**	11/21/25 4:19 PM

Comment:

Test	Test Group	Method	Due Date	Priority
Arsenic, As		EPA 6010	12/3/2025	
OCPs		EPA 8081	12/3/2025	

SAMPLE CONDITION RECORD

1. Are the samples within correct temperature criteria? (0 - 6°C)	No
2. If not within temp. criteria, were samples received on ice?	Yes
3. If not within temp. criteria, were samples received on same day of sampling?	No
4. Is the Chain of Custody (COC) received filled out completely?	Yes
5. Does the total number of containers received match COC?	Yes
6. Are the sample container label(s) consistent with COC?	Yes
7. Are the sample container(s) intact and in good condition?	Yes
8. Were the proper containers & sufficient volume for analyses requested on COC?	Yes
9. Was the proper preservative indicated on COC/container for analyses requested?	Yes
10. Are the containers for volatile analysis free of headspace? (EPA 8260 water)	N/A
EDF Requested	No

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

LETTER D

Via Email

March 24, 2026

Michelle Peterson, Chair
Patricia Scott, Vice-Chair
John Gagnepain, Second Vice-Chair
Corinne Award, Commissioner
Taurus Jones, Commissioner
Planning Commission
City of San Jacinrto
625 S. Pico Avenue
San Jacinto, CA 92583
comments@sanjacintoca.gov

Yaneli, Hernandez, Senior Planner
Community Development Department
City of San Jacinto
595 South San Jacinto Avenue
San Jacinto, CA 92583
yhernandez@sanjacintoca.gov

Re: Comment on Mitigated Negative Declaration, Chacon Farms Project (SCH 2025101241), March 24, 2026, Planning Commission Agenda Item 5.1

Dear Chair Peterson, Vice Chair Scott, Honorable Commissioners and Planner Hernandez:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Chacon Farms Project (SCH 2025101241), which proposes the development of master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres, located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027) in the City of San Jacinto ("Project"). **D-1**

SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report (EIR) be prepared for the Project rather than an MND because there is a fair argument that the Project may have adverse environmental impacts. An EIR will ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated. **D-2**

March 24, 2026
Comment on Mitigated Negative Declaration, Chacon Farms Project (SCH 2025101241),
March 24, 2026, Planning Commission Agenda Item 5.1
Page 2 of 2

SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Richard Drury
Lozeau Drury LLP

Responses To Letter D

Supporters Alliance For Environmental Responsibility (SAFER) – Lozeau Drury LLP, March 24, 2026

Comment D-1:

The commenter identifies the project and states that the comment is submitted on behalf of Supporters Alliance For Environmental Responsibility (SAFER) regarding the Initial Study and Mitigated Negative Declaration prepared for the Chacon Farms Project.

Response D-1:

The City acknowledges the comment. The letter was received on March 24, 2026, after the close of the 30-day public review period for the Draft IS/MND, which extended from October 28, 2025 through November 27, 2025. Although CEQA does not require a written response to comments on a Mitigated Negative Declaration, and does not require consideration of late comments, the City has elected to respond as a matter of good public policy and transparency.

Comment D-2:

The commenter asserts that the IS/MND is improper under CEQA due to its alleged failure to adequately assess the Project's potentially significant environmental impacts, requests preparation of an environmental impact report (EIR) on the basis that a fair argument exists that the Project may have adverse environmental impacts, and reserves the right to supplement the comment throughout the administrative process.

Response D-2:

Under CEQA, an EIR is required only where substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. (Pub. Resources Code, § 21080(d); CEQA Guidelines, § 15064(f)(1).) Substantial evidence consists of facts, reasonable assumptions predicated on facts, and expert opinion supported by facts; it does not include argument, speculation, or unsubstantiated opinion. (Pub. Resources Code, § 21080(e); CEQA Guidelines, § 15384.) The comment letter identifies no specific impact, technical deficiency, or evidence in support of its request for an EIR, and therefore does not provide substantial evidence supporting a fair argument under CEQA.

The Draft IS/MND analyzed each environmental issue area required by Appendix G of the CEQA Guidelines, supported by Project-specific technical studies and, as discussed in the responses to Letters A and B, by a supplemental Phase II Environmental Site Assessment and a California LESA Model analysis included as appendices to this Final IS/MND. The commenter's reservation of rights is noted; any supplemental comments timely submitted will be made part of the administrative record.

Finding:

The comments do not identify a new significant environmental impact, a substantial increase in the severity of a previously identified impact, or the need for new or considerably different mitigation measures. Accordingly, recirculation under CEQA Guidelines section 15073.5 is not required, and preparation of an EIR is not warranted.

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Public Comment: **LETTER E** April 7, 2026

Letter of comment for San Jacinto City Council Members regarding the new housing development Chacon Farms Project in San Jacinto, CA.

We have some concerns about the safety of the roads near the Chacon Farms Project, namely Cawston Ave North between Esplane and 7th, and 7th Street between Cawston and Sanderson. The concerns we have are for the safety of both pedestrians and vehicles alike. In our San Jacinto Valley, homes typically have several cars each, so adding 419 homes becomes thousands of cars. Based on the 11th Edition ITEManual Analysis, the Chacon Farms Project is projected to generate roughly 3,952 daily vehicle trips. Having reduced the number of entrance/exits in the project from 3 down to 2 will greatly increase the impact on both Cawston Ave N and 7th Street. **E-1**

Our property is located along Cawston and 7th streets, so we will share the roads with this new development. We have yet to be made aware of what - if any - actual improvements to these streets will be. At the planning commission meeting on March 24, 2026, there were no specific/complete plans available for road improvements. **E-2**

Currently, Cawston Ave N is a narrow street with a temporary sidewalk on the West side and no turning lanes or shoulders for either lane, making it difficult and sometimes dangerous for vehicles to turn into and out of the driveways. This is a "bottleneck" of sorts, as Cawston Ave North of 7th and South of Esplanade is improved with sidewalks, turning lanes and shoulders, appropriate for the homes and schools in the area. **E-3**

7th Street between Sanderson and Cawston is currently improved on the Westbound lane with sidewalks and turning lanes into housing projects. However, the Eastbound lane is narrow and has no turn lanes or shoulders, which makes it difficult and dangerous for vehicles to turn into and out of the driveways. **E-4**

Talley Meadows Layups and Retirement, our busy working horse ranch for the past 10 years, has several gated entrances along Cawston and 7th streets. While we understand the need for development in our community, we feel it is imperative to widen and improve Cawston Ave between Esplanade and 7th, and 7th street between Cawston and Sanderson for the safety and wellbeing of school children, families and those traveling in vehicles. **E-5**

Thank you for your thoughtful consideration of our concerns,

Joe and Christy Talley

Responses To Letter E

Joe and Christy Talley – Talley Meadows Layups and Retirement, April 7, 2026

Comment E-1:

The commenters express concern about pedestrian and vehicular safety on Cawston Avenue North between Esplanade and 7th Street, and on 7th Street between Cawston and Sanderson, in connection with the addition of 419 homes and the Project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis). The commenters note that the reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street.

Response E-1:

The City acknowledges the commenters' safety concerns and the Project's projected trip generation. The Transportation Impact Analysis prepared for the Project (appended to the Draft IS/MND) evaluates the Project's projected trip generation, the operational performance of study intersections and roadway segments under existing, opening-year, and cumulative conditions, and the adequacy of Project access. The analysis confirms that, with implementation of the required off-site improvements identified in the Conditions of Approval, all study intersections and roadway segments will operate at acceptable levels of service consistent with City standards, and the consolidation of Project access points does not create a new or substantially more severe traffic safety hazard than the conditions analyzed in the Draft IS/MND. The Draft IS/MND analysis of transportation impacts (Section 4.17) is supported by substantial evidence.

Comment E-2:

The commenters state that they have not been made aware of what, if any, actual improvements to Cawston Avenue and 7th Street will be required, and that at the Planning Commission meeting on March 24, 2026, there were no specific or complete plans available for road improvements.

Response E-2:

The City respectfully clarifies the nature of the entitlement-stage record. The Tentative Tract Map No. 39076 reviewed by the Planning Commission on March 24, 2026 included street cross-sections and frontage exhibits for Cawston Avenue, 7th Street, and Esplanade Avenue. The Draft IS/MND described the required off-site frontage improvements in narrative form, and the Transportation Impact Analysis appended to the Draft IS/MND analyzed the trip generation, intersection operations, and roadway conditions associated with the Project. Together, these constitute the level of project definition required for CEQA review and for the entitlement decisions before the Planning Commission. Construction-level improvement plans (signing and striping plans, structural sections, joint details, and similar) are submitted to and approved by the City Engineer at a later stage of the development process — specifically, prior to recordation of the Final Map (Conditions of Approval Nos. 13 and 24) — and are not required at the entitlement stage.

Importantly, the Conditions of Approval adopted by the Planning Commission establish the off-site frontage improvements as binding requirements of Project approval, as set forth in Response E-3 below.

Comment E-3:

The commenters state that Cawston Avenue North is currently a narrow street with a temporary sidewalk on the west side and no turning lanes or shoulders, making it difficult and sometimes dangerous for vehicles to turn into and out of driveways. The commenters describe this as a "bottleneck," given that Cawston Avenue north of 7th Street and south of Esplanade is improved with sidewalks, turning lanes, and shoulders.

Response E-3:

The City acknowledges the existing condition of Cawston Avenue along the Project's easterly frontage. The Conditions of Approval adopted by the Planning Commission on March 24, 2026 require the developer to construct the following frontage improvements along Cawston Avenue prior to issuance of the Phase 1 Certificate of Occupancy — i.e., before any resident may occupy a home in the Project:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way consistent with the City's Major roadway classification (Condition of Approval No. 9);
- Asphalt paving (Traffic Index 9.0, PG 70-10);
- 8-inch curb and gutter located 32 feet west of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards (Condition of Approval No. 86).

These improvements will widen and improve Cawston Avenue along the Project's frontage to the City's Major roadway standard, replacing the existing narrow cross-section with a permanent improved sidewalk, dedicated bike facility, landscaped parkway, curb and gutter, and a wider travel section that accommodates the addition of a Project-side travel lane. The improvements directly address the bottleneck condition identified by the commenters and bring the Cawston Avenue frontage into conformance with the improved sections of Cawston Avenue north of 7th Street and south of Esplanade Avenue. In addition, Condition of Approval No. 115 requires installation of a traffic signal at the intersection of Cawston Avenue and Cottonwood Avenue, and Conditions Nos. 79 and 108 require payment of the City's Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF), which fund area-wide circulation improvements.

Comment E-4:

The commenters state that 7th Street between Cawston and Sanderson is currently improved

on the westbound lane with sidewalks and turning lanes, but that the eastbound lane is narrow and has no turn lanes or shoulders, making it difficult and dangerous for vehicles to turn into and out of driveways.

Response E-4:

The City acknowledges the existing condition of 7th Street along the Project's northerly frontage. The Conditions of Approval adopted by the Planning Commission require the developer to construct the following frontage improvements along 7th Street prior to issuance of the Phase 1 Certificate of Occupancy:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way consistent with the City's Major roadway classification (Condition of Approval No. 8);
- Asphalt paving (Traffic Index 9.0, PG 70-10);
- 8-inch curb and gutter located 32 feet south of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards (Condition of Approval No. 85).

These improvements will widen and improve the eastbound (south) side of 7th Street along the Project's frontage to the City's Major roadway standard, addressing the asymmetry between the existing improved westbound side and the unimproved eastbound side that the commenters identify. The Project's frontage along 7th Street extends from the northwest corner of the property at Cawston Avenue westward; improvements to segments of 7th Street beyond the Project's frontage are the responsibility of the City and adjoining property owners through future Capital Improvement Program (CIP) projects and frontage improvements associated with future development, and are funded in part through the Project's required TUMF and Traffic Signal Mitigation Fee contributions.

Comment E-5:

The commenters identify Talley Meadows Layups and Retirement as a working horse ranch with several gated entrances along Cawston and 7th Streets, and state that while they understand the need for development, they feel it is imperative to widen and improve Cawston Avenue between Esplanade and 7th Street, and 7th Street between Cawston and Sanderson, for the safety and well-being of school children, families, and other travelers.

Response E-5:

The City appreciates the commenters' acknowledgement of the community's growth needs and their long-standing presence as the operators of Talley Meadows Layups and Retirement. As detailed in Responses E-3 and E-4, the widening and improvement of Cawston Avenue between Esplanade and 7th Street along the Project's frontage, and of 7th Street along the

Project's northerly frontage, are required as binding Conditions of Approval and must be completed before any resident occupies a home in the Project. In addition, the design and approval of the off-site frontage improvements through the City Engineer's review of the construction-level Street Improvement Plans (Conditions Nos. 13 and 24) will ensure that the improvements meet the City's adopted standards for pedestrian safety, vehicular operation, and access to the commenters' existing gated driveways.

Finding:

The comments raise community concerns regarding traffic and pedestrian safety along Cawston Avenue and 7th Street that are addressed through the Project's required off-site frontage improvements (Conditions of Approval Nos. 8, 9, 85, 86, 115) and through the Project's payment of City Traffic Signal Mitigation Fees and TUMF (Conditions Nos. 79, 108). The comments do not identify any new significant environmental impact, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different mitigation measures. Accordingly, recirculation under CEQA Guidelines section 15073.5 is not required.

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LETTER F

April 7, 2026

To the City Council Members of San Jacinto, CA,
Public Comment Regarding Traffic Safety Concerns for the Chacon Farms Project

We, Michael and Emalee Tomoni, owners of Talley Meadows Layups and Retirement, wish to formally express our significant concerns regarding pedestrian and vehicle safety near the proposed Chacon Farms Project.

Our property is located at the intersection of Cawston Avenue and 7th Street, and we will directly share these roads with the new development. Based on the project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis), we anticipate a substantial increase in traffic volume. F-1

We have specific safety concerns regarding the current state of local infrastructure:

Reduced Access: The reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street. F-2

Cawston Avenue North (between Esplanade and 7th): This section is currently narrow with a temporary sidewalk on the west side and lacks turning lanes or shoulders. This creates a "bottleneck" and dangerous turning conditions, unlike the improved sections north of 7th and south of Esplanade. F-3

7th Street {between Cawston and Sanderson): The eastbound lane is narrow, with no turn lanes or shoulders, making turns into and out of driveways difficult and unsafe. F-4

Proposed Solution

We feel it is imperative that the City mandates the widening and improvement of Cawston Avenue (between Esplanade and 7th) and 7th Street (between Cawston and Sanderson) before the project's completion. These improvements are vital for the safety and well-being of local school children, families, and all travelers in the area.

We appreciate your thoughtful consideration of these critical safety concerns.

Sincerely,

Michael and Emalee Tomoni

Responses To Letter F

Michael and Emalee Tomoni – Owners, Talley Meadows Layups and Retirement, April 7, 2026

Comment F-1:

The commenters identify themselves as the owners of Talley Meadows Layups and Retirement, located at the intersection of Cawston Avenue and 7th Street, and express significant concerns regarding pedestrian and vehicular safety near the proposed Chacon Farms Project. The commenters reference the Project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis) and anticipate a substantial increase in traffic volume.

Response F-1:

The City acknowledges the commenters' safety concerns and the Project's projected trip generation. The Transportation Impact Analysis prepared for the Project (appended to the Draft IS/MND) evaluates the Project's projected trip generation, the operational performance of study intersections and roadway segments, and the adequacy of Project access. With implementation of the required off-site frontage improvements identified in the Conditions of Approval and described in Response F-3 below, all study intersections and roadway segments will operate at acceptable levels of service consistent with City standards. See also Response E-1, which addresses the same trip generation and operational analysis in greater detail.

Comment F-2:

The commenters identify a concern under the heading "Reduced Access": that the reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street.

Response F-2:

The Project's access configuration was analyzed in the Transportation Impact Analysis and was reflected in the Tentative Tract Map No. 39076 reviewed and approved by the Planning Commission on March 24, 2026. The consolidation of Project access points was evaluated for its effect on adjacent intersection operations and roadway segment performance, and the analysis concludes that with the required off-site frontage improvements, the access configuration provides safe and adequate ingress and egress consistent with City standards. The Project's two access points are supported by the widening and improvement of Cawston Avenue and 7th Street along the Project's frontage to the City's Major roadway standard (see Response F-3) and by the installation of a traffic signal at Cawston Avenue and Cottonwood Avenue (Condition of Approval No. 115).

Comment F-3:

The commenters identify a concern under the heading "Cawston Avenue North (between Esplanade and 7th)": that this section is currently narrow with a temporary sidewalk on the west side and lacks turning lanes or shoulders, creating a "bottleneck" and dangerous turning

conditions, unlike the improved sections north of 7th Street and south of Esplanade Avenue.

Response F-3:

The Project's easterly frontage along Cawston Avenue corresponds to the segment between 7th Street and Esplanade Avenue identified by the commenters. The Conditions of Approval adopted by the Planning Commission require the developer to construct the following frontage improvements along Cawston Avenue prior to issuance of the Phase 1 Certificate of Occupancy:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way (Condition of Approval No. 9);
- Asphalt paving (Traffic Index 9.0, PG 70-10);
- 8-inch curb and gutter located 32 feet west of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights (Condition of Approval No. 86).

These improvements will widen and improve the Project's Cawston Avenue frontage to the City's Major roadway standard, replacing the existing temporary sidewalk and unimproved cross-section, and bringing this segment into conformance with the improved sections of Cawston Avenue north of 7th Street and south of Esplanade Avenue. The bottleneck condition identified by the commenters is directly addressed by these required improvements. See also Response E-3.

Comment F-4:

The commenters identify a concern under the heading "7th Street (between Cawston and Sanderson)": that the eastbound lane is narrow, with no turn lanes or shoulders, making turns into and out of driveways difficult and unsafe. Under the heading "Proposed Solution," the commenters state that it is imperative the City mandates the widening and improvement of Cawston Avenue between Esplanade and 7th Street, and 7th Street between Cawston and Sanderson, before the Project's completion.

Response F-4:

The Project's northerly frontage along 7th Street corresponds to the western portion of the segment between Cawston and Sanderson identified by the commenters. The Conditions of Approval require the developer to construct the following frontage improvements along 7th Street prior to issuance of the Phase 1 Certificate of Occupancy:

- Dedication of an additional 20 feet of right-of-way to provide a 50-foot wide halfwidth right-of-way (Condition of Approval No. 8);
- Asphalt paving (Traffic Index 9.0, PG 70-10);

- 8-inch curb and gutter located 32 feet south of centerline;
- A Class II Buffered Bike Lane consistent with the City of San Jacinto Trails Master Plan;
- An 18-foot wide parkway with landscaping;
- A 6-foot wide concrete sidewalk; and
- Streetlights (Condition of Approval No. 85).

These improvements will widen and improve the eastbound (south) side of 7th Street along the Project's frontage, addressing the asymmetry between the existing improved westbound side and the unimproved eastbound side identified by the commenters. Improvements to segments of 7th Street beyond the Project's frontage are the responsibility of the City and adjoining property owners through future Capital Improvement Program (CIP) projects and frontage improvements associated with future development; the Project contributes to area-wide circulation improvements through payment of the Transportation Uniform Mitigation Fee (TUMF) and the City's Traffic Signal Mitigation Fee (Conditions of Approval Nos. 79 and 108). With respect to the commenters' proposed solution, the widening and improvement of the Project's Cawston Avenue and 7th Street frontages must be completed prior to issuance of the Phase 1 Certificate of Occupancy — that is, before any resident may occupy a home in the Project — which directly satisfies the timing the commenters request. See also Response E-4 and Response E-5.

Finding:

The comments raise concerns regarding traffic and pedestrian safety along Cawston Avenue and 7th Street that are addressed through the Project's required off-site frontage improvements (Conditions of Approval Nos. 8, 9, 85, 86, 115) and through the Project's payment of City Traffic Signal Mitigation Fees and TUMF (Conditions Nos. 79, 108). The comments do not identify any new significant environmental impact, do not demonstrate that previously identified impacts would be substantially more severe than disclosed in the Draft IS/MND, and do not require the addition of new or considerably different mitigation measures. Accordingly, recirculation under CEQA Guidelines section 15073.5 is not required.

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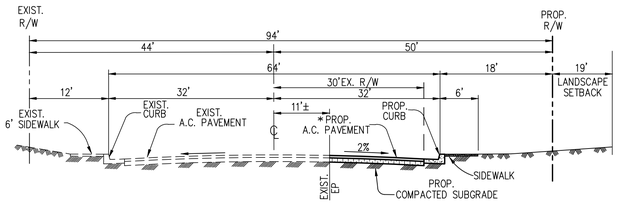
IN THE CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076

PORTION SECTION 31, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.B.M.

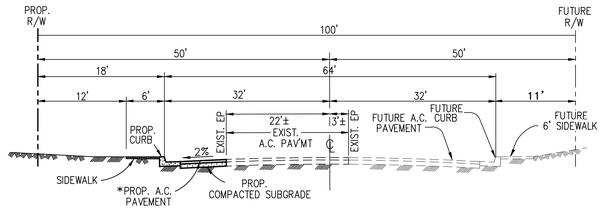


TYPICAL STREET SECTION
SEVENTH STREET - MAJOR
PUBLIC STREET

NOT TO SCALE

T.I. = 9.0

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

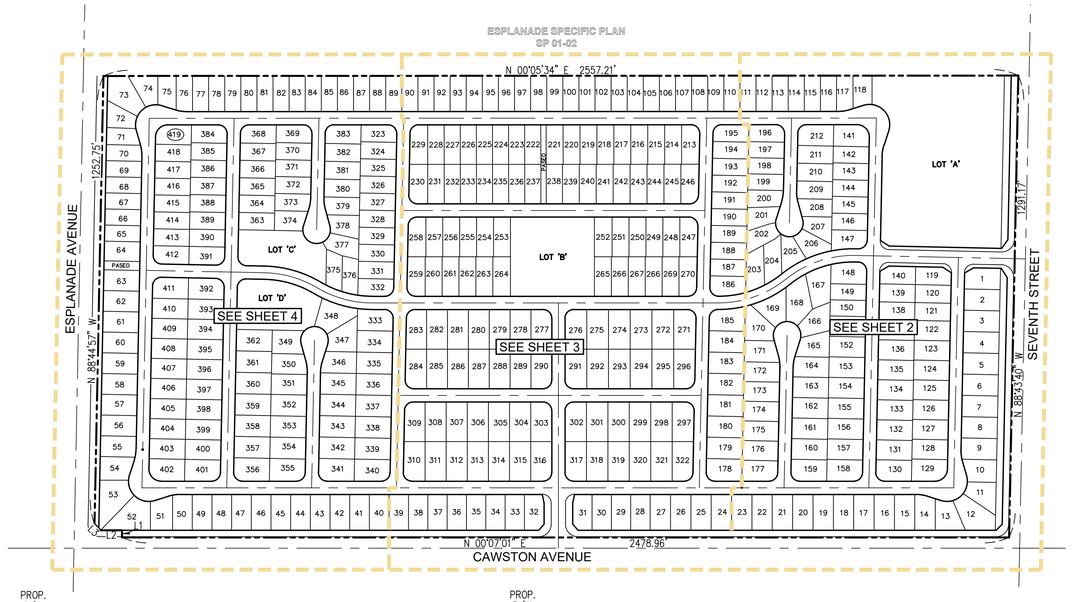


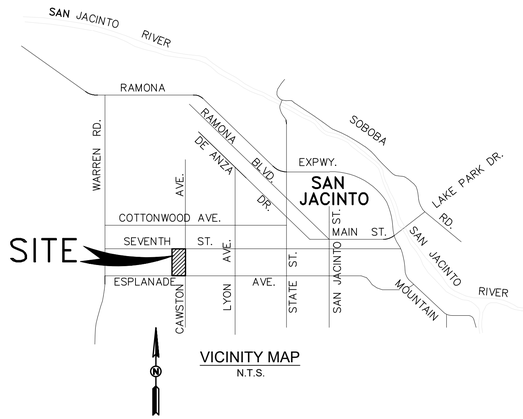
TYPICAL STREET SECTION
CAWSTON AVENUE - MAJOR
PUBLIC STREET

NOT TO SCALE

T.I. = 9.0

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.





VICINITY MAP
N.T.S.

OWNER

TEUNIS J. DE JONG, TRUSTEE OF THE TEUNIS J. JONG TRUST.
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA. 92582
907-229-2072

APPLICANT

RICHARD MICHAEL
RAMONA DAIRY
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA 92582
907-229-2072
richard@homealaska.net

ASSESSOR'S PARCEL NO(S).

432-260-009, 026 AND 027

ADJACENT LAND USE

WEST – ESPLANADE SP/ESPLANADE SP
NORTH – LDR/RL
EAST – VLDR/RR
SOUTH – CITY OF HEMET/CITY OF HEMET

ZONING

RL
RL/PI
RL
RM

EXISTING LAND USE

VLDR – VERY LOW DENSITY RESIDENTIAL

PROPOSED LAND USE

LDR – LOW DENSITY RESIDENTIAL

EXISTING ZONING

RR – RURAL RESIDENTIAL

PROPOSED ZONING

RL – RESIDENTIAL LOW DENSITY

UTILITIES

SEWER	CITY OF SAN JACINTO
WATER	EASTERN MUNICIPAL WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE	FRONTIER
CABLE	FRONTIER

NUMBER OF LOTS

419 SINGLE FAMILY RESIDENTIAL
4 OPEN SPACE LOTS

DENSITY

5.53 DU/AC GROSS

ACREAGE

75.70 GROSS ACRES WITHIN BOLD BOUNDARY
73.06 ACRES NET

OPEN SPACE AREA (NO BASINS)

LOT 'A': 1.88 AC
LOT 'B': 0.76 AC
LOT 'C': 0.27 AC
LOT 'D': 0.35 AC

SCHOOL DISTRICT

SAN JACINTO UNIFIED

SOURCE OF TOPOGRAPHY

AN AERIAL SURVEY BY PSOMAS DATED 10/22

FLOOD PLAIN

ZONE X PER COMMUNITY PANEL NO. 06065C1470G, DATED 8/28/2008.

EARTHWORK CALCULATIONS

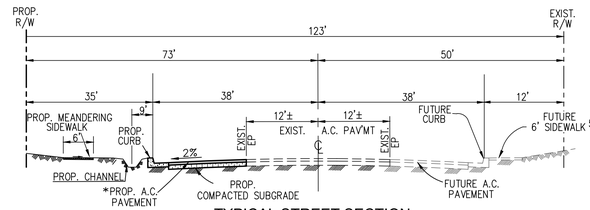
CUT VOLUME: 42,809 C.Y.
FILL VOLUME: 169,944 C.Y.

SHEET INDEX

SHEET 1 . . . . . TITLE SHEET
SHEET 2 . . . . . TENTATIVE TRACT MAP
SHEET 3 . . . . . TENTATIVE TRACT MAP
SHEET 4 . . . . . TENTATIVE TRACT MAP
SHEET 5 . . . . . LOT AREA SUMMARY TABLE

PHASING NOTE

THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SUBDIVISION MAP ACT SECTION 66456.1 ALLOWING FOR THE FILING OF MULTIPLE FINAL MAPS. FOUR (4) PHASED FINAL MAPS ARE ANTICIPATED TO BE FILED BASED ON THIS TENTATIVE TRACT MAP.

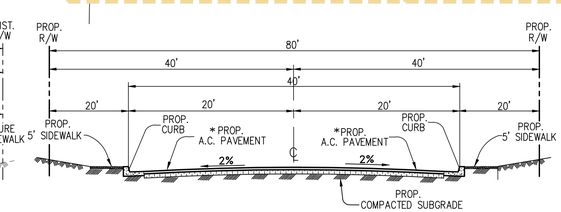


TYPICAL STREET SECTION
ESPLANADE AVENUE - ARTERIAL
PUBLIC STREET

NOT TO SCALE

T.I. = 9.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

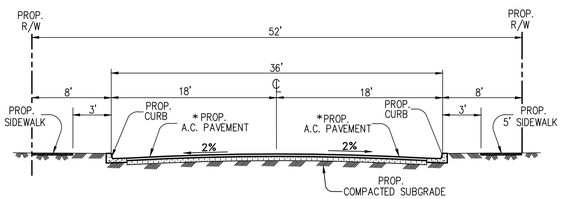


TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'K'/MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY

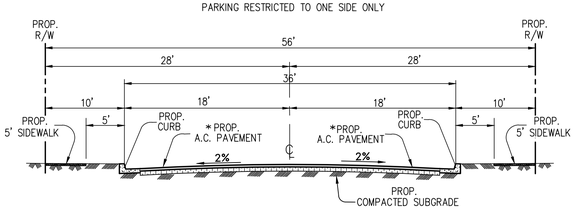


TYPICAL STREET SECTION
ROADS - MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'A'/MODIFIED LOCAL
PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER, THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER, FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WATER FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SAN JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINTO, RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS BLANKET IN NATURE.

3. A RIGHT OF WAY OVER A STRIP OF LAND 30 FEET WIDE ON EACH SIDE OF THE SECTION AND QUARTER SECTION LINES FOR ROAD OR FOR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER, AS DESCRIBED IN BOOK 341, PAGE 195 DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS SHOWN HEREON.

4. AN EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY TO CONSTRUCT, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, IMPROVE AND RELOCATE, SEWAGE TRANSMISSION AND COLLECTION FACILITIES, INCLUDING, BUT NOT LIMITED TO, GRAVITY PIPELINES, PRESSURE PIPELINES, MANHOLES, CONNECTIONS, AND APPURTENANT EQUIPMENT FOR THE COLLECTION AND TRANSMISSION OF SEWAGE, TOGETHER WITH REASONABLE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT, RECORDED SEPTEMBER 14, 2010 AS INSTRUMENT NO. 2010-0439200 OF OFFICIAL RECORDS, AND IS SHOWN HEREON.

LINE DATA

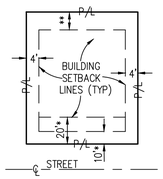
LINE	BEARING	DISTANCE
L1	N 89°52'59" W	20.00'
L2	N 00°07'01" E	60.00'
L3	N 45°40'13" E	24.28'

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST ½ OF FARM LOT 161 OF THE LANDS OF SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

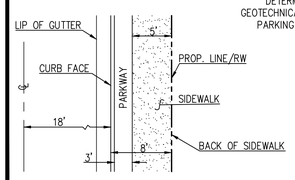
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SAN JACINTO, A CALIFORNIA MUNICIPAL CORPORATION, IN GRANT DEED RECORDED OCTOBER 2, 2019 AS INSTRUMENT NO. 2019-394879 OFFICIAL RECORDS.



TYPICAL BUILDING SETBACKS

NTS

20'* FROM P/L TO GARAGE,
10'* FROM P/L TO HOUSE FEATURE.
CORNER LOT: STREET SIDE SETBACK
5' FROM P/L.
** REAR SETBACK: 10' MIN.
** REAR SETBACK WITH SLOPE: 10' MIN.



PRIVATE STREET LEGEND
NTS

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY ENGINEER	

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL: REGISTERED PROFESSIONAL ENGINEER — BLAINE A. WOMER — No. 46354 — CIVIL — STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER CIVIL ENGINEERING
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Park City, UT 84098, 5133 Cove Canyon Dr. #302
Boise, ID. 83706, 4355 W Emerald Street, St. 145, Phone (208)593-7555

SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

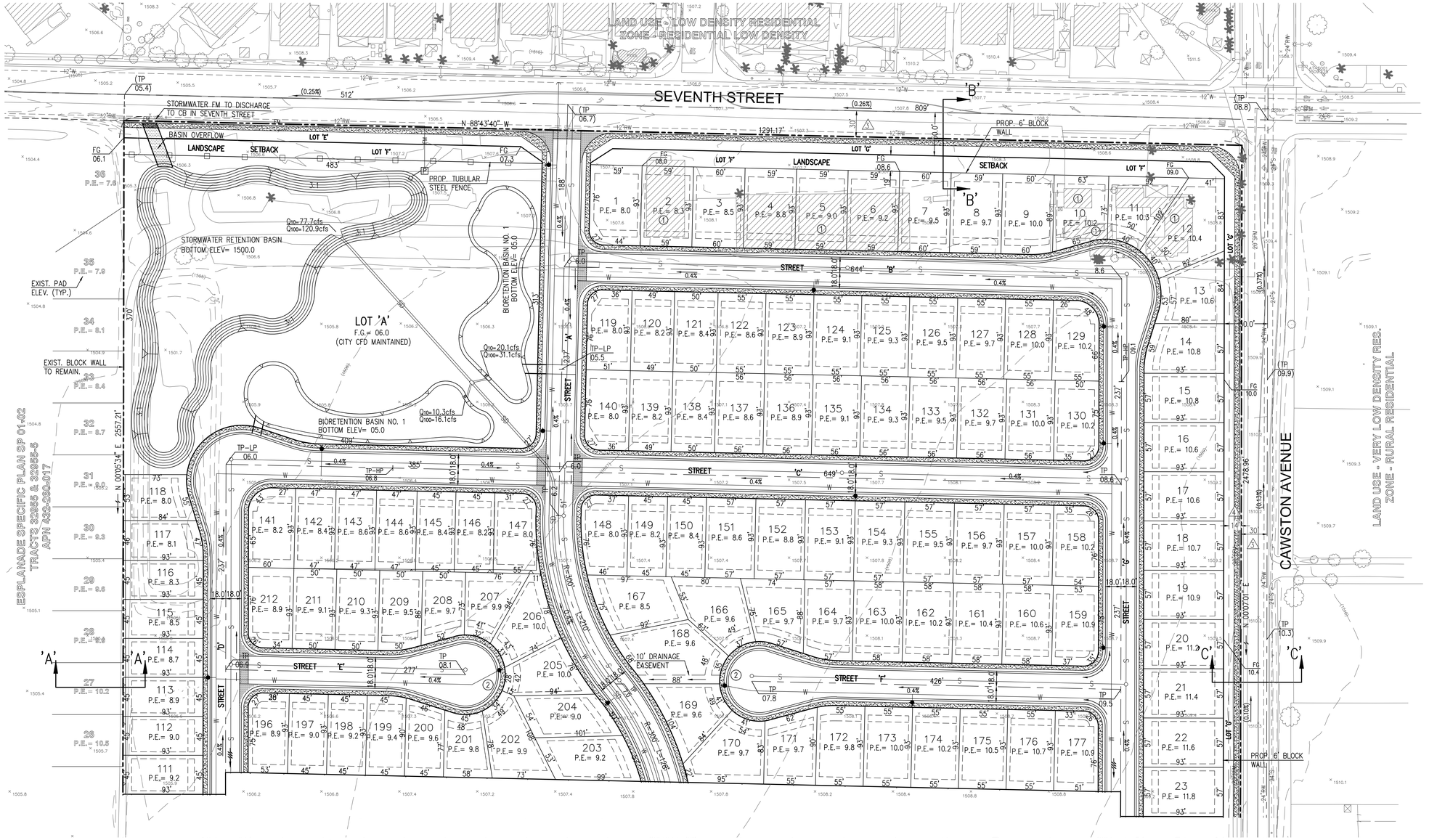
CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076
FOR RAMONA DAIRY
W.O.

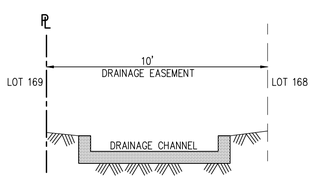
SHEET NO. 1 OF 5 SHEETS
FILE NO.

NORTH

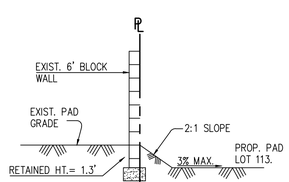
0 60 120 180

1"=60'

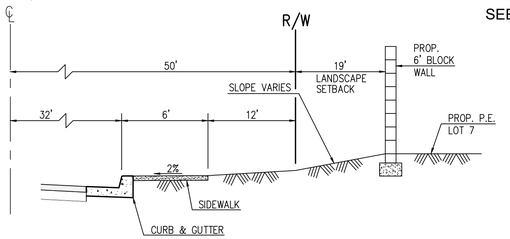




DRAINAGE EASEMENT SECTION
NTS



SECTION 'A' – 'A'
NTS



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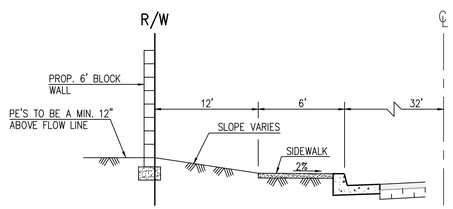
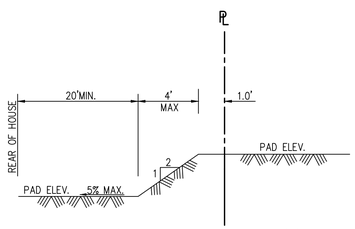


SECTION 'C' – 'C'
NTS



TYPICAL REAR YARD SECTION
NTS

KEY NOTES

1. EXISTING STRUCTURES TO BE REMOVED.
2. PARKING TO BE RESTRICTED IN CUL-DE-SAC.

NOTE: ALL CURB RETURNS HAVE A 25' RADIUS.

SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

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AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
				CITY	

ENGINEER
DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER

PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER
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SCALE 1" = 60'
DATE SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY
W.O.

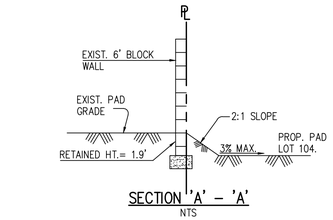
SHEET NO. 2 OF 5 SHEETS
FILE NO.

SEE SHEET NO. 2

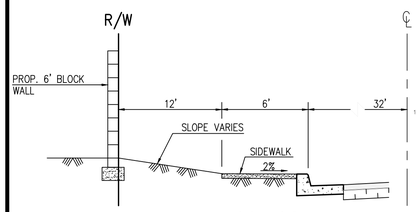
NORTH

0 60 120 180

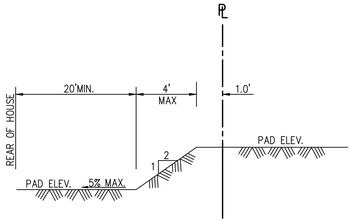
1"=60'



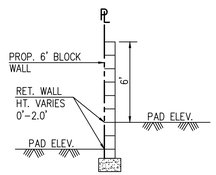
SECTION 'A' – 'A'
NTS



SECTION 'C' – 'C'
NTS



TYPICAL REAR YARD SECTION
NTS



SECTION 'E' – 'E'
NTS

ESPLANADE SPECIFIC PLAN SP 01-02
TRACT 32325-1
APN 432-280-014

EXIST. BLOCK WALL

PROP. 6' BLOCK WALL ON RETAINING WALL.

BIORETENTION BASIN NO. 2
BOTTOM ELEV= 07.0
Q10=6.9cfs Q100=10.8cfs
Q10=4.5cfs Q100=7.0cfs

LOT 'B'
F.G.= 08.0
(CITY CFD MAINTAINED)
Q10=9.7cfs Q100=15.1cfs

STREET 'H' STREET 'I' STREET 'J' STREET 'K' STREET 'L'

PASEO

CAWSTON AVENUE

LAND USE: VERY LOW DENSITY RESIDENTIAL
ZONE: RURAL RESIDENTIAL

SEE SHEET NO. 4

SEE SHEET 1 FOR EASEMENT AND LINE DATA INFORMATION.

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DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				CITY	

DESIGNED BY: DRAWN BY: CHECKED BY:

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REGISTERED PROFESSIONAL ENGINEER
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TENTATIVE TRACT MAP NO. 39076
FOR RAMONA DAIRY
W.O.

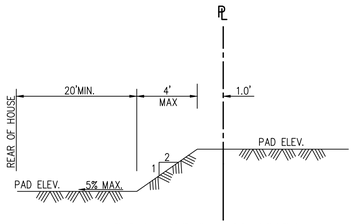
SHEET NO. 3 OF 5 SHEETS
FILE NO.

NORTH

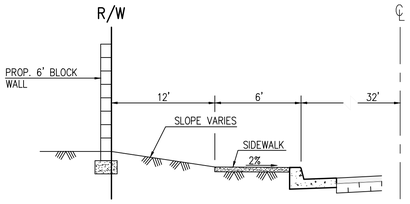
0 60 120 180

1"=60'

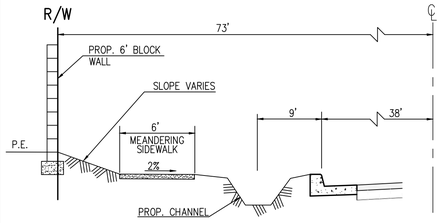
SEE SHEET NO. 3



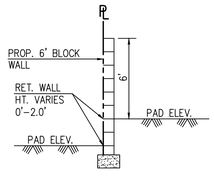
TYPICAL REAR YARD SECTION
NTS



SECTION 'C' – 'C'
NTS



SECTION 'D' – 'D'
NTS



SECTION 'E' – 'E'
NTS



KEY NOTES

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CITY OF SAN JACINTO

TENTATIVE TRACT MAP NO. 39076

FOR RAMONA DAIRY
W.O.

SHEET NO. 4 OF 5 SHEETS
FILE NO.

LOT AREA TABLE	
LOT #	AREA SQFT.
1	5,412
2	5,504
3	5,504
4	5,504
5	5,504
6	5,504
7	5,504
8	5,504
9	5,476
10	5,033
11	5,217
12	7,362
13	5,113
14	5,058
15	5,258
16	5,263
17	5,263
18	5,263
19	5,263
20	5,263
21	5,263
22	5,263
23	5,263
24	5,263
25	5,276
26	5,088
27	5,088
28	5,088
29	5,088
30	5,088
31	4,927
32	5,055
33	4,995
34	4,995
35	4,995
36	4,995
37	4,995
38	4,995
39	4,903
40	5,088
41	5,088
42	5,088
43	5,088
44	5,088
45	5,088
46	5,088
47	5,088
48	5,088
49	5,088
50	5,085

LOT AREA TABLE	
LOT #	AREA SQFT.
51	5,019
52	7,950
53	7,486
54	4,971
55	5,058
56	5,075
57	5,075
58	5,075
59	5,075
60	5,075
61	5,075
62	5,075
63	5,075
64	3,938
65	3,938
66	3,938
67	3,938
68	3,938
69	3,938
70	3,923
71	3,977
72	5,032
73	6,682
74	4,398
75	4,099
76	4,156
77	4,163
78	4,163
79	4,163
80	4,163
81	4,163
82	4,163
83	4,163
84	4,163
85	4,163
86	4,163
87	4,163
88	4,163
89	4,163
90	4,163
91	4,163
92	4,163
93	4,163
94	4,163
95	4,163
96	4,163
97	4,163
98	4,163
99	4,163
100	4,163

LOT AREA TABLE	
LOT #	AREA SQFT.
101	4,163
102	4,163
103	4,163
104	4,163
105	4,163
106	4163
107	4,163
108	4,163
109	4,163
110	4,163
111	4,163
112	4,163
113	4,163
114	4,163
115	4,185
116	4,140
117	4,147
118	4,091
119	4,643
120	4,545
121	4,637
122	5,120
123	5,119
124	5,119
125	5,119
126	5,119
127	5,119
128	5,120
129	4,811
130	4,696
131	5,173
132	5,173
133	5,173
134	5,173
135	5,173
136	5,173
137	5,173
138	4,638
139	4,545
140	4,643
141	4,780
142	4,328
143	4,327
144	4,329
145	4,143
146	4,163
147	4,544
148	4,780
149	4,163
150	4,163

LOT AREA TABLE	
LOT #	AREA SQFT.
151	5,273
152	5,304
153	5,304
154	5,304
155	5,304
156	5,304
157	5,304
158	4,824
159	4,847
160	5,324
161	5,324
162	5,324
163	5,324
164	5,143
165	4,977
166	5,542
167	5,875
168	7,099
169	5,019
170	5,741
171	4,883
172	5,073
173	5,088
174	5,088
175	5,088
176	5,088
177	4,608
178	5,029
179	5,506
180	5,506
181	5,506
182	5,506
183	5,506
184	5,506
185	5,037
186	4,361
187	4,163
188	4,343
189	4,343
190	4,343
191	4,163
192	4,163
193	4,163
194	4,163
195	4,401
196	4,241
197	4,163
198	4,163
199	4,146
200	3,773

LOT AREA TABLE	
LOT #	AREA SQFT.
201	3,717
202	5,168
203	5,129
204	4,824
205	4,378
206	4,639
207	4,055
208	3,901
209	4,502
210	4,589
211	4,587
212	4,709
213	4,802
214	4,638
215	4,638
216	4,876
217	4,876
218	4,875
219	4,875
220	4,700
221	4,739
222	4,636
223	4,635
224	4,636
225	4,637
226	4,637
227	4,638
228	4,635
229	4,752
230	4,956
231	4,633
232	4,633
233	4,634
234	4,586
235	4,635
236	4,636
237	4,636
238	4,636
239	4,636
240	4,739
241	4,842
242	4,842
243	4,842
244	4,739
245	4,636
246	4,884
247	4,802
248	4,645
249	4,645
250	4,883

LOT AREA TABLE	
LOT #	AREA SQFT.
251	4,883
252	5,092
253	4,883
254	4,979
255	4,645
256	4,645
257	4,645
258	4,946
259	4,843
260	4,645
261	4,645
262	4,843
263	4,883
264	5,089
265	4,883
266	4,883
267	4,883
268	4,645
269	4,645
270	4,802
271	5,538
272	6,269
273	6,268
274	6,269
275	6,269
276	5,432
277	5,181
278	6,019
279	6,019
280	6,019
281	6,019
282	6,019
283	5,080
284	5,285
285	6,019
286	6,019
287	6,019
288	6,019
289	6,019
290	5,181
291	5,432
292	6,269
293	6,269
294	6,269
295	6,269
296	5,329
297	5,449
298	6,179
299	6,179
300	6,179

LOT AREA TABLE	
LOT #	AREA SQFT.
301	6,179
302	5,343
303	5,257
304	6,094
305	6,094
306	6,094
307	6,094
308	6,094
309	5,155
310	5,360
311	6,094
312	6,094
313	6,094
314	6,094
315	6,094
316	5,257
317	5,343
318	6,179
319	6,179
320	6,179
321	6,179
322	5,240
323	4,241
324	4,163
325	4,348
326	4,348
327	4,266
328	4,327
329	4,379
330	4,255
331	4,163
332	4,303
333	4,758
334	5,592
335	5,534
336	5,534
337	5,534
338	5,534
339	5,534
340	4,900
341	5,063
342	5,534
343	5,534
344	5,534
345	5,533
346	5,089
347	5,874
348	6,068
349	5,028
350	4,944

LOT AREA TABLE	
LOT #	AREA SQFT.
351	5,294
352	5,527
353	5,527
354	5,527
355	5,057
356	5,221
357	5,527
358	5,527
359	5,527
360	5,527
361	5,527
362	5,568
363	4,489
364	4,489
365	4,489
366	4,489
367	4,212
368	4,291
369	4,181
370	4,348
371	4,348
372	4,348
373	4,877
374	4,220
375	4,170
376	4,183
377	4,651
378	4,473
379	4,450
380	4,615
381	4,615
382	4,430
383	4,319
384	4,275
385	4,163
386	4,409
387	4,471
388	4,471
389	4,471
390	4,195
391	4,240
392	4,706
393	5,184
394	5,184
395	5,184
396	5,184
397	5,184
398	5,184
399	5,184
400	5,187

LOT AREA TABLE	
LOT #	AREA SQFT.
401	4,827
402	4,892
403	5,187
404	5,184
405	5,184
406	5,184
407	5,184
408	5,184
409	5,184
410	5,184
411	4,706
412	4,333
413	4,163
414	4,214
415	4,373
416	4,373
417	4,373
418	4,372
419	4,235
LOT 'A'	168,611
LOT 'B'	48,417
LOT 'C'	22,214
LOT 'D'	26,755

LOT SIZE SUMMARY:

MINIMUM LOT SIZE: 3,717 S.F.
AVERAGE LOT SIZE: 4925 S.F.
MINIMUM LOT WIDTH: 25 FT.
MINIMUM LOT WIDTH CORNER: 47 FT.
MINIMUM LOT DEPTH: 93 FT.
MAXIMUM FRONT YARD IMPERVIOUS COVER: 35%,
OR AS OTHERWISE ALLOWED PER CODE SEC.17.215.035 A.

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DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY
DESIGNED BY: | DRAWN BY: | CHECKED BY:

SEAL
REGISTERED PROFESSIONAL ENGINEER
BLAINE A WOMER
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SCALE 1" = 60'
DATE
BENCHMARK:

CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076
LOT AREAS

FOR | W.O.

SHEET NO. 5 OF 5 SHEETS
FILE NO.

March 24, 2026

TO: Planning Commission

REQUESTED BY: Travis Randel, Deputy City Manager, Development Services

APPROVED BY: Robert A. Johnson, City Manager

SUBJECT: Chacon Farms (PROJ23-0029)

RECOMMENDATION:

That the Planning Commission **Adopt** PC Resolution No. 26-01, thereby recommending that the City Council:

1. **DETERMINE** that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation based on the findings set forth in the case record and **ADOPT** a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA); and

2. **APPROVE** the General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

3. **APPROVE** the Change of Zone from Rural Residential (RR) to Residential Low Density;

4. **APPROVE** the Chacon Farms Planned Development Permit; and

5. **APPROVE** Tentative Tract Map (TTM) 39076 to subdivide 73.97-net acres, into 419 single-family lots for the ultimate construction of 419 single-family detached residences, and to create lettered lots for onsite roadways, a detention basin, parks, and on-site landscape subject to the Recommended Conditions of Approval (PROJ23-0029).

DISCUSSION:

The project is a proposal by Taylor and Clark Consulting on behalf of Richard Michael and Ramona Dairy, LLC, to establish a master-planned residential development consisting of 419 homes as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres. To facilitate the development, the applicant submitted a General Plan Amendment (GPA), Change of Zone (CZ), Tentative Tract Map (TTM) and Planned Development Permit (PDP), for review and approval. Because the GPA, CZ, and PDP require City Council approval, the Planning Commission is being asked to provide a recommendation to the City Council.

COPY

The Project site is located west of Cawston Avenue, extending between Seventh Street and Esplanade Avenue. The project site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on site. The project site is surrounded by residential uses to the north and east, residential and agricultural uses to the west, and a dairy farm to the south. The General Plan Land Use Designation is Very Low Density Residential, and the current Zone is Rural Residential.

	Land Use	General Plan Designation	Current Zoning
Project Site	**Agricultural**	**VLDR – Very Low Density Residential**	**RR – Rural Residential**
North	Residential	LDR – Low Density Residential	RL – Residential, Low Density
South	Dairy Farm	NC – Neighborhood Commercial MDR – Medium Density Residential (City of Hemet)	A-2 – Heavy Agriculture (City of Hemet)
East	Residential	VLDR – Very Low Density Residential	RR–Rural Residential
West	Residential/Vacant	Specific Plan	Specific Plan

ANALYSIS:

The intent of the Very Low Density Residential (VLDR) General Plan Land Use Designation and Rural Residential (RR) Zone is to provide for the development of single-family dwellings at a density of up to 2 dwelling units per gross acre of land. This designation is generally most suitable in rural areas, locations where scenic and natural resources should be protected, in areas that consist of small agricultural operations, or where natural hazards limit development potential (such as hillsides). With a maximum density of 2 units per acre the property would be allowed to develop 158 units. However, the developer desires to create a product with smaller lots and more units than would be allowed in the existing designations and therefore a General Plan Amendment and Zone Change are proposed

General Plan and Change of Zone

The project proposes to change the General Plan Land Use Designation to Low Density Residential (LDR) and the Zone to Residential, Low Density (RL). Like the VLDR and RR designations, the proposed land use and zone provide for the development of detached single-family dwellings, however the LDR and RL designations would allow the property to be developed at a higher density with a range between 2 and 7 dwelling units per gross acre and thus allow more units.

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As noted in the table above, the area directly north of the project site is designated LDR and RL and have been developed with single family homes above 2 units to the acre. Furthermore, the area directly west of the site is governed by the Esplanade Specific Plan, which allows a maximum density of 4.5 units to the acre. Development within the Specific Plan is currently underway with densities also above 2 units per acre. Given the development patterns that exists north and west of the project site, the proposed General Plan Amendment and Zone Change provide for a logical and orderly development pattern, with the extension of single-family residences at a higher density consistent with the LDR and RL designations.

Tentative Tract Map

The project proposes to subdivide 3 parcels into single family lots. Therefore, the project includes TTM 39076 to create 419 single-family lots with a density of 5.53 dwelling units per acre. The subdivision is proposed to be recorded in two phases which will include 235 lots in Phase 1 and 184 lots in Phase 2. The proposed lots range in size between 3,700 to 7,900 square feet. In addition, the subdivision includes lettered lots for the construction of onsite roadways, detention basins, parks, and on-site landscaping.

Access and Circulation

Two points of vehicular access will be provided to the development, which includes a single new 80-foot-wide (40' curb to curb) east-west oriented roadway from Cawston Avenue, which borders the development to the east, and a new 56-foot-wide (36' curb to curb) north-south oriented roadway that connects to Seventh Street which borders the project to the north. These two proposed entrance roadways lead to a network of 52-foot-wide (36' curb to curb) internal streets within the tract that ensure appropriate access to every facet of the development, including all homes, parks and basins. The new roads will be private streets that include curb, gutter, sidewalks and streetlights. Because the roads are proposed as private streets, they will be maintained by a Homeowners Association (HOA). Pedestrian access is also provided via proposed sidewalks on both sides of the new streets mentioned above as well as a new pedestrian entrance from Esplanade Avenue through a proposed paseo.

In addition to internal streets the developer will also be conditioned to improve Cawston Avenue and Seventh Street, which are adjacent to the site. For Cawston Avenue and Seventh Street the developer will be required to dedicate 20 feet of right-of-way and widen the existing roadway with additional asphalt paving. In addition, the project will be conditioned to install curb, gutter, sidewalk, streetlights and 18 feet of parkway with landscaping.

Frontage improvements along Esplanade Avenue, which borders the project site to the south, will be constructed as part of the City's adopted Capital Improvement Program (CIP), which includes the widening of Esplanade Avenue from Warren Road to Sanderson Avenue. Accordingly, the Developer will not be required to construct the roadway frontage improvements along Esplanade.

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This approach is consistent with the City's long-standing plan to deliver these improvements as a single coordinated CIP project and avoids the inefficiencies and potential conflicts associated with having multiple contractors operating within the same right-of-way at the same time.

While the roadway widening is primarily funded through the Transportation Uniform Mitigation Fee (TUMF) program, TUMF funding is limited to capacity-related improvements and does not include street lighting. As such, the Developer remains responsible for the installation of streetlights along the project frontage.

To ensure compatibility with the City's ongoing construction, the Developer shall coordinate with the City and its contractor to incorporate the necessary provisions into the CIP project to allow for the future installation of streetlights and related improvements without requiring disturbance of the newly constructed roadway. The Developer shall also coordinate with the City regarding frontage landscaping.

To ensure that intersections will operate at acceptable levels with the additional traffic created, traffic signals will be required at the intersection of Cawston Avenue and Esplanade Avenue, Cawston Avenue and Seventh Street, and Cawston Avenue and Cottonwood Avenue. However, the intersection at Cawston and Esplanade will be completed as part of the CIP project and therefore it is not a required condition of approval. Along with the installation of these traffic signals, additional signing and stripping improvements to accommodate vehicular travel lanes and pedestrian crossings will be required.

Planned Development Permit (PDP)
To support the ultimate development of the proposed subdivision, the applicant has submitted a Planned Development Permit (PDP). The purpose of the PDP is to promote the efficient use of land, ensure a high-quality residential environment, uphold strong environmental design standards, and provide enhanced amenities that contribute to the creation of a well-planned community. In addition to the proposed single-family homes, Chacon Farms also includes four active parks and amenities that will feature pickle ball courts, shade structures, picnic tables, BBQs, and multiple play structures. The project also includes a network of new street improvements as well as utilities, and drainage infrastructure to serve the development.

The PDP establishes the design and minimum development standards for the future buildout of Chacon Farms. The proposed residential units would include 4 to 5 bedrooms, 2 to 4 bathrooms, and optional loft spaces available within specific floor plans. The homes would range in size from approximately 1,758 to 3,025 square feet, providing a variety of housing options capable of meeting the needs of different household types and lifestyles. All homes would include two-car garages as well as driveways designed to accommodate an additional two vehicles, ensuring adequate on-site parking. To further reduce parking impacts within the neighborhood, the internal street system has been designed to allow on-street parking on one side, thereby providing convenient and accessible guest parking while maintaining clear travel lanes and emergency access.

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The Preliminary Development Plan (PDP) provides comprehensive guidelines for architectural design, color schemes, and materials intended to establish a cohesive, rural-inspired character. For the purposes of this PDP, an agrarian architecture theme is achieved through simple building forms, varied one- and two-story massing, pitched rooflines, and the use of natural materials such as muted stucco and stone veneer, complemented by architectural details including siding, shutters, and covered entries typical of farmhouse-style development.

The guidelines address architectural styles, color palettes, exterior materials, and elevations treatments. The architectural styles include Spanish, Prairie, and Farmhouse for the future 419 dwelling units, accompanied by nine (9) color schemes. The incorporation of multiple styles and color options is intended to enhance visual interest while maintaining a unified aesthetic throughout the subdivision. In addition, the PDP proposes five (5) distinct floor plans, each offering five (5) elevation types. This range of design options ensures that homes will not appear repetitive and ensures identical or highly similar elevations being placed adjacent to or directly across from one another. The added variety and enhanced architectural features and variation of product types provided within the Chacon Farms development will ensure that the development is cohesive and unique while providing greater architectural interest throughout the development.

In addition to the 419 lots, the proposed PDP includes one basin/park located at the northwest corner of the community, a central park located at the center of the community, two smaller neighborhood parks located to the south, and paseos throughout the site totaling approximately 3.26-acres. All parks, roadways, and basins will be maintained by the HOA. The following is a complete list of amenities within the park areas:

A. Basin Park
- Shade Structure with Picnic Tables (six tables)
- Seating area with Picking Tables (five locations)
- Benches
- Turf / Open Space
- Pickleball Court
- Playground

B. Central Park
- Two Shade Structures with Picnic Tables (two tables each)
- Playground / Tot lot
- Turf / Open Space

C. West Neighborhood Park
- Shade Structures with Picnic Tables (two tables)
- Barbeque area
- Turf / Open Space

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D. East Neighborhood Park
- Shade Structure with Picnic Tables (two tables)
- Barbeque area
- Turf / Open Space

Lastly, the Planned Development includes landscape design guidelines and wall standards that provide additional details that enhance the project. Those details include enhanced entrances with accent trees, outdoor play equipment, stone veneer pilasters at corners, split face block walls with decorative caps that will be enhanced with vines and landscaping with an expansive list of Street Trees and shrubs to provide additional variety and interest.

Development Schedule and Phasing Plan

Construction activities for the Project would occur over four construction phases lasting approximately 5 years, with final engineering completed in 2026 and final closing in 2031. Construction would occur as follows: (1) final engineering; (2) grading and site preparation; (3) home construction; (4) final closing. Construction activities would be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays pursuant to the City's Municipal Code Chapter 8.40.090.

The proposed product types, enhanced architectural standards, and park provides for a better living environment with higher standards found in conventional developments.

Modified Designed Standards

To meet the project objectives that provide for this future development, the PDP proposes to modify several development standards of the Residential, Low Density (RL) zone. The table below identifies the RL Development Standards and the proposed Development Standards of the PDP. Items that are underlined are standards that would be modified.

Development Feature	RL Zone Development Code	Proposed	Proposed Modification
Density	2.1-7.0 DU/AC	5.53 DU/AC	No
Parcel Area (Net)	5,000 sq. ft.	3,717 sq. ft.	**Yes**
Parcel Width Interior	50 ft.	45 ft.	**Yes**
Parcel Width Corner	70 ft	25 ft.	**Yes**
Parcel Depth	100 ft.	60 ft.	**Yes**
Setback Front of Building	20 ft.	10 ft.	**Yes**
Setback to Front of Garage	N/A	20 ft.	N/A
Setback (Interior)	5 ft.	4 ft.	**Yes**

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Setback Street Side	10 ft.	5 ft.	**Yes**
Setback Rear	20 ft.	10 ft.	**Yes**
Rear with Slope	20 ft.	10 ft.	**Yes**
Lot Coverage – Structure	55%	60%	**Yes**
Primary Structure Height	35 ft.	35 ft.	No

The proposed Planned Development Permit (PDP) includes modifications to certain development standards of the Residential, Low Density (RL) zone to facilitate a cohesive and efficient site design. These modifications primarily include reductions in minimum lot size, lot dimensions, and setbacks, along with a modest increase in allowable lot coverage. The resulting project achieves a density of 5.53 dwelling units per acre, which remains within the permitted range of the Low Density Residential (LDR) designation (2.1 to 7.0 dwelling units per acre).

The proposed modifications are consistent with the intent of the General Plan and reflect development patterns in the surrounding area, including nearby neighborhoods to the north and west that have been developed at similar densities and with comparable lot configurations. As such, the project does not introduce an intensity or scale that would be incompatible with adjacent uses and represents a logical continuation of existing residential development in the vicinity.

In addition to consistency with surrounding development, the PDP incorporates objective design standards and site planning features that ensure a high-quality residential environment. The project includes a typical plotting plan demonstrating that functional single-family homes can be constructed on the proposed lots in compliance with applicable building and fire code requirements, confirming that the modified standards result in practical and buildable lot configurations.

The PDP further enhances the quality of the development through a range of site design features and amenities, including:

- A dual park and basin feature that provides both recreational space and functional stormwater infrastructure;
- Play equipment and design elements that reflect the agricultural character of the surrounding area;
- A coordinated landscape palette that complements the architectural styles and enhances neighborhood identity;
- Decorative perimeter walls with stone veneer pilasters, enhanced with landscaping and vines;
- A tubular steel fence with split-face block pilasters at the water quality basin;
- An enhanced entry feature along Cawston Avenue with accent landscaping and 24-inch box trees;
- A paseo connection to Esplanade Avenue providing pedestrian access to and from the community;

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- Architectural design standards that exceed minimum Development Code requirements, including five floor plans with multiple elevation types and varied materials such as siding, brick and stone veneer, clay tile elements, and enhanced window treatments.

Collectively, these features demonstrate that the requested modifications are balanced by a comprehensive and thoughtfully designed project. The flexibility provided through the Planned Development Permit results in a development that is both consistent with applicable land use policies and superior in overall design quality, consistent with the purpose and intent of the PDP process.

ENVIRONMENTAL ASSESSMENT:
The project has been reviewed in accordance with the California Environmental Quality Act ("CEQA") and the State CEQA guidelines. An Initial Study was prepared for the project to determine the potential environmental impacts of the project. The Initial Study concluded that with applied mitigation the Project would not result in a significant effect on the environment. The project includes mitigation measures related to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. Therefore, staff determined that a Mitigated Negative Declaration (MND) was the appropriate CEQA document in support of the Project.

The Initial Study and Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public comment period via the publication of a Notice of Intent on October 28, 2025. In addition to the publication, the IS/MND was submitted to the State Clearing House for posting (SCH No. 2025101241). Three comments were received.

Department of Toxic Substances (DTSC)
The first comment letter was issued by the Department of Toxic Substances Control (DTSC), outlining DTSC's recommendations regarding potential contaminants of concern (COCs). As part of the MND a Phase 1 Environmental Site Assessment (ESA) was prepared, which did not identify recognized environmental conditions (RECs) requiring immediate subsurface investigation. Additional soil sampling was also conducted, and no pesticides or heavy metals were detected in the shallow soil samples.

Department of Conservation
The second letter was issued by the Department of Conservation, providing advisory comments regarding the project's potential conversion of Important Farmland. This concern was evaluated in the Agriculture and Forestry Resources as part of the City General Plan Environmental Impact Report (EIR). The agricultural resource impacts associated with converting Important Farmland within the Planning Area, including the infeasibility of preservation-based mitigation, were fully evaluated and disclosed in the General Plan 2040 EIR.

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The proposed project does not introduce new agricultural impacts or increase the severity of those identified in the certified EIR. In addition, to evaluate site-specific agricultural viability, a California Agricultural Land Evaluation and Site Assessment (LESA) Model analysis was conducted. The LESA Model, developed by the California Department of Conservation (DOC), is an optional quantitative tool available to lead agencies under CEQA for determining the significance of farmland conversion. While the project converts existing agricultural land, these impacts were fully analyzed in the General Plan EIR and are not new or more severe than previously disclosed.

Talley Meadows Ranch

The third and final comment letter was submitted by Talley Meadows Ranch, outlining concerns about traffic safety and pedestrian hazards on Cawston Avenue along the project frontage. These concerns have been acknowledged; however, the comments do not identify deficiencies in the adequacy of the CEQA document. Issues related to the safety and functional design of the street frontage will be addressed through the Tentative Tract Map No. 39076 engineering review and approval process, which ensures that all frontage improvements and design details comply with the City's requirements and standards.

The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Initial Study and will be made enforceable through the Mitigation Monitoring and Reporting Program ("MMRP") and the Conditions of Approval for the Project.

Notice of Public Hearing

The public hearing for this Project was originally noticed on or before January 17, 2026, for a January 27, 2026, hearing, including mailed notice to property owners within 300 feet of the project site. The January 27, 2026, hearing was subsequently adjourned, and all items were continued to February 24, 2026. On February 19, 2026, the applicant requested a continuance to the March 24, 2026, meeting to allow time to address outstanding items related to the conditions of approval.

Out of an abundance of caution, the Project was re-noticed on or before March 13, 20`26, for the March 24, 2026 hearing, including mailed notice to property owners within 300 feet of the project site. As of the preparation of this report, no additional correspondence or comments have been received.

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CONCLUSION

The proposed General Plan Amendment and Change of Zone establish a land use framework that is internally consistent with the General Plan and supports the orderly development of the project site. As outlined in the Findings of Fact, the project furthers multiple General Plan goals and policies related to housing, land use compatibility, circulation, and community design, while contributing to the City's Regional Housing Needs Allocation (RHNA) and providing a range of housing opportunities.

The proposed Tentative Tract Map and Planned Development Permit implement this framework through a cohesive subdivision design, appropriate infrastructure and circulation improvements, and a comprehensive set of architectural standards and site enhancements. The requested modifications to development standards are consistent with the intent of the Planned Development Permit process and are balanced by high-quality design features, integrated open space, and neighborhood amenities that ensure compatibility with surrounding uses and the creation of a well-planned residential community. As further supported by the Findings, the site is physically suitable for the proposed development, and adequate public services and infrastructure are available or will be provided to serve the project.

Additionally, to ensure consistency with development standards and enhance the overall project design, the applicant will be required to submit a revised plot plan prior to City Council clearly illustrating all required setbacks as measured from the property lines, including a minimum setback of no less than twenty (20) feet from the property line to the garage. The applicant will also identify any rear elevations that face the public right-of-way and demonstrate how those elevations will be architecturally enhanced to maintain visual quality and compatibility with the surrounding area.

The environmental analysis prepared for the project determined that, with incorporation of mitigation measures, all potential impacts can be reduced to a less-than-significant level. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program will ensure that these measures are implemented.

Based on the foregoing and the detailed Findings of Fact attached, staff recommends that the Planning Commission adopt a resolution recommending that the City Council: (1) adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to CEQA; and (2) approve the General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map No. 39076, subject to the Conditions of Approval.

As the General Plan Amendment, Change of Zone, and Planned Development Permit require City Council approval, the Planning Commission's action on this item is a recommendation only. Final action on the Project will be taken by the City Council.

The Planning Commission's recommendation is subject to appeal in accordance with Chapter 17.715 (Appeals) of the Development Code.

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ATTACHMENTS:

PC Resolution 26-01
Findings of Facts
Conditions of Approval
Tentative Tract Map 39076
Planned Development Permit
Location Map
General Plan
Zoning Map
Mitigated Negative Declaration
Appendix A-1 Air Quality, GHG, Energy
Appendix A-2 Health Risk Assessment
Appendix B-1 Habitat Assessment
Appendix B-2 Tree Survey
Appendix C - Phase I Archaeo-Paleo Inventory
Appendix D-1 - Geotechnical Report
Appendix D-2 Updated Geotechnical Report
Appendix E - Phase 1 ESA
Appendix F-1 - Preliminary Hydrology Study
Appendix F-2 Preliminary WQMP
Appendix G - Noise Study
Appendix H - Traffic Trip Generation Study

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF SAN JACINTO)

PC RESOLUTION NO. 26-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVE A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLANNED DEVELOPMENT PERMIT, AND TENTATIVE TRACT MAP 39076 (PROJ23-0029)

WHEREAS, the applicant, Chacon Farms, submitted applications for a General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots, along with lettered lots for internal roadways, a detention basin, parks, and landscape areas, located between 7th Street to the north, Esplanade Avenue to the south, and west of Cawston Avenue (Project); and

WHEREAS, the City, as Lead Agency, prepared an Initial Study in accordance with the California Environmental Quality Act (CEQA) and determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) were prepared for the Project; and

WHEREAS, the Planning Commission has reviewed and considered the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program, together with all comments received thereon, and finds that the MND reflects the independent judgment of the City; and

WHEREAS, on March 24, 2026, the Planning Commission conducted a duly noticed public hearing on the Project, at which time all interested persons were given the opportunity to be heard and the Project was fully considered; and

WHEREAS, the Planning Commission has considered the entire record of proceedings, including the staff report, technical studies, public testimony, and all other evidence presented.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JACINTO:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

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Attachment: PC Resolution 26-01 (Chacon Farms (PROJ23-0029))

Section 2. Environmental Determination. Based upon the whole of the record before it, including the Initial Study and all supporting information, the Planning Commission finds that:

A. The Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act (CEQA);

B. The Mitigated Negative Declaration reflects the independent judgment of the City;

C. There is no substantial evidence, in light of the whole record, that the Project, as mitigated, will have a significant effect on the environment; and

D. The mitigation measures identified in the Mitigated Negative Declaration are hereby adopted and shall be implemented through the Mitigation Monitoring and Reporting Program.

Section 3. Findings. Based upon the entire record, including all written and oral evidence presented, and the findings set forth in the staff report and incorporated herein by reference, the Planning Commission finds that:

A. The Project is consistent with the General Plan and all applicable provisions of the Municipal Code;

B. The Tentative Tract Map is consistent with the Subdivision Map Act and the City's Development Code, and the site is physically suitable for the type and density of development proposed;

C. The Project satisfies all applicable findings required for approval of the General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map; and

D. The Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 4. Recommendation of Approval. Based upon the foregoing, the Planning Commission hereby recommends that the City Council:

A. Adopt the Mitigated Negative Declaration for the Project and adopt and implement the Mitigation Monitoring and Reporting Program;

B. Approve a General Plan Amendment to change the land use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR);

C. Approve a Change of Zone from Rural Residential (RR) to Residential Low Density (RL);

D. Approve a Planned Development Permit to allow modifications to the Residential Low Density (RL) development standards, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference;

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E. Approve Tentative Tract Map No. 39076 to subdivide approximately 73.97 net acres into 419 single-family residential lots and associated lettered lots for roadways, drainage, parks, and landscape areas, subject to the Conditions of Approval attached hereto as Exhibit A and incorporated herein by reference; and,

F. Direct staff to file a Notice of Determination in accordance with the California Environmental Quality Act.

Section 5. Record of proceedings. The documents and materials that constitute the record of proceedings upon which this Resolution is based are located at the City of San Jacinto, 595 South San Jacinto Avenue, San Jacinto, California 92583. The custodian of the record is the Community Development Department. This information is provided pursuant to Public Resources Code Section 21081.6.

Section 6. Recommendation to city council. As the Project includes a General Plan Amendment, Change of Zone, and Planned Development Permit, final action on the Project rests with the City Council. The Planning Commission's action on this item constitutes a recommendation to the City Council.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission on the 24th day of March 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

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Attachment: PC Resolution 26-01 (Chacon Farms (PROJ23-0029))

FINDINGS OF FACTS
Chacon Farms Residential Development

GENERAL PLAN AMENDMENT FINDINGS:

1. **The amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan;**

   The proposed General Plan Amendment from VLDR (Very Low Density Residential) to LDR (Low Density Residential) will further the intent of the General Plan by providing a variety of new housing opportunities that will complement surrounding uses of primarily residential developments. Specifically the General Plan Amendment will continue to allow the development of residences on the project site with a density range of 2.1 to 7 dwelling units to the acre in lieu of the current density range of 0-2 dwelling units to the acre with the VLDR designation. With proposed General Plan Amendment, the proposed project will conform with the goals and policies of the General Plan, including the applicable goals and policies of the Land Use Element and Housing Element, as detailed below:

   Land Use Goal 1: A community with a land use plan that accommodates a mix of uses to meet current and future needs.
   Specifically implementing policy 1.3 & 1.6

   - The Project supports Policy LU-1.3 by increasing the City's housing supply within an established growth area and contributing toward the City's Regional Housing Needs Allocation (RHNA). The Project includes 419 single-family residential units within the allowable density range of the Low Density Residential designation, helping to meet current and future housing needs.

   - The Project is consistent with Policy LU-1.6 through the incorporation of multiple neighborhood parks, open space areas, and an interconnected system of pedestrian paseos. These features provide accessible recreational opportunities and functional gathering spaces for future residents.

   Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.
   Specifically implementing policy 2.1 & 2.2

   - The Project supports Policies LU-2.1 and LU-2.2 by promoting an orderly and coordinated pattern of development that is compatible with surrounding residential uses. The Project site is adjacent to existing and

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Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

planned residential neighborhoods and proposes a density that is consistent with the Low Density Residential designation.

- The Project includes an interconnected circulation network designed to improve internal connectivity, provide efficient vehicular and pedestrian access, and enhance access to on-site open space and neighborhood amenities. The Project also provides connectivity to the Class I multi-use path along Esplanade Avenue, supporting multimodal access.

- The Project provides a balanced distribution of open space and recreational amenities throughout the site, ensuring that residents have convenient access to neighborhood parks and contributing to the overall quality and livability of the community.

The Project has been reviewed for consistency with applicable infrastructure and service requirements and will coordinate with appropriate service providers, including Eastern Municipal Water District, to ensure adequate utilities and public services are provided.

Based on the foregoing, the proposed General Plan Amendment is internally consistent with the goals, policies, and land use framework of the General Plan and will not create inconsistencies with other provisions of the Plan.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

Public Interest

The proposed project is consistent with the General Plan and serves the public interest by providing a balanced mix of housing and amenities that meet community needs and enhance recreational and social opportunities. The project would contribute 419 residential units toward the Regional Housing Needs Allocation (RHNA), offering a variety of housing types to accommodate diverse ages, incomes, and household needs. The homes are designed with architectural styles that complement the area's rural character. Overall, the development promotes livability through walkability, community engagement, integrated open space, pedestrian safety, and support for an active lifestyle.

Health and Safety

The proposed project is consistent with the General Plan and promotes public health and safety by incorporating a planned layout that emphasizes pedestrian safety and encourages physical activity and well-being. Four community parks, connected by an integrated network of pathways, will provide residents with a range of social and recreational opportunities.

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Convenience

The proposed project conforms with the provision of public convenience according to the General Plan. This development will create an additional 419 homes that are within a convenient distance to surrounding amenities and public infrastructure, including the following:

- *Transit*
  The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within the micro transit zone and that the trip does not begin and end at route 44 bus stops).

- *Schools*
  The Project Site is located within the Hemet Unified School District and would likely be served by nearby schools, including Cawston Elementary School (1.3 miles), Rancho Viejo Middle School (0.9 miles), and Tahquitz High School (0.7 miles). The site may also be served by Megan Cope Elementary School (0.7 miles), which is within the San Jacinto Unified School District. In addition, Mt. San Jacinto College is approximately five miles from the Project Site and is directly accessible via RTA's on-demand transit service, Go Micro.

Welfare

The proposed project with the support of the General Plan Amendment and Zoning Map Amendment, will support and promote the general welfare of San Jacinto residents. The proposed project, specifically, will support and promote walkability, community engagement, integrated open space, pedestrian safety, and an active lifestyle. Integrated Community Parks connected by a network of paths will facilitate recreation and socialization.

3. **If an amendment to the Land Use Element, the affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and**

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Physical Suitability

The proposed project, with the support of the General Plan Amendment and Zoning Map Amendment, will not endanger, jeopardize, or otherwise constitute hazard to property in the vicinity in which the property is located and will be physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle access and public services as follows:

- *Design*
  The Proposed Project is designed to be compatible with the surrounding San Jacinto community and consistent with adjacent residential uses. The development features an interconnected grid of streets that enhances walkability and provides convenient vehicle and pedestrian access to homes, community parks, and recreational amenities distributed throughout the site.

  Residential architecture will include farmhouse, Spanish, and prairie styles, using quality materials such as stucco, brick, and stone, along with a varied but cohesive color palette that complements the broader community and individual streetscapes. These design elements enhance the visual character of the Chacon Farms community.

  The project will not interfere with existing water or sewer easements, as confirmed by the site boundary survey, and will comply with applicable landscaping and setback requirements. The site's north–south orientation supports efficient solar design, with some east–west–oriented homes incorporated where feasible to allow for additional passive solar opportunities.

- *Location*
  The proposed development will complement and enhance surrounding land uses. Existing single-family residential neighborhoods are located to the north, northeast, and northwest across West 7th Street, as well as to the east across Cawston Avenue. To the west, the Esplanade Specific Plan includes approximately 130.7 acres of planned single-family residential development.

- *Shape and Size*
  The project site is generally rectangular in configuration and consists of three smaller rectangular parcels. The proposed project is designed to minimize sprawl and efficiently utilize the approximately 75.70 acres of site area. The site will accommodate 419 single-family homes with a minimum lot size of 3,717 square feet, along with designated open space for parks and a basin.

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- *Operating Characteristics*
  The proposed projects operating characteristics will be consistent with those of surrounding single-family developments. The proposed project will operate as a place of housing, enhanced by various amenities within several community parks, to prospective residents.

- *Public Emergency Vehicle Access*
  The proposed project's inter-connected network of thoroughfares will contribute to emergency vehicle accessibility. The applicant will comply with any easement requirements for public emergency vehicle access. Further, the proposed public emergency vehicle access will be reviewed by City and County Departments including the City's engineering department and Riverside County Fire, to ensure efficiency and safety for future residents.

- *Public Service and Utilities*
  Adequate City infrastructure exists to support the Project. Additionally, the project has been reviewed by Police, Fire, Public Utilities and Engineering to ensure that the design accommodates public and emergency vehicles including solid waste haulers, City crews, and other service providers.

4. **The City may reduce, require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:**

   a. **The reduction is consistent with the adopted General Plan, including the Housing Element; and**

      The proposed Project does not involve a reduction in residential density. The proposed General Plan Amendment would change the land use designation from Very Low Density Residential (0 to 2 dwelling units per acre) to Low Density Residential (2.1 to 7 dwelling units per acre), thereby allowing for an increase in residential density on the Project site. Accordingly, this finding is not applicable. Notwithstanding, the Project is consistent with the General Plan and Housing Element.

   b. **The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing needs in compliance with Government Code Section 65584.**

      The proposed Project does not reduce residential density and

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therefore does not trigger this finding. Notwithstanding, the Housing Element identifies adequate sites to accommodate the City's remaining Regional Housing Needs Allocation (RHNA), and the Project would increase the City's housing supply and contribute toward meeting its RHNA obligations.

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CHANGE OF ZONE FINDINGS:

1. **Findings required for all Development Code and Zoning Map amendments.**

   a. **The proposed amendment is consistent with the General Plan and any applicable specific plan;**

   The proposed Change of Zone from Rural Residential (RR) to Residential Low Density (RL) is consistent with the General Plan with the adoption of the proposed General Plan Amendment. The RL zoning designation is the implementing zone for the Low Density Residential (LDR) General Plan land use designation and will ensure consistency between the General Plan and Zoning Map. The Project site is not located within a Specific Plan area; therefore, no Specific Plan applies.

   b. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.**

   The proposed Change of Zone will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment will facilitate the development of a planned residential community that is consistent with the General Plan and Development Code. The Project incorporates an interconnected circulation system, neighborhood parks, and pedestrian amenities that promote walkability and community interaction.

   The Project has been reviewed by applicable City departments and service providers to ensure that adequate infrastructure and public services, including police, fire, utilities, and emergency access, are available to serve the site. As conditioned, the Project will not result in adverse impacts to the surrounding area and will support orderly and coordinated development.

2. **Additional findings for Zoning Map amendments**

   a. **The affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.**

   The Project site is physically suitable for the proposed Residential Low

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Density (RL) zoning designation in terms of design, location, shape, size, and operating characteristics. The site is of sufficient size and configuration to accommodate the proposed residential development, including internal circulation, open space, and required infrastructure.

The Project is located adjacent to existing and planned residential development and represents a logical extension of the surrounding land use pattern. The proposed street network is designed to provide adequate access for residents, service providers, and emergency response vehicles and will be subject to review and approval by the City's Engineering Department and Riverside County Fire Department.

Adequate public services and utilities are available, or will be provided, to serve the Project, including potable water, wastewater, storm drainage, solid waste services, and schools. The Project has been reviewed by relevant agencies and departments to ensure that the proposed zoning and anticipated development will not endanger or otherwise constitute a hazard to surrounding properties or improvements.

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SUBDIVISION FINDINGS (TTM 39076):

1. **The proposed subdivision of land has been found to be consistent with the Development Code, General Plan, and the San Jacinto Municipal Code.**

   The proposed Tentative Tract Map (TTM 39076) is consistent with the San Jacinto Municipal Code and has been reviewed in accordance with the applicable provisions of Titles 16 and 17. The Project includes a Planned Development Permit to allow limited, controlled modifications to the development standards of the Residential Low Density (RL) zone, which are intended to facilitate a cohesive and well-designed residential community.

   Upon approval of the General Plan Amendment and Change of Zone, the Project will be consistent with the Low Density Residential (LDR) General Plan land use designation and the corresponding RL zoning designation. The proposed subdivision is consistent with the permitted density range and establishes a logical and orderly pattern of residential development.

   The Project implements applicable General Plan goals and policies, including:

   - Land Use Goal 2 and Policies LU-2.1 and LU-2.2, by promoting orderly and coordinated growth that is compatible with surrounding residential neighborhoods and supported by an interconnected circulation network and accessible open space; and

   - Land Use Goal 3 and Policies LU-3.1 and LU-3.2, by facilitating high-quality residential development that is compatible with adjacent land uses and incorporates design features that enhance neighborhood character and connectivity.

   Based on the foregoing, the proposed subdivision is consistent with the Development Code, General Plan, and Municipal Code.

2. **The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will be of an adequate size to sustain their agricultural use**

   The project site is not subject to a contract pursuant to the California Land Conservation Act of 1965 as detailed in the analysis completed through the Mitigated Negative Declaration document. In addition, the projects title report did not have indication of a Williamson Act Contract.

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3. **The site is physically suitable for the type and proposed density of development proposed by the tentative map.**

   The Project site is physically suitable for the proposed subdivision of 419 single-family residential lots. The proposed use is consistent with the Residential Low Density (RL) zoning designation and the Low Density Residential (LDR) General Plan land use designation, which permits residential development within the proposed density range.

   The site is of sufficient size and configuration to accommodate the proposed subdivision, including residential lots, internal circulation, and open space areas. The Project represents a logical expansion of existing and planned residential development in the surrounding area, including neighborhoods to the north, east, and west.

   The Project site has access to existing and planned infrastructure necessary to support the proposed development, including potable water, wastewater, natural gas, and electrical services, which are available within adjacent roadways. The site is also located in proximity to existing community amenities, including parks and schools, which support the residential character of the Project.

   Based on the foregoing, the site is physically suitable for the type and density of development proposed.

4. **The design of the subdivision and the proposed improvements, with conditions of approval, are either:**

   a. **Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat; or**

      An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts. The Initial Study determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, including impacts to biological resources such as fish and wildlife and their habitat.

      All mitigation measures identified in the Initial Study have been incorporated into the Project and will be implemented through the Mitigation Monitoring and Reporting Program. Accordingly, the design of the subdivision and proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

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b. **An environmental impact report under which a finding has been made pursuant to Public Resources Code Section 21081(a)(3) that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.**

The project's impacts were not significant enough to require the preparation of an environmental impact report. A Mitigated Negative Declaration was prepared for the Project to assess any significant environmental impacts, and it was determined that a Mitigated Negative Declaration is the appropriate level of environmental document. Therefore, findings pursuant to Public Resources Code Section 21081(a)(3) are not necessary.

5. **The design of the subdivision of land and the type of improvements are not likely to cause serious public health problems.**

The implementation of the proposed conditions will ensure that the Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or the future residents of the development. As previously mentioned, a Mitigated Negative Declaration was prepared for the proposed subdivision, which analyzed items that can cause public health problems such as Air Quality, Hazardous Materials, and Utilities. It was determined through the environmental document that with incorporation of mitigation measures, the impacts to public health problems would be less than significant

6. **That design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.**

The design of the subdivision will provide for future passive cooling opportunities with the implementation of building setbacks, lot coverage requirements, landscaping requirements, including required street trees, and open space areas. This can also include configuration to permit orientation of a structure to take advantage of shade and prevailing breezes. Furthermore, natural heating opportunities can be provided with orientation of a structure in an east-west alignment for southern exposure.

The proposed project is a subdivision and Planned Development Permit, subsequent development will be analyzed and conditioned through a Site Plan and Design Review. As part of the Site Plan and Design Review process, the Planning Department will ensure that natural heating and cooling opportunities are explored to the extent feasible and condition the project accordingly.

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7. **The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.**

   Per the title report provided by the project applicant, the site consists of two easements for a right-of-way over a strip of land 30 feet wide located outside the property line on Cawston Avenue. The second easement is granted to Easter Municipal Water District for sewage transmission and collection facilities. This easement is located outside the property lines along Cawston Avenue. These two easements are shown in the Tentative Tract Map and will not conflict with the development of the proposed Project.

8. **The subdivision is consistent with the City's parkland dedication requirements (per the Quimby Act), as applicable, in accordance with Chapter 16.75 (Parkland Dedication and Fees).**

   The proposed subdivision is consistent with the City's parkland dedication requirements pursuant to Chapter 16.75 of the San Jacinto Municipal Code. The Project provides approximately 3.26 acres of usable parkland within designated park lots, which contributes toward satisfying the City's parkland dedication requirement.

   Any remaining parkland obligation will be satisfied through the payment of in-lieu fees, in accordance with Chapter 16.75, as required by the Conditions of Approval.

   Based on the foregoing, the Project complies with the City's parkland dedication requirements..

Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

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PLANNED DEVELOPMENT PERMIT FINDINGS:

1. **The Planned Development Permit will:**

   a. **Be allowed within the subject base zone;**

   The Project includes a Change of Zone to the Residential Low Density (RL) zone. The RL zone is intended to accommodate detached single-family residential development, along with accessory uses and other compatible uses, at a density range of 2.1 to 7.0 dwelling units per acre.

   The Planned Development Permit is an allowed entitlement within the RL zone and is intended to provide flexibility from standard development requirements in order to achieve superior site design and community planning. Accordingly, the Planned Development Permit is permitted within the proposed base zone..

   b. **Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;**

   The Project site is proposed to be designated Low Density Residential (LDR) under the General Plan, which permits detached single-family residential development at a density of 2.1 to 7.0 dwelling units per acre. The Project proposes a density of 5.53 dwelling units per acre, which is within the allowable range and consistent with the intended use of the LDR designation. The Project site is not located within a Specific Plan area.

   The Project is consistent with the purpose and intent of the General Plan by facilitating a well-planned residential community that balances efficient land use with neighborhood compatibility and access to amenities. The Planned Development Permit allows for modifications to development standards that support a cohesive site design while maintaining consistency with the overall density and character envisioned by the General Plan.

   The Project implements applicable General Plan goals and policies, including:

   - Land Use Policy LU-1.6, by incorporating an integrated system of open space and recreational amenities, including multiple parks, paseos, and gathering areas that support community interaction and outdoor activity;
   - Land Use Policy LU-4.4, by promoting pedestrian-oriented design through internal walkways, paseo connections, and

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Attachment: Findings of Facts (Chacon Farms (PROJ23-0029))

access to the Class I multi-use trail along Esplanade Avenue; and

- Land Use Policy LU-5.4, by providing well-designed, multi-functional open spaces, including neighborhood parks and a basin park, that serve a variety of recreational and community needs.

Based on the foregoing, the Planned Development Permit is consistent with the purpose, intent, goals, policies, and land use designations of the General Plan.

c. **Be generally in compliance with all of the applicable provisions of this Development Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Chapter and the subject base zone, including prescribed development standards and applicable design guidelines, except for those provisions modified in compliance with this Chapter.**

The Project is compliant with the Provisions of the Development Code relating to on-site and off-site improvements. The Project's off-site improvements will include a Class 1 Multi-Use along Esplanade Avenue as required per the Trails Master Plan. Additionally, the Project will be conditioned to dedicate and provide improvement along Esplanade Avenue, Cawston Avenue, and Seventh Street. On-site improvements will include 3.26-acres of open space amenities and connections to the proposed Class I Multi-Use Trail. The proposed modified development standards for the Project will accommodate flexibility in site planning and property development, while still upholding the intentions and goals of the Development Code by creating a cohesive neighborhood community. Therefore, the Project is found to be compliant with all the applicable provisions of the development code relating to both on-site and off-site improvements.

d. **Ensure compatibility of property uses within the zone and general neighborhood of the proposed development.**

The Project will include single-family residential uses and complementary recreational and open space areas. The combination of uses is generally considered compatible and will create a cohesive residential neighborhood. The development of the Class I Multi-Use Trail will continue the intent of creating an integrated trails network throughout the City and will serve as an amenity for residents nearby and within the development. The Project site is bound by residential uses.

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The surrounding land uses designations include: Specific Plan to the west, Low Density Residential to the north, Very Low Density Residential to the east, and City of Hemet to the south. Development surrounding the Project Site is planned to be of similar character, land use, and density. Therefore, the proposed Project is found to be compatible the zone and with the general neighborhood of the proposed development.

2. **The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;**

The proposed Project includes 3.26-acres of common areas and recreational amenities. This includes play areas, turf / open space area, and picnic areas. The Project additionally proposes to construct a Class I Multi-Use Trail along Esplanade Avenue. This trail will include a meandering six (6) foot sidewalk, landscaped parkway located on both sides of the walkway, and proposed channel. This trail will connect to the internal pedestrian paths.

The architectural styles proposed will reflect styles farm style inspired. The Project, with its architectural styles, supporting landscape palette, open spaces, and monumentation, offers a development with excellence of design. The architectural styles include Spanish, Prairie, and Farmhouse for the future 419 dwelling units, accompanied by nine (9) color schemes. The incorporation of multiple styles and color options is intended to enhance visual interest while maintaining a unified aesthetic throughout the subdivision. In addition, the PDP proposes five (5) distinct floor plans, each offering three (3) elevation types. The design of the residential lots and variation in architecture creates a diverse community and avoids a monotonous appearance.

3. **Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;**

The Project Site is currently and has historically been used for agricultural purposes. Due to this fact, the environmental analysis of the Project Site included a Phase I Environmental Safety Assessment (Phase I ESA) to analyze any hazards that could result from development of the site. The Phase I ESA found that due to the historical use of this property for agricultural purposes dating back from at least 1930's, it is possible agricultural chemicals

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such as pesticides and fertilizers have likely been applied to crops grown on the Proposed Project Site. Through the adoption of the Mitigation and Monitoring Program within the Conditions of Approval for the Project, any hazards that could create a significant hazard to the public or the environment through the conversion of agricultural land to residential uses will be significantly reduced to create a safe, healthy environment. Additionally, plans for the proposed residential development will be required to be submitted and approved through Site Plan and Design Review process.

Additionally, the Zoning, Fire, and Building Codes will ensure that that the development of the project will meet applicable safety standards. Therefore, it is found that with the incorporation of the above mentioned Mitigation Measures, Conditions of Approval, and the requirements of the Zoning, Fire, and Building Codes will ensure the protection of the public health, safety and welfare.

4. **Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable Land Uses, and Zone Specific Standards);**

The proposed Planned Development Permit incorporates a comprehensive internal circulation system designed to accommodate both vehicular and pedestrian traffic while ensuring adequate access for emergency response and public safety services. The Project has been reviewed for compliance with applicable City standards and the requirements of the City Engineer, Riverside County Fire Department, and Sheriff's Department.

The internal street network is designed to provide efficient circulation and connectivity throughout the Project site. Roadway widths, including minimum 24-foot fire access lanes where applicable, and turning radii have been designed to accommodate emergency vehicles, service vehicles, and passenger traffic. The interconnected street system enhances accessibility for fire suppression and law enforcement response.

Pedestrian circulation is supported through sidewalks, paseos, and connections to on-site parks and adjacent improvements, including the Class I multi-use trail along Esplanade Avenue. These features promote safe and convenient pedestrian movement throughout the community.

Based on the foregoing, the Project provides proper on-site traffic circulation and control for both vehicular and pedestrian movement and ensures protection for fire suppression and police services equal to or better than that which would be achieved through strict compliance with standard

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development requirements..

5. **The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;**

   The proposed Project Site is generally flat and is shaped to accommodate a proper lot layout. Section 17.620.020 of the Development Code states that the minimum lot size for a Planned Development Permit is 2 acres. The proposed Project site greatly exceeds this requirement and is 73.06-net acres. The proposed Project will provide an efficient use of land that will meet the purpose and intent of the Low Density Residential (LDR) General Plan land use designation by modifying the development standards to accommodate a 2-7 dwelling unit per acre development as required by the 2024 General Plan. Therefore, the subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

6. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;**

   Adequate public services and facilities exist, or will be provided, to serve the proposed development. The Project has been reviewed by applicable City departments and service providers, including Public Works, Public Utilities, Sheriff's Department, and Riverside County Fire Department, to ensure that the development can be adequately served.

   Utility services, including potable water, wastewater, electricity, natural gas, telecommunications, and solid waste services, are available within the vicinity of the Project site or will be extended to serve the development. Eastern Municipal Water District has indicated its willingness and ability to provide water and wastewater service to the Project.

   The Project will be conditioned to ensure that all required infrastructure improvements are constructed and that service connections and applicable fees are provided prior to occupancy. Emergency access and response capabilities have been incorporated into the Project design and will be subject to review and approval by the appropriate agencies.

   Based on the foregoing, adequate public services and facilities exist, or will be provided, to serve the Project, and the proposed development will not result in a reduction of service levels to surrounding properties.

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7. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;**

   The proposed development will not have a substantial adverse effect on surrounding properties or their allowed uses. The Project is consistent with the General Plan and zoning designations of the surrounding area and represents a logical extension of existing and planned residential development.

   The Project has been designed to be compatible with adjacent uses through site planning, building placement, and the incorporation of landscaping, open space, and internal circulation. The transition from the Project site to surrounding properties is appropriate for the area, whether adjacent lands remain in agricultural use or develop in accordance with the General Plan.

   The Project is subject to Conditions of Approval and compliance with applicable Municipal Code requirements, including noise, lighting, and traffic standards, as well as the California Building Code and Fire Code. These requirements are intended to prevent nuisances and ensure that the development does not create adverse impacts on surrounding properties.

   Based on the foregoing, the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use.

8. **If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc;**

   The Project does not propose a mix of residential and commercial uses as the project does not include Commercial uses.

9. **The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and**

   This project will have the appropriate buffers such as exterior walls and perimeter landscaping to ensure that it will be compatible with any future land use whether it remains agricultural, develops with Residential, Commercial or a project that integrates both, in accordance with the General Plan.

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10. **The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Planned Development Permit.**

    The Applicant has agreed with all of the conditions imposed by the review authority prior to the issuance of any permits or recordation of any documents.

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General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Approval Date: Tentative
Effective Date: Tentative
Expiration Date: Tentative

PROJECT LOCATION: West site of Cawston Avenue extending between Seventh Street and Esplanade Avenue
San Jacinto, CA APN: 432-260-009, 432-260-026, 432-260-027

APPLICANT: **Ramona Dairy, LLC**
Richard Micheal
2451 Ramona Expressway
San Jacinto, CA 92582

ACCEPTED AND AGREED TO BY: _____
Applicant (signature) Date

PROJECT DESCRIPTION

A General Plan Amendment from Very Low Density Residential to Low Density Residential; a Change of Zone from Rural Residential to Residential Low Density; approval of a Planned Development Permit and Tentative Tract Map 39076 to subdivide three parcels into 419 single-family residential lots on approximately 73.97 gross acres, including on-site roadways, parks, a detention basin, and landscaping.

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General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

General Requirements & Information

A. To the extent permitted by law the applicant/licensee shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought by any party other than the applicant/licensee against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action. The City shall promptly notify the applicant/licensee of any such claim, action, or proceeding and cooperate fully in the defense.

B. The residential subdivision shall comply with all required development standards of the Development Code and the Planned Development Permit (PDP). When a conflict between the Development Code and the PDP exists, the PDP standards will supersede the Development Code

C. An SB 330 Preliminary Application was submitted for this development and became effective on March 31, 2025 (the "Vesting Date"), which is the date the applicant submitted a complete application pursuant to Government Code Section 65941.1. **The City will utilize the development standards and fees in effect on March 31, 2025**.

D. The residential subdivision shall comply with the Subdivision Map Act (Government Code Section 66410 et seq.) and Title 16 (Subdivisions) of the Municipal Code.

E. The effective date of Tentative Tract Map 39076 is ten (10) days following the approval date. The approval will lapse if a final map has not recorded within three (3) years from the date upon which the approval was granted. Unless a time extension is approved by the City's applicable review authority, applications for time extensions must be received prior to the expiration date. The filing of a final map for phase 1 of the Tentative Tract Map shall extend the life of the remaining portion of the Tentative Tract Map consistent with Government Code section 66452.6. The Tentative Tract Map may be recorded in phases in a manner consistent with the phasing map.

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

F. The developer/applicant or successor in interest shall pay any outstanding planning application or processing fees within ten (10) days of City's request therefore and prior to permits being exercised. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

G. The Project shall fully and continually comply with all applicable conditions of approval, State, Federal, and local laws in effect at the time the permit is approved and exercised, and which may become effective and applicable thereafter. Failure to do so will be grounds for Code Enforcement actions, revocation, or further legal action.

H. This permit shall run with the land associated to the project/permit and continues to be valid upon change of ownership. All applicable conditions of approval shall continue to apply with a change in property ownership.

I. All plans submitted to the City shall be in substantial conformance with the plans in this approval as conditioned. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the Project.

J. The approved entitlement cannot be legally conducted on the subject property until all applicable conditions of approval have been met to the satisfaction of the Planning Department.

K. The applicant shall be subject to all applicable development fees. Such fees may include, but not be limited to Development Impact Fees, Park Fees, School Fees, Transportation Uniform Mitigation Fees, and Multiple Species Habitat Conservation Plan Fees.

L. Signs shall be permitted in accordance with Chapter 17.335 – Sign Regulations of the Development Code in effect on the Vesting Date. Any signs, including exterior-mounted, monument, and window signs, shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

M. The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and to recover its actual costs related to such inspections from the property owner or tenant.

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

N. Site Plan and Design Review (SPDR) for construction of the dwelling units shall ensure that all lumber scraps, combustible materials, and other debris be picked up daily, or more often as required by the Building and Safety Division.

O. All existing and new utilities adjacent to and on the Project site shall be located underground as per City of San Jacinto Municipal Code Section 15.32.

P. In the event of a conflict between any conditions for this approval, the most restrictive regulations shall apply.

Q. The contractor shall comply with the following best practices during the construction phase of the development.

- The erection (including excavation), demolition, alteration or repair of any building shall occur between the **hours** of seven a.m. and seven p.m. on weekdays and Saturdays, and between 9:00 a.m. and 6:00 p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature.
- During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible.
- Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

- Equipment shall be maintained and operated such that loads are secured from rattling or banging.

R. A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans and building permits, including landscaping permits.

S. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws.

T. A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained Road right-of-way.

U. The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Engineering Department General Requirements & Information

V. With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer/property owner provides the following street improvements and/or road dedications in accordance with the City of San Jacinto Municipal Code. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office. In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic impact Analysis, the most stringent in the opinion of the City shall prevail.

W. The project grading shall be in a manner to perpetuate existing natural patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

X. Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Y. The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Planning	1) The Final Map shall accurately depict the Typical Rear Yard sections within the PDP.	☐
Prior to Recordation of the Final Map Phase 1	Planning	2) The developer/applicant shall prepare CC&R's for City review and approval. The CC&R's shall include a provision for maintenance of the common spaces within the subdivision and shall include a provision allowing the increase of fees to ensure continued maintenance of all common and public areas in the event any assessment district is reduced or eliminated. A Homeowners Association (HOA) shall be established to enforce the CC&Rs, and to provide ongoing maintenance of the parking areas, park, basins and landscaped areas.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	3) A final map shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	4) The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	5) A total of 52 feet (52') shall be dedicated for all interior streets within Phase 1 and will be privately maintained.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	6) A total of 56 feet (56') shall be dedicated for Street "A", a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	7) A total of 80 feet (80') shall be dedicated for the Street "K" entry, a privately maintained street.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	8) Seventh Street is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's northerly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	9) Cawston Avenue is classified as a Major per the City General Plan. A 30-foot wide halfwidth right-of-way is currently dedicated along the property's easterly frontage. The developer/property owner shall dedicate the required additional 20 feet (20') of right-of-way to provide for a 50-foot wide halfwidth right-of-way.	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Engineering	10) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	11) All easements and/or public street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	12) The developer/property owner shall sign the consent and waiver form to join the City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 1	Engineering	13) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. • Geotechnical Report (for reference) • Sewer and Water Plans • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No.	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
		• Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 1	Engineering	14) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐
Prior to Recordation of the Final Map Phase 1	Special Districts	15) Establish a funding mechanism for the maintenance of public improvements. • One such mechanism is annexation into the Public Facilities Maintenance Community Facilities District (CFD) is an option to fulfill the funding requirement for maintenance of public improvements. If a property owner opts to annex into a CFD, the annexation must be finalized in order to satisfy this condition.	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 1)	Met?
Prior to Recordation of the Final Map Phase 1	Special Districts	16)Establish a funding mechanism for the public safety services. • One such mechanism is annexation into the Public Safety Community Facilities Districts (CFD) is an option to fulfill the funding requirement for public safety services. Funding of services under the City's CFDs will consist of an annual assessment based on the costs of such services, as determined by a City's Engineer's Estimate and established by tax zone.	☐

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	17)A final map for phase 2 shall be filed for review and approval and shall be recorded.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	18)The developer/property owner shall have approved improvement plans, executed subdivision improvement agreement, and posted securities for the public improvements.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	19)A total of 52 feet (52') shall be dedicated for all interior streets withing phase 2. Interior Streets will be privately maintained.	☐

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
Prior to Recordation of the Final Map Phase 2	Engineering	20) Esplanade Avenue is classified as an Arterial per the City General Plan. A 56-foot wide halfwidth right-of-way is currently dedicated along the property's southerly frontage. The developer/property owner shall dedicate the required additional 17 feet (17') of right-of-way to provide for a 73-foot wide halfwidth right-of-way with Phase 2.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	21) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	22) All easements and/or street rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	23) The developer/property owner shall sign the consent and waiver form to join the City's Lighting and Landscape Districts and City's Flood Control District as appropriate. The proposed streetlights and traffic signals shall be maintained by the City and cost paid by the developer/property owner through the said annexation.	☐
Prior to Recordation of the Final Map Phase 2	Engineering	24) The developer/property owner shall submit the following to the City Engineer for review and approval: • Street Improvement Plans • Street Light Plans prepared by a registered Electrical Engineer • Signing and Striping, Traffic Signal Plans as appropriate • Onsite Grading and Erosion Control Plans – Plans shall show the	☐

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Timing	Responsible Department	Prior to Recordation of the Final Map (Phase 2)	Met?
		approved WDID No. • Geotechnical Report (for reference) • Storm Drain Improvement Plans • Hydrology and Hydraulic Analysis • Final WQMP (for reference) including WDID No. • Traffic Signal Plan The design shall comply with Eastern Municipal Water District (EMWD), Fire Department, Riverside County Flood Control and Water Conservation District (RCFCD), Riverside County Transportation Department, Caltrans, City of San Jacinto and ADA most recent standards, criteria, and requirements and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation of the Final Map Phase 2	Engineering	25) The following statement shall be added to the Final Map: NOTICE OF DRAINAGE FEES – Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit.	☐

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Timing	Responsible Department	Prior to a Specific Date	Met?
30-days Prior to Grading	Planning	26) **Mitigation Measure BIO-1**: Burrowing Owl Pre-Construction Surveys. The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site (and including adjacent areas within 500 feet to the extent possible) within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). Following the survey, the Biologist shall prepare a Memorandum/Letter Report describing the methods and results of the survey for submittal to the City. If burrowing owl are observed, the Report shall also make recommendations for avoidance and minimization measures depending on the timing of construction and the location of the active burrow with respect to planned activities. If burrowing owl are observed, the Project Applicant (or their designee) shall contact the City to discuss avoidance and minimization options. During the breeding season (i.e., March 1 to August 31), restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. The protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. The protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps	☐

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Timing	Responsible Department	Prior to a Specific Date	Met?
		provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. The Project Applicant shall not proceed with construction until the avoidance and minimization measures have been approved by the City and all appropriate protections are in place.	
Three days prior to Grading	Planning	27) **Mitigation Measure BIO-2**: Nesting Bird Survey. To the extent possible, vegetation removal will be conducted during the non-breeding season (September 12 to January 31) in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed. If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. No work will be allowed within the protective buffer until nesting activity has ended, as determined by a qualified Biologist. Any protective buffers will be flagged clearly in the field, mapped as “Environmentally Sensitive Areas,” and the	☐

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Timing	Responsible Department	Prior to a Specific Date	Met?
		maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. Construction can proceed within the protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).	

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	28) A grading permit shall be obtained from the City of San Jacinto prior to the commencement of any grading outside of the City-maintained road right-of-way.	☐
Prior to Issuance of Grading Permit	Planning	29) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐
Prior to Issuance of Grading Permit	Planning	30) All imported soils/fill shall be tested to ensure Contaminants of Concern (COC's) meet the applicable screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. The applicant/developer shall provide the following to the Planning Department for review: a. Report of testing performed. b. Documentation of the origins of the soil/fill material, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. c. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.	☐
Prior to Issuance of Grading Permit	Planning	31) **Mitigation Measure BIO-3.** Western Riverside County Regional Conservation Authority Multiple Species Habitat Conservation Plan (MSHCP) Fee. Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	32) **Mitigation Measure BIO-4.** MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	☐
Prior to Issuance of Grading Permit	Planning	33) **Mitigation Measure CUL-1.** Archaeological Monitor. The Project proponent shall retain a Project Archaeologist prior to the initiation of ground-disturbing activities to monitor ground-disturbing activities occurring within native sediment (in situ material). In the event that archaeological resources are discovered at the Proposed Project Site, the handling of the discovered resources shall occur, as described below. All artifacts discovered shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. The Project Archaeologist and Tribal Representative will analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling. Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts shall be subjected to curation or returned to the property owner, as deemed appropriate. Once grading activities have ceased or the Project Archaeologist, in consultation with the lead agency and Tribal Representative, determines that monitoring is no longer necessary, monitoring activities can be discontinued. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. A copy of the report shall also be filed with the EIC.	

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	34) **Mitigation Measure CUL-2.** Discovery of Human Remains. All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([Archaeological Resources Protection Act 16 United States Code (USC) 470 & 43 Code of Federal Regulations (CFR) 7], [Native American Graves Protection & Repatriation Act 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	35) **Mitigation Measure GEO-1**. Paleontological Treatment Plan. In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground- disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	36) **Mitigation Measure TCR-1:** Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.	☐
Prior to Issuance of Grading Permit	Planning	37) If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of being granted access to the site. If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.	
Prior to Issuance of Grading Permit	Planning	38) The Migratory Bird Treaty Act (MBTA) prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service. The list of migratory bird species protected by the law is primarily based on bird families and species included in the four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. The list of birds protected under the law can be found under Title 50 Part 10.13 of the Code of Federal Regulations. Additionally, California Fish and Game Code Section 3503.5 states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." California Fish and Game Code Section 3511 prohibits the taking of any bird listed as fully protected and Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.	☐
Prior to Issuance of Grading Permit	Planning	39) A copy of all pages of these Conditions shall be included in the construction drawing packages for grading plans.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	40) The proposed site design BMPs selected for this project have been approved in concept. The project shall submit a Final Addendum WQMP including plans and details providing the elevations and slopes of the three bioretention basins and other details for the proposed structural BMPs. The Public Works Department shall review and approve the Final WQMP document, plans and details. The Public Works Department shall review and approve the Final WQMP document, plans and details.	☐
Prior to Issuance of Grading Permit	Planning	41) The development shall be subject to all provisions of City of San Jacinto Municipal Code Chapter 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining thereto.	☐
Prior to Issuance of Grading Permit	Planning	42) A Final Water Quality Management Plan (WQMP) shall be submitted and approved, including a project description, and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The Water Quality Management Plan shall identify the structural and non-structural measures consistent with the City's adopted requirements.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Planning	43) The developer/applicant or successor in interest shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City for coverage under the National Pollutant Discharge Elimination System General Construction Permit. **The applicant/developer shall provide documentation to the City for review.**	☐
Prior to Issuance of Grading Permit	Planning	44) The contractor shall provide a letter that agreeing to follow the City's General Plan and Noise Ordinance. In addition, the letter shall indicate the contractor shall implement the following best practices during the construction phase of the development. a. Limit construction to the daytime hours (7:00 AM to 7:00 PM) and prohibit construction on Sundays and holidays. b. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction on days and hours, as well as telephone numbers of the City's and contractor's authorized representative that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report to the City.	☐

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		c. During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. d. During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible. e. Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas. f. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. g. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which, automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace them with human spotters in compliance with all safety requirements and laws. h. No radios or other sound equipment shall be used at this site unless required for emergency response by the contractor. i. The City shall require the developer to require that all construction equipment be operated with mandated noise control equipment (mufflers or silencers). Enforcement will be accomplished by random	

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
		field inspections by applicant personnel during construction activities. j. Equipment not in use for five minutes shall be shut off. k. Equipment shall be maintained and operated such that loads are secured from rattling or banging. l. Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment. **The applicant / developer shall provide a letter from the contractor agreeing to implement this condition.**	
Prior to Issuance of Grading Permit	Building & Safety / Planning	45) The developer shall comply with the following requirements to the satisfaction of the Building & Safety Division: a. The site shall be watered on an on-going basis to control dust during construction and grading. b. There shall be regular street sweeping and clean up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. c. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street. An energy conservation plan showing compliance with Title 24 (Building Standards) of the California Administrative Code shall also be provided.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	46) Stored backfill material shall be covered with water resistant material during periods of heavy precipitation to reduce the potential for rainfall erosion of stored backfill material. If covering is not feasible, then measures such as the use of straw bales or sandbags shall be used to capture and hold eroded material on the project site for future cleanup.	☐
Prior to Issuance of Grading Permit	Building & Safety / Planning	47) All exposed, disturbed soil (trenches, stored backfill, etc.) shall be sprayed with water or soil binders twice a day, or more frequently if fugitive dust is observed migrating from the project site during future construction activities.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Building & Safety / Planning	48) Prior to and during grading and construction, should an accidental release of a hazardous material occur, the following actions will be implemented: a. Construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; b. Any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Certified Unified Program Agency (CUPA) Site Mitigation Unit (SMU). All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that a site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.	☐
Prior to Issuance of Grading Permit	Engineering	49) The developer/property owner shall have approved grading and improvement plans, executed grading agreement as directed by the City Engineer, and posted securities.	☐

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Timing	Responsible Department	Prior to Issuance of Grading Permit	Met?
Prior to Issuance of Grading Permit	Engineering	50) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. f. Traffic Signal Plan The design shall comply with, RCFCD, and City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

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Timing	Responsible Department	Prior to Issuance of Building Permit (Phase 1)	Met?
Prior to Issuance of Building Permits of Phase 1	Planning	51) The applicant shall demonstrate compliance with SCAQMD rules, Rule 201 – Permit to Construct and Rule 203 – Permit to Operate by obtaining the proper permits from SCAQMD. The applicant/developer shall provide documentation that these permits were obtained.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	52) All plans submitted shall be in substantial conformance to the approved Planned Development Permit and Tentative Tract Map. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the project.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	53) Grading and public improvements shall be installed in accordance with city standards and specifications.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	54) Building permit plans shall be substantially consistent with plans approved through this entitlement, as determined by City Planning.	☐

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Prior to Issuance of Building Permits of Phase 1	Planning	55)A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans; c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	56)**Mitigation Measure HAZ-1.** Asbestos Containing Materials Survey. Prior to the disturbance of any suspect Asbestos Containing Materials (ACMs) during construction or demolition activities at the Proposed Project Site, a comprehensive survey shall be required to sample materials on-site and confirm the presence or absence of ACMs. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor shall be consulted further.	☐

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Prior to Issuance of Building Permits of Phase 1	Planning	57) **Mitigation Measure HAZ-2.** Methane Testing. Prior to the issuance of building permits, methane testing shall be conducted by a licensed engineer, geologist, or registered environmental assessor, and as necessary, shall include measures to reduce concentrations of methane to an acceptable level.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	58) The developer/applicant or successor in interest shall record a "Water Quality Management Plan and Urban Runoff BMP Transfer Access and Maintenance Agreement," to provide public notice of the requirement to implement the approved Final project-specific WQMP and the maintenance requirements associated with the WQMP. The developer/applicant or successor in interest shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit: Field verification that structural Site Design, Source Control, and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP). City WQMP Inspector will be notified for required inspections during construction.	☐
Prior to Issuance of Building Permits of Phase 1	Planning	59) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA	☐

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		and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; f. The grading plan.	
Prior to Issuance of Building Permits of Phase 1	Planning	60) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐
Prior to Issuance of Building Permits of Phase 1	Building & Safety	61) The contract with demolition and construction contractors shall include the requirement that all materials that can be recycled shall be salvaged and recycled. This includes, but is not limited to, wood, metals, concrete, road base, and asphalt. The developer shall submit a recycling plan to the City for review and approval prior to the start of demolition/construction activities to accomplish this objective.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	62) Residential Fire Sprinklers: Residential fire sprinklers are required in all one and two-family dwellings per the California Residential Code (CRC). Plans must be submitted to the Office of the Fire Marshal for review and be approved prior to installation. Reference	☐

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Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	63) Phased Construction Access and Water Supply: If construction is phased, an approved phasing plan shall be approved by the Fire Department. Each phase shall provide approved access and water supply for fire protection prior to any construction. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	64) Fire and Life Safety Requirements - Final fire and life safety conditions will be addressed when the Fire Department reviews any subsequent submittals. These conditions will be based on California Fire Code (CFC), California Building Code (CBC), and related codes/standards adopted and amended at the time of construction plan submittal.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	65) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to the Fire Department to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow. Reference CFC 507.3 as amended. **Will Serve Letters from the responsible water purveyor are required prior to a map recordation.**	☐

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Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	66) Fire Protection Water Supplies/Hydrants – The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the CFC Appendix C. Fire hydrants shall be located no more than 600 feet from all portions of the exterior of the building along an approved route from a fire apparatus access road. Where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided as spacing not to exceed 1000 feet along streets for transportation hazards. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½". Final fire hydrant locations shall be determined during the fire water plan review. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	67) Tract Water Plans – If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	68) Fire Department Access - Fire apparatus access roads shall be provided within 300 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of no less than 24 feet. Dead-end fire apparatus access roads exceeding 150 feet shall provide an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not	☐

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		exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC as amended and Riverside County Fire Department Policies and Standards. Fire Lane marking: Identification and marking of fire lanes, including curb details and signage, shall comply with all Riverside County Fire Department Standards.	
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	69) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.	☐

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Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	70) Secondary Access - Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access shall be required by the Fire Department. Secondary access fire apparatus access roads shall provide independent egress/access for the area, as approved by the Fire Department. Secondary access fire apparatus access roads shall be as remote as practical from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC as amended and Riverside County Fire Department Policies and Standards.	☐
Prior to Issuance of Building Permits of Phase 1	Riverside County Fire Department	71) Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal. Reference CFC as amended.	☐
Prior to Issuance of Building Permits of Phase 1	Engineering	72) The developer/property owner shall submit to Building and Safety a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.	

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Timing	Responsible Department	Prior to Acceptance of Public Improvements (Phase 1 and 2)	Met?
Prior to Acceptance of Public Improvements	Special Districts	73) Developer will ensure that funds are available for maintenance, in the event that improvements are completed, and ready for City takeover, PRIOR to levy collection. a. The first installment of collected assessments is paid to the City in January of each year. In the event that takeover is requested before the first installment is paid to the City, the Developer will either: i. Pay an advancement of funds for the months included from takeover to collection (amount to be set by cost estimate at annexation) OR ii. Continue to maintain improvements until City has acquired enough funds to sustain maintenance or until first assessment installment is received, whichever is first.	☐
Prior to Acceptance of Public Improvements	Special Districts	74) Upon acceptance and City take-over, developer will ensure that a minimum of one-year warranty is in place for landscape, irrigation, and basin integrity, inclusive pumps and mechanical equipment used for the maintenance of the improvements taken over.	☐
Prior to Acceptance of Public Improvements	Special Districts	75) Parks and associated facilities shall be inspected by a Certified Access Specialist through the Division of the State Architect ensuring compliance with applicable state and federal construction-related accessibility standards. A copy of the disability access inspection certificate and the CASp inspection report shall be provided to the City. Any accessibility barriers documented will need to be remedied prior to acceptance of the park by the City	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	76) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	77) The subdivider shall pay a fee for neighborhood and community park and recreation purposes according to the standards and formula contained in Title 16 – Subdivision Code, as applicable to each phase contemplated by the a final map.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Planning	78) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	79) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect upon the issuance of a certificate of occupancy or final inspection.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Building & Safety	80) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	81) The following items need to be approved: a. Approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
		d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	82) Construct all interior streets within Phase 1. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	83) Construct Street "A" from 7th Street to the southern edge of Street L. Street A shall be private with a full width of 56 feet improved to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 18 feet on both sides of centerline, a 10-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire at all times. Street parking shall be restricted to one side of the street.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	84) Construct Street "K" from Cawston Avenue to the western edge of Street "A". Street K shall be private with a full width of 80 feet improved to provide for 40 feet asphalt paving (using TI of 5.5 and PG 64-10) , curb and gutter at 20 feet on both sides of centerline, a 20-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	85) Seventh Street shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet south of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	86) Cawston Avenue shall be improved to provide for a 50-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.0 and PG 70-10), 8-inch curb and gutter 32 feet west of centerline, a Class II: Buffered Bike Lane per the City of San Jacinto Trails Master Plan, and an 18-foot wide parkway consisting of landscaping, a 6-foot sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	87) This Property is located in the San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees applicable to each phase shall be paid to the City of San Jacinto prior to certificate of occupancy of the 1st building permit for the phase, and that the property owner shall pay the fee required at the rate in effect at the upon the issuance of a certificate of occupancy or final inspection	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	88) All residential driveways shall be constructed per County of Riverside Standard No. 207.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	89) All sidewalks shall comply with Riverside County Standard 401.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	90) Curb ramps shall include truncated domes per Riverside County Standard 403.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	91) The detention basin on Lot "A" is proposed to be maintained by the City. The basin shall be constructed per City of San Jacinto and Riverside County Flood Control and Water Conservation District (RCFCD) standards and design guidelines. To dewater the basin, a sump pump and force main is required. The developer purposes to pump nuisance flows to a bubble-up structure in the Seventh Street right-of-way just west of Anza Trail. From there, the storm water would flow through the gutter to a catch basin at Serrano Street where it would be collected and discharged into a detention basin constructed with the Esplanade Specific Plan. The entire system, including the Esplanade Specific Plan basin, must be accepted by the City for maintenance prior to the issuance of the 1st occupancy permit for this development.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	92) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	93) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	94) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	95) Development must comply with Storm Water Basin & Pump Specifications and Standards. Privately maintained storm water and water quality systems will be required to submit an Irrevocable Offer of Dedication for the basin lot.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	96) Development must comply with Landscape and Irrigation Design Guidelines.	☐

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Attachment: Conditions of Approval (Chacon Farms (PROJ23-0029))

General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase1)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	97) Landscape improvements shall include irrigation meters and backflow devices with tampering preventive cage, exclusive for right- of-way landscaping. Right-of-way landscaping must be divided from private property by form or mow-curb or other approved materials.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Special Districts	98) Landscape areas in the right-of-way shall include an independent irrigation control system, with separate electric meter, exclusive for right-of-way landscaping. Cal-Sense version approved by the Public Utilities Superintendent is required for City maintained irrigation areas. (Must be operational and certified by Cal-Sense).	☐

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Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	99)All Phase 1 Conditions of Approval Prior to Occupancy Conditions are required to be completed.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	100) All required infrastructure including, streets, basins and landscape setbacks, shall be complete to the satisfaction of the Planning Division and the City Engineer.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	101) The applicant shall submit a revised plot plan that clearly illustrates all required setbacks measured from the property lines. a. The minimum setback from the property line to the garage shall be no less than twenty (20) feet. b. The applicant shall identify rear elevations that face the public right-of-way and show how they will be architecturally enhanced.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	102) A Site Plan & Design Review plan shall be submitted and approved by the City. The design review shall be consistent with the Residential Development Design Regulations (Section 17.425.020) and other relevant sections of the Development Code. At a minimum it should consist of: a. A precise grading plan with the plotting of homes, setbacks from property lines, paved areas, slopes, etc.; b. Floor plans;	☐

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Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
		c. Architectural elevations (in color) of all sides; d. Typical front yard landscaping; e. Entry monumentation, and parkway landscape treatments; f. Wall and Fence Plan that includes a decorative block wall around the perimeter of the project and interior fencing; and g. Common mailbox architectural treatment h. Elevations of houses facing Esplanade Avenue, Cawston Avenue, and 7th Street shall be enhanced.	

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	103) Submit a detailed landscape and irrigation plan for review and approval. The landscape plans shall be prepared by a licensed landscape architect in conformance with Chapter 17.325 – Water Efficient Landscape and Irrigation and Section 17.325.060 – Landscape and Irrigation Submittal Package Requirements of the Development Code and the City Landscape Design Guidelines for review and approval by the City Landscape Architect. Plans should be submitted at least 30 days prior to the expected date of permit issuance. The Landscape and Irrigation Submittal Package shall include: a. A completed application packet provided by the City; b. The Water Efficient Landscape Worksheet, including the MAWA and ETWU; Note the ETo rate for San Jacinto is 56.8 per State guidelines. c. The soils management report; d. The landscape design plan; e. The irrigation design plan; f. The grading plan.	☐
Prior to Issuance of Building Permits of Phase 2	Planning	104) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

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General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to Issuance of Building Permits (Phase 2)	Met?
Prior to Issuance of Building Permits of Phase 2	Planning	105) Submit a Fence and Wall Plan for review that shows the following: a. The developer will work with any adjacent property owners to remove existing walls/fencing (double walls are not permitted). b. The developer will show on the plans how they will connect to the existing wall located to the west. Proposed wall should be similar in color, material, pilaster size, and caps.	☐

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General Notes, Requirements, and Conditions of Approval
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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	106) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: • The signed Landscape Certificate of Completion pursuant to Section 17.325.070– Certificate of Completion of the Development Code; • The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; • The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and • The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code. Pursuant to Section 17.325.150 – Maintenance of the Development Code, all installed landscaping and irrigation systems shall be continually maintained. Maintenance shall consist of regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, monitoring for pests and disease, the removal and timely replacement of dead plants, and the repair and timely replacement of irrigation systems, and integrated architectural features.	☐

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General Notes, Requirements, and Conditions of Approval
General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Planning	107) The developer shall pay all required Development Impact Fees (DIF) for parkland acquisition, parkland development, and park facilities in effect on the Vesting Date prior to the issuance of a certificate of occupancy or final inspection.at the time of permit issuance for each home. Upon the City's acceptance of the completed parks, the developer will receive a refund of the applicable fees pursuant to Title 16 of the Municipal Code. The amount of the refund shall not exceed the actual cost of the parkland acquisition, parkland development, and park facilities, nor shall it exceed the amount of the fees initially paid. No cross-category credit or refund shall be provided. The developer must provide documentation to the City demonstrating that the refunds do not exceed the actual costs incurred.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	108) The City has adopted Traffic Signal Mitigation Fees and the Transportation Uniform Mitigation Fee (TUMF) program. This Project shall be subject to payment of these fees prior certificate of occupancy unless exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect upon the issuance of a certificate of occupancy or final inspection.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Building & Safety	109) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	110) Construct all interior streets within Phase 2. Interior Streets shall be private with a full width of 52 feet to provide for 36 feet asphalt paving (using TI of 5.5 and PG 64-10), curb and gutter at 18 feet on both sides of centerline, an 8-foot parkway consisting of landscaping, a 6-sidewalk, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside and Caltrans standards. A 24-foot wide access shall be provided for Fire access at all times. Street parking shall be restricted to one side of the street.	
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	111) Esplanade shall be improved to provide for a 73-foot wide halfwidth right-of-way, asphalt paving (using a TI of 9.5 and PG 70-10), 8-inch curb and gutter 38 feet north of centerline, a Class I: Multi-Use Path per the City of San Jacinto Trails Master Plan, and an 35-foot wide parkway consisting of landscaping, and streetlights subject to photometric analysis per City of San Jacinto, County of Riverside, and Caltrans standards. As part of the CIP program, the City is planning to widen Esplanade Avenue from Warren Road to Sanderson Avenue in 2026 and will include traffic signals at the intersections of Cawston Avenue and Sanderson Avenue, with two more lanes and a sidewalk. Streetlights will not be constructed as part of these improvements. The developer shall coordinate with the City on the installation of improvements. If the existing pavement is in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐

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Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	112) The developer shall provide water and sewer services to each lot in accordance with the requirements of the appropriate utility purveyor. This development is within the City of San Jacinto sewer service area, and the EMWD water service area. Water and sewer improvements shall be designed and installed per EMWD Standards.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	113) Existing power poles with cables 66kV and under along the alley shall be removed and cables undergrounded. Poles with cables over 66kV shall be relocated as necessary, but other utilities on the pole must be undergrounded. Provide an undergrounding of utilities study by a utility consultant/electrical engineer analyzing and determining the extent of conformance.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	114) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐
Prior to the Issuance of a Certificate of Occupancy of Phase 1	Engineering	115) A traffic signal shall be installed at the intersection of Cawston Avenue and Cottonwood Avenue. The intersection shall be improved to accommodate the required vehicular travel lanes and pedestrian crossings as recommended by the project's traffic engineer and as directed by the City Engineer.	☐

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General Plan Amendment, Change of Zone, Planned Development Permit, and Tentative Tract Map 39076

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy (Phase 2)	Met?
Prior to the Issuance of a Certificate of Occupancy of Phase 2	Engineering	116) The following items need to be approved: a. approved WDID No. b. Geotechnical Report (for reference) c. Storm Drain Improvement Plans d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) including WDID No. The design shall comply with, RCFCD and City of San Jacinto most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	☐

Timing	Responsible Department	Operational	Met?
Operational	Planning	117) The Project is required to comply with San Jacinto Development Code Section 17.300.080 which requires all exterior lighting to be shielded or modified and located so as to eliminate spillover illumination or glare beyond the property line or upward into the sky.	☐
Operational	Planning	118) All landscaped areas shall be maintained in a thriving condition free of weeds, trash, and debris.	☐

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General Notes, Requirements, and Conditions of Approval
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Timing	Responsible Department	Operational	Met?
Ongoing	Planning	119) The erection (including excavation), demolition, alteration or repair of any building shall occur between the hours of seven a.m. and seven p.m. on weekdays and Saturdays, and between nine a.m. and six p.m. on Sundays and holidays, except when such work complies with the terms of a temporary use permit which may be issued by the community development director or his or her designee, upon a showing of sufficient need due to hot or inclement weather, or the use of an unusually long process material, or other circumstances of unusual and compelling nature. All construction equipment shall be muffled and/or surrounded by noise attenuating barriers.	☐
Ongoing	Planning	120) Mitigation Measure BIO-4. MSHCP Construction Minimization Measures. The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below. Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction. Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat	☐

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Timing	Responsible Department	Operational	Met?
		clearing will be avoided during species active breeding season defined as March 1 to June 30. Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.	

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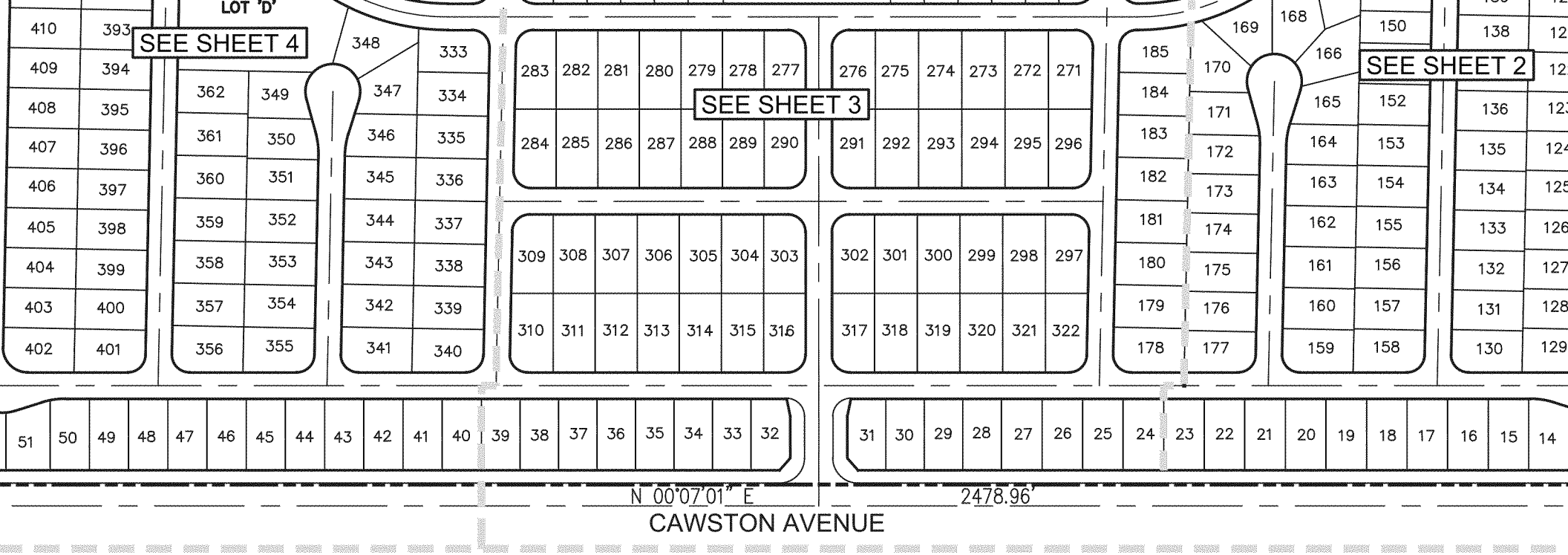
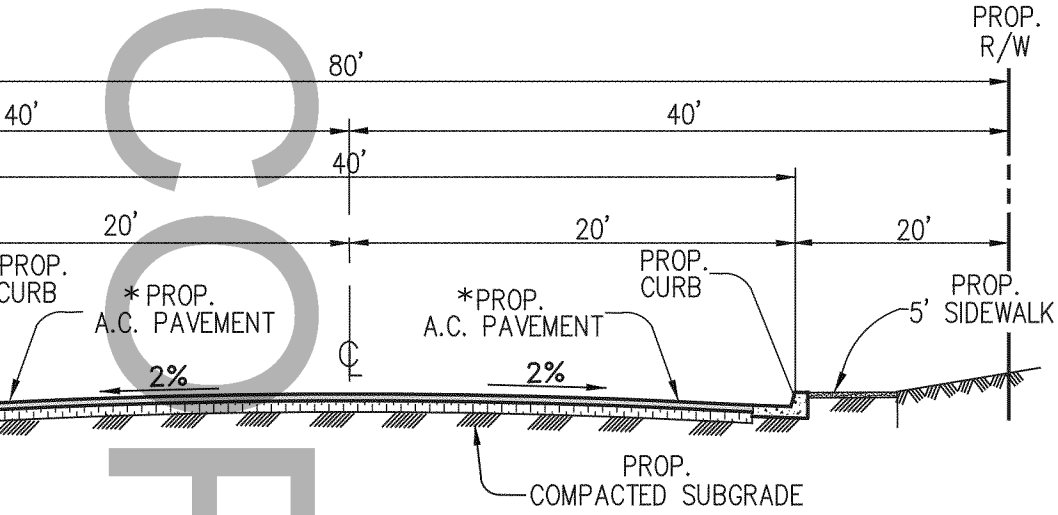




TYPICAL STREET SECTION
RANCE ROADS - STREET 'K'/MODIFIED LOCAL PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

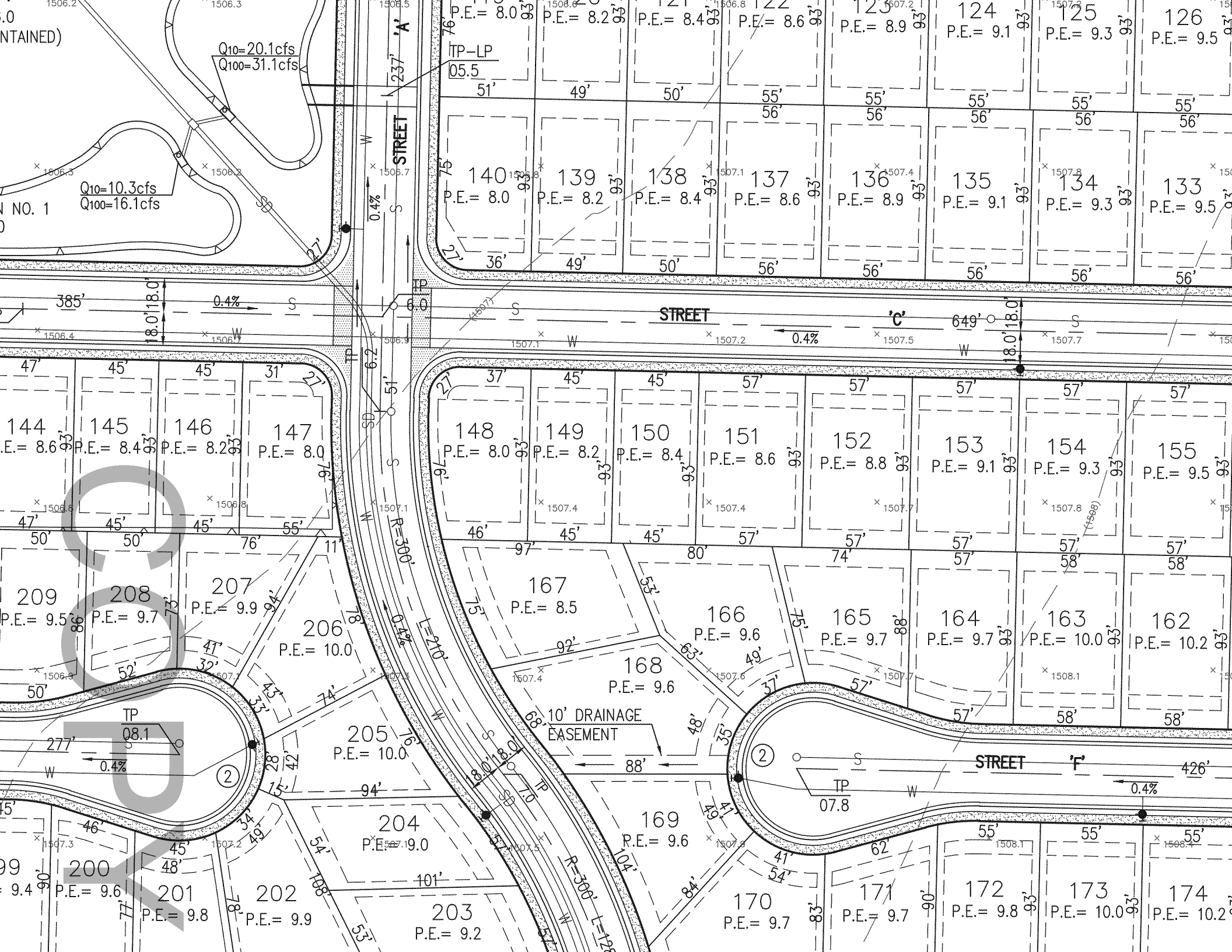
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

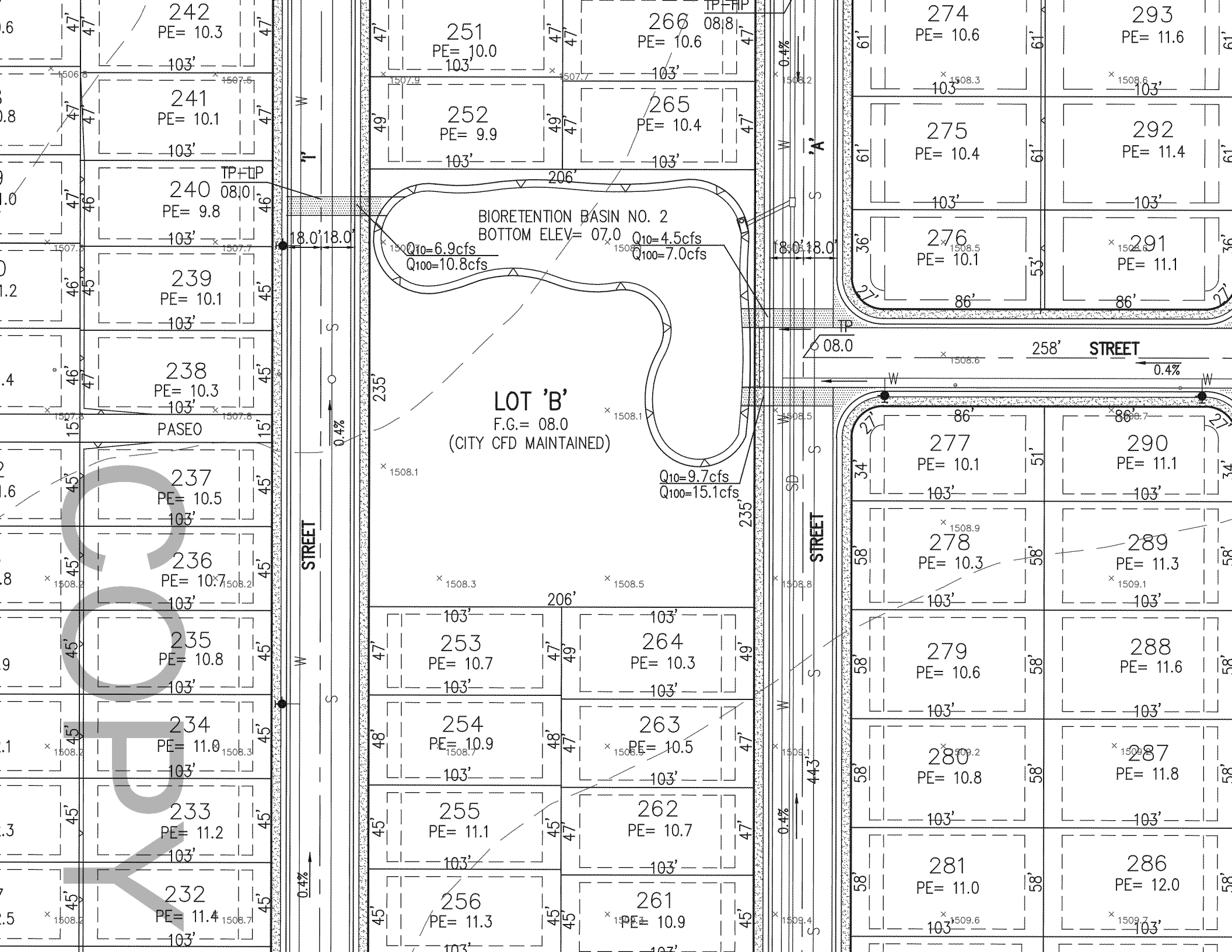
EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACRO THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SA RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SA DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCO IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREI DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HO THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WA FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SA JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACIN RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS

COPY


Q10=20.1cfs
Q100=31.1cfs
Q10=10.3cfs
Q100=16.1cfs
STREET 'A'
STREET 'C'
STREET 'F'
TP-LP 05.5
TP 08.1
TP 07.8
10' DRAINAGE EASEMENT
R=300'
L=210'
R=300' L=12
140 P.E.= 8.0
139 P.E.= 8.2
138 P.E.= 8.4
137 P.E.= 8.6
136 P.E.= 8.9
135 P.E.= 9.1
134 P.E.= 9.3
133 P.E.= 9.5
124 P.E.= 9.1
125 P.E.= 9.3
126 P.E.= 9.5
144 P.E.= 8.6
145 P.E.= 8.4
146 P.E.= 8.2
147 P.E.= 8.0
148 P.E.= 8.0
149 P.E.= 8.2
150 P.E.= 8.4
151 P.E.= 8.6
152 P.E.= 8.8
153 P.E.= 9.1
154 P.E.= 9.3
155 P.E.= 9.5
209 P.E.= 9.5
208 P.E.= 9.7
207 P.E.= 9.9
206 P.E.= 10.0
205 P.E.= 10.0
204 P.E.= 9.0
203 P.E.= 9.2
202 P.E.= 9.9
201 P.E.= 9.8
200 P.E.= 9.6
167 P.E.= 8.5
166 P.E.= 9.6
165 P.E.= 9.7
164 P.E.= 9.7
163 P.E.= 10.0
162 P.E.= 10.2
168 P.E.= 9.6
169 P.E.= 9.6
170 P.E.= 9.7
171 P.E.= 9.7
172 P.E.= 9.8
173 P.E.= 10.0
174 P.E.= 10.2



BIORETENTION BASIN NO. 2
BOTTOM ELEV= 07.0
Q10=6.9cfs
Q100=10.8cfs
Q10=4.5cfs
Q100=7.0cfs
Q10=9.7cfs
Q100=15.1cfs
LOT 'B'
F.G.= 08.0
(CITY CFD MAINTAINED)
PASEO
STREET
'I'
'A'
TP-HP 08.8
TP-LP 08.0
TP 08.0
242 PE= 10.3
241 PE= 10.1
240 PE= 9.8
239 PE= 10.1
238 PE= 10.3
237 PE= 10.5
236 PE= 10.7
235 PE= 10.8
234 PE= 11.0
233 PE= 11.2
232 PE= 11.4
251 PE= 10.0
252 PE= 9.9
266 PE= 10.6
265 PE= 10.4
253 PE= 10.7
254 PE= 10.9
255 PE= 11.1
256 PE= 11.3
264 PE= 10.3
263 PE= 10.5
262 PE= 10.7
261 PE= 10.9
274 PE= 10.6
275 PE= 10.4
276 PE= 10.1
277 PE= 10.1
278 PE= 10.3
279 PE= 10.6
280 PE= 10.8
281 PE= 11.0
293 PE= 11.6
292 PE= 11.4
291 PE= 11.1
290 PE= 11.1
289 PE= 11.3
288 PE= 11.6
287 PE= 11.8
286 PE= 12.0

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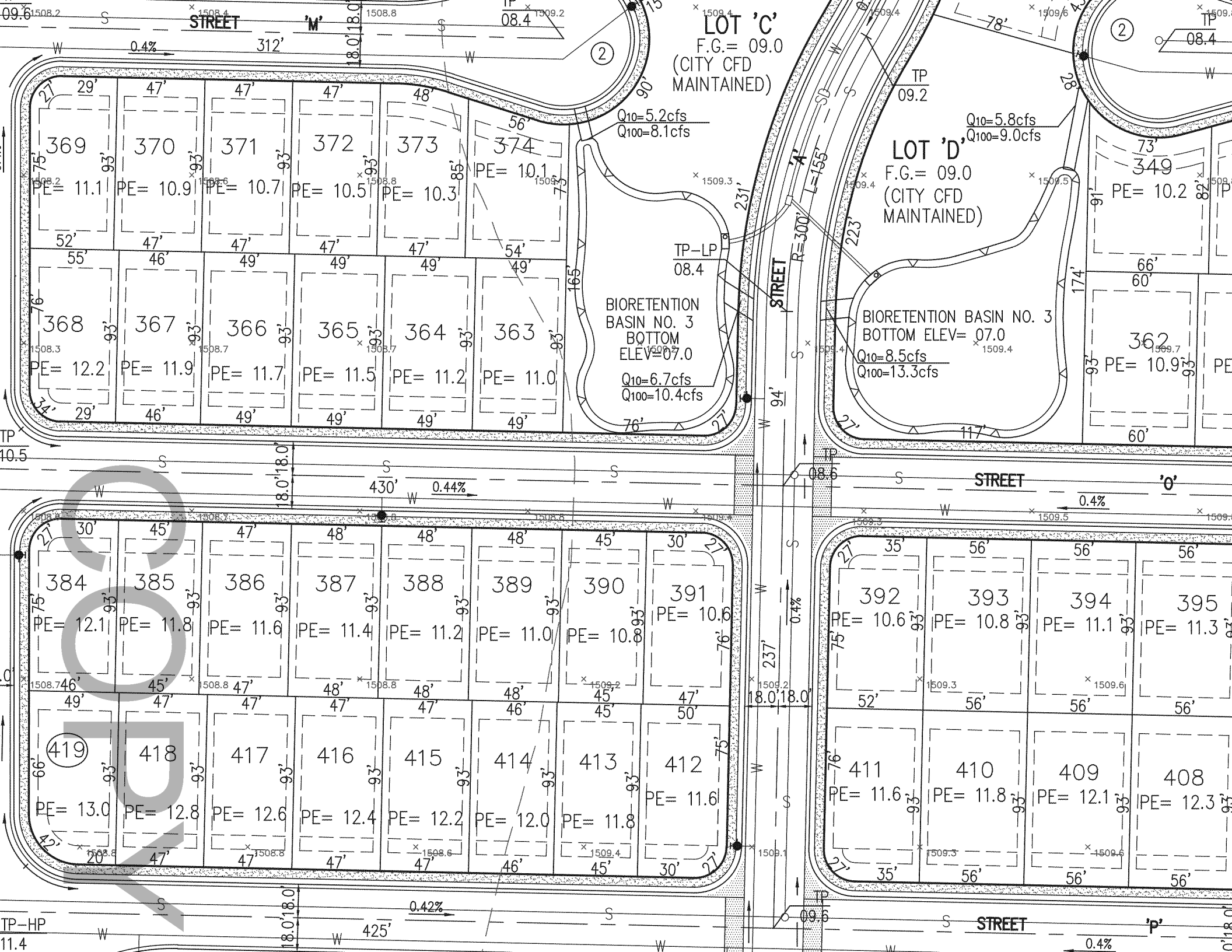
STREET 'M'
0.4%
312'
18.0'
LOT 'C'
F.G.= 09.0
(CITY CFD MAINTAINED)
Q10=5.2cfs
Q100=8.1cfs
TP 08.4
TP 09.2
Q10=5.8cfs
Q100=9.0cfs
LOT 'D'
F.G.= 09.0
(CITY CFD MAINTAINED)
369 PE= 11.1
370 PE= 10.9
371 PE= 10.7
372 PE= 10.5
373 PE= 10.3
374 PE= 10.1
368 PE= 12.2
367 PE= 11.9
366 PE= 11.7
365 PE= 11.5
364 PE= 11.2
363 PE= 11.0
349 PE= 10.2
362 PE= 10.9
TP-LP 08.4
BIORETENTION BASIN NO. 3 BOTTOM ELEV=07.0
Q10=6.7cfs
Q100=10.4cfs
BIORETENTION BASIN NO. 3 BOTTOM ELEV= 07.0
Q10=8.5cfs
Q100=13.3cfs
STREET 'A'
R=300'
L=155'
231'
223'
94'
165'
174'
TP 10.5
430'
0.44%
TP 08.6
STREET 'O'
0.4%
384 PE= 12.1
385 PE= 11.8
386 PE= 11.6
387 PE= 11.4
388 PE= 11.2
389 PE= 11.0
390 PE= 10.8
391 PE= 10.6
392 PE= 10.6
393 PE= 10.8
394 PE= 11.1
395 PE= 11.3
419 PE= 13.0
418 PE= 12.8
417 PE= 12.6
416 PE= 12.4
415 PE= 12.2
414 PE= 12.0
413 PE= 11.8
412 PE= 11.6
411 PE= 11.6
410 PE= 11.8
409 PE= 12.1
408 PE= 12.3
237'
0.4%
TP-HP 11.4
425'
0.42%
TP 09.6
STREET 'P'
0.4%

4,163	161	5,324	211	4,587	261	4,645	
4,163	162	5,324	212	4,709	262	4,843	
4,163	163	5,324	213	4,802	263	4,883	
4,163	164	5,143	214	4,638	264	5,089	
4,185	165	4,977	215	4,638	265	4,883	
4,140	166	5,542	216	4,876	266	4,883	
4,147	167	5,875	217	4,876	267	4,883	
4,091	168	7,099	218	4,875	268	4,645	
4,643	169	5,019	219	4,875	269	4,645	
4,545	170	5,741	220	4,700	270	4,802	
4,637	171	4,883	221	4,739	271	5,538	
5,120	172	5,073	222	4,636	272	6,269	
5,119	173	5,088	223	4,635	273	6,268	
5,119	174	5,088	224	4,636	274	6,269	
5,119	175	5,088	225	4,637	275	6,269	
5,119	176	5,088	226	4,637	276	5,432	
5,119	177	4,608	227	4,638	277	5,181	
5,120	178	5,029	228	4,635	278	6,019	
4,811	179	5,506	229	4,752	279	6,019	
4,696	180	5,506	230	4,956	280	6,019	
5,173	181	5,506	231	4,633	281	6,019	
5,173	182	5,506	232	4,633	282	6,019	
5,173	183	5,506	233	4,634	283	5,080	
5,173	184	5,506	234	4,586	284	5,285	
5,173	185	5,037	235	4,635	285	6,019	
5,173	186	4,361	236	4,636	286	6,019	
5,173	187	4,163	237	4,636	287	6,019	
4,638	188	4,343	238	4,636	288	6,019	
4,545	189	4,343	239	4,636	289	6,019	
4,643	190	4,343	240	4,739	290	5,181	
4,780	191	4,163	241	4,842	291	5,432	
4,328	192	4,163	242	4,842	292	6,269	
4,327	193	4,163	243	4,842	293	6,269	
4,329	194	4,163	244	4,739	294	6,269	
4,143	195	4,401	245	4,636	295	6,269	
4,163	196	4,241	246	4,884	296	5,329	
4,544	197	4,163	247	4,802	297	5,449	
4,780	198	4,163	248	4,645	298	6,179	
4,163	199	4,146	249	4,645	299	6,179	
4,163	200	3,773	250	4,883	300	6,179	

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Planned Development Permit

Chacon Farms

Tentative Tract Map No. 39076

Prepared for:

City of San Jacinto
595 S. San Jacinto Avenue
San Jacinto, CA 92583
951.487.7330
Point of Contact: Yaneli Hernandez, Senior Planner
yhernandez@sanjacintoca.gov

Project Proponent:

Ramona Dairy, LLC
(Applicant: Brian Taylor)
949-339-1977
brian@taylor-clark.com

Prepared by:

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949-339-1977
brian@taylor-clark.com

In Consultation With:

BMLA - *Landscape Architecture*
Blaine A. Womer - *Civil Engineering*
Taylor & Clark Consulting – *Planning Consultant*

November 21, 2025

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Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

OVERVIEW

1. **Project Title:** Chacon Farms, TTM 39076
2. **Project Location:** The Project site is in the City of San Jacinto, County of Riverside, California. The site is located off Cawston Ave and between W. 7th St. and W. Esplanade Ave.
3. **Project Sponsor's Name and Address**: Ramona Dairy, LLC, 2451 Ramona Expressway, San Jacinto, CA 92582
4. **Current Zoning & General Plan Designation**: RR (Rural Residential) & VLDR (Very Low Density Residential)
5. **Proposed Zoning & General Plan Designation:** Residential, Low Density (RL), pursuant to the Zoning Map (San Jacinto 2012). Low Density Residential (LDR) (2.0 to 7.0 Dwelling Units per Acre), pursuant to the General Plan Land Use Policy Map (San Jacinto 2022).
6. **Proposed Project:** Ramona Dairy, LLC ("Applicant") proposes to develop approximately 75.70 acres of vacant land with up to 419 detached single-family homes and associated infrastructure and amenities to serve the residential community ("Project"). The development would include the construction of homes, four expansive active parks and amenities that will feature, pickle ball, shade structures, picnic tables, BBQs, and multiple play structures. Four water quality/stormwater detention basins, internal streets and sidewalks, bike lanes, landscaping, signage, and utility improvements to serve the site. Offsite improvements include street and sidewalk connections along the frontage of W. 7th St., Cawston Ave., and W. Esplanade Ave.

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PLANNED DEVELOPMENT PERMIT PROCEDURAL GUIDELINES

1. All development within the PDP shall comply with the requirements and standards set forth in this document. In some cases, this PDP provides direct references to the City of San Jacinto Development Code, and where this PDP is silent, the City of San Jacinto Development Code will provide additional guidance. Where a conflict exists between standards contained herein and those found in the City of San Jacinto Development Code, the standards in this document shall apply.

2. The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction.

3. The Development Schedule is anticipated as follows:
    a. Final Engineering: Complete March 2026
    b. Grading Start: April 2026
    c. Home Construction Start: January 2027
    d. Final Closing: May 2031

4. All modifications to PDP must follow City of San Jacinto Develop Code, Section 17.620.070 – Planned Development Permit Amendment.

5. All development timing/scheduling shall be in tandem with Tentative Tract Map 39076 and shall not supersede Planning Commission Approvals.

    a. The development schedule for a Planned Development Permit shall indicate the approximate time period, after the Planned Development Permit becomes effective, when construction of the project can be expected to begin, the anticipated rate of development, and the anticipated completion date. If approved by the Commission, shall become a part of the Planned Development Permit and shall be adhered to by the owner of the property and the owner's successor(s)-in-interest.

    b. "NOTE: The Director shall require the posting of cash, a savings and loan certificate, or a performance bond issued by a corporate surety company, in an amount to be determined by the City Engineer, in compliance with Section 17.660.070 (Performance Guarantees), to cover the costs of the public improvements adjacent to the proposed development before the issuance of the Building Permit for the first phase of construction."

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c. The developer shall construct all amenities shown and landscape all open spaces within each phase as it is completed, and before occupancy of any structure located within each phase of the development."

6. Landscaping Open Space Timing:
   a. Lot A & Lot B shall be completed with Phase 1, please see Exhibit D Phasing Plan.
   b. Lot D shall be completed with Phase 3, please see Exhibit D Phasing Plan.
   c. Lot C shall be completed with Phase 4, please see Exhibit D Phasing Plan.

7. Landscape Guideline:
   a. a. "The landscape guidelines and proposed landscape plans provided herein are additional guiding principles to ensure compatibility within the development, with surrounding areas and Citywide guidelines. However, all landscaping must abide by the City of San Jacinto's Water Efficient Landscape and Irrigation Standards found in Chapter 17.325 at minimum, and wherever these guidelines are silent, the Citywide Landscape Guidelines will provide additional guidance. Proposed plant species cannot be listed on the California Invasive Plant Council (CAL-IPC) Invasive Species Inventory or the Multiple Species Habitat Conservation Plan (MSHCP) Invasive Plant List."

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PROJECT ATTRIBUTES & JUSTIFICATION FOR DENSITY INCENTIVE AND PLANNED DEVELOPMENT PERMIT

The Project has been a collaborative effort with City staff to design a high-quality residential community with modified standards and density incentives to help address the regions need for attainable homes and the critical housing shortage in California. The project conforms to the City's General Plan and Zoning Designation, but requires slight modifications to Development Code Standards.

As part of the coordination local issues and constraints were improved:

- **Issue:** Pedestrian connectivity.
  Improvement: Installation of sidewalks connecting 7th St and Esplanade Ave.

- **Issue:** Increased park and open space above typical Development Code Standards
  Improvement: Provide spaces for event programing, including multiple parks, pickle ball, shade structures, BBQs, picnic tables, and open space.

Findings:

- **Finding:** Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan.
  - **Justification:** The proposed Master Planned Residential Community provides a total of 419 residential units with a variety of single-family options to accommodate buyers of diverse incomes. It provides a variety of housing styles, layouts, and other characteristics that may be suited to the growing population of San Jacinto. The Proposed Project's contribution to housing needs of the local workforce will cut commute times and improve air quality. Chacon Farms' addition of 419 residential units to San Jacinto's housing supply, will increase the City's housing capacity and will contribute to the accommodation of the City's unmet RHNA. Lots sizes will range from 4,500 square feet to 8,622 square feet.

- **Finding:** Ensure compatibility of property uses within the zone and general neighborhood of the proposed development.
- **Finding:** The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and
  - **Justification:** The Proposed Project Site is surrounded by existing residential and agricultural uses. Directly to the north, northeast, and northwest across West 7th Street and to the east across Cawston Avenue North, are existing Single-Family Residential uses. To the west, is the Esplanade Specific Plan which will include 56.7 acres of mixed-use development and 130.7 acres of single-family residential development to provide 686 single-family homes. Directly south, and across West Esplanade Avenue are agricultural uses which are located within the Jurisdiction

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of the City of Hemet. The Proposed Project will enhance the rural character, and active-lifestyle culture of the City of San Jacinto and bordering City of Hemet. Chacon Farms seeks to maintain its rural, agricultural legacy. A "farm feel" will be maintained through the use of farmhouse, craftsman and prairie architectural styles throughout the community. Architectural details will serve to reinforce the broader community design theme and work together within their broader context, thereby creating compatibility with neighboring properties and developments. Additionally, street and park names and other development details will be chosen in consistency with the Site's farm community heritage.

- **Finding:** The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;
    - **Justification:** Chacon Farms will create a unique sense of place through maintaining a "farm feel" that reinforces its agricultural legacy. Architecture of homes and other structures within residential areas and Community Parks will be consistent with the community's proposed agricultural theme. Architecture will be built in farmhouse, craftsman, and prairie styles, using quality materials such as stucco, brick, and stone, that convey a sense of permanence. A diverse set of colors will be incorporated, without deviating from the context of the broader community style or the context of each individual street. These design choices will enhance the visual attraction of the Chacon Farms community. Additionally, Community Parks featuring amenities that provide opportunity for recreation and interaction between residents will contribute to the active and social lifestyle that the proposed Community aims to promote.

- **Finding:** Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
    - **Justification:** The proposed Master Planned Residential Community substantially conforms with the General Plan and public health and public safety, as it will provide a planned layout that incorporates pedestrian safety and encourages physical activity and wellbeing. Four Community Parks, connected by a network of paths will provide numerous social and recreational opportunities for each resident.

- **Finding:** Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable

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Land Uses, and Zone Specific Standards);

- **Justification:** The Proposed Project's inter-connected network of thoroughfares contributes to a balanced and efficient pattern, as it will disperse traffic and provide easy access to a variety of open spaces and centers of activity within the neighborhood. Residents will have access to the Class I Multi-Use Path along Esplanade Avenue. These thoroughfares will also contribute to public services by increasing emergency response accessibility.

- **Finding:** The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;
  - **Justification:** The Project Site consists of three parcels with approximately 75.70 acres of total lot area and is located west of Cawston Avenue North, northeast of Warren Road, north of West Esplanade Avenue, and south of West Seventh Street. The site is surrounded by a mixture of residential and agricultural uses. Regional access to the vicinity is provided by State Route (SR) 74, approximately 3.9 miles south of the Project Site and SR 79, approximately 5.5 miles northeast of the site.

- **Finding:** Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;
  - **Justification:** The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within the micro transit zone and that the trip does not begin and end at route 44 bus stops). The Project Site is surrounded by W. 7th Street to the north, Cawston Avenue N. to the east, and W. Esplanade Avenue to the South. All surrounding streets will meet the City's standards based on the classifications shown in the Circulation Master Plan. Further, the Site is designed with an interconnected network of thoroughfares which helps to disperse traffic.

- **Finding:** The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;
  - **Justification:** The site location and design are consistent with the nearby residential uses. The project site is surrounded by existing single-family residential directly to the north, northeast, and northwest across West Seventh Street. The Chacon Farms development will add 419 Single Family Homes within the 75.70 acre site. The location of the site provides pedestrian proximity to community features and amenities such as Catalpa Park (0.3 miles), Tahquitz High School (0.7 miles), Megan Cope Elementary School (0.7 miles), Rancho Viejo Middle School (0.9 miles) and Cawston Elementary School (1.3 miles).

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Proposed Community Benefits and Attributes:

- Enhanced Open Space and Architecture Guidelines.
- Located nearby Tahquitz High School
- Strong compatibility with existing surrounding uses
- Meets or exceeds current solar energy and T-24 requirements
- 146,361.60 square feet of new parks for residents.
- New street improvements along Esplanade Avenue, Cawston Avenue, and 7th Street.
- New perimeter landscaping and street trees along Esplanade Avenue, Cawston Avenue, and 7th Street.
- New perimeter sidewalk and trails along Esplanade Avenue, Cawston Avenue, and 7th Street.

The Project has been a collaborative effort with City staff to design a high-quality residential community with modified standards and density incentives to help address the regions need for attainable homes and the critical housing shortage in California.

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SITE PLANNING AND DESIGN

Quality residential subdivisions function as neighborhoods, encourage social interaction, promote healthful activities, and incorporate best practices in sustainable development planning. This section provides development standards for the planning and design of homes within the project to accomplish these goals and provide for a visually appealing, pedestrian friendly neighborhood environment.

1. Development Standards

Residential development within the Chacon Farms community shall comply with the development standards listed below:

Table 1

Lot Requirements	
Lot Area (minimum):	3,717 square feet
Lot Width (minimum):	45 feet
Lot Width Corner (minimum):	25 feet
Lot Depth (minimum):	60 feet
Lot Coverage – Structure (maximum):	60%
Lot Coverage – Impervious (maximum):	70%

Setbacks	
Front (minimum):	10 feet
Front Garage (minimum):	20 feet
Side Yard (minimum):	4 feet
Side Yard Corner (minimum):	5 feet
Rear (minimum):	10 feet
Rear with Slope (minimum):	10 feet

Buildings	
Height of Buildings (maximum):	35 feet
Size of Buildings (maximum):	4,500 square feet
Number of Stories (maximum):	Two Stories
Allowed Percentage of Units at Two Stories:	100%
FAR (maximum):	2:1

2. Plotting Guidelines

The Chacon Farms community provides for a range of home sizes, home styles and floor plans. Exhibit C Tentative Tract Map shows the overall design of the Chacon Farms community with

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the building envelopes plotted. The Chacon Farms community is comprised of a single neighborhood with a minimum lot size of 3,717 sf. See Exhibit E for Plotting Exhibit. Plotting will be finalized during the City's Design Review approval process, which includes plotting of each lot to ensure setback requirements are achieved.

Single family homes within Chacon Farms shall creatively use "architecture forward" designs, landscaping, and other innovative neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. To encourage a diverse and visually interesting street scene, the neighborhood within the Chacon Farms community shall comply with the following guidelines:

1. A minimum of three (3) architectural elevations and three (3) floor plans are required for the community.
2. The same elevation style shall not be plotted next to itself or directly across the street.
3. All setbacks shall meet the minimum requirement listed in Table 1.

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ARCHITECTURAL DESIGN GUIDELINES

These Architectural Design Guidelines convey the Chacon Farms community's architectural design theme. It is not the intent of these Guidelines to mandate that all the identified design components and elements described herein be incorporated into the actual building designs. Rather, these Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects will prepare architectural building plans that substantially conform to these guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

1. Design Principles

While these Architectural Design Guidelines do not expressly limit architectural styles, the styles employed in Chacon Farms should be complementary and compatible with the styles described in this document. The defining features of the selected architectural styles must be consistently implemented across the community to visually identify and differentiate each style. These Guidelines allow for both traditional/historical styles and contemporary interpretations of these styles, provided that the style's defining features can be visually identified, consistently applied, and differentiated from the character defining features of other styles implemented in the community.

The selection of architectural styles should be compatible with the massing of their floor plans; as such, a certain style should not be forced onto every floor plan if it is not compatible. By emphasizing the use of distinct and identifiable styles, these guidelines discourage monotony. Street scenes shall incorporate multiple architectural styles and should be divers as to form, massing, features, windows, front doors, materials, and colors.

2. Form and Massing

Building mass and scale are two primary design components that affect how a building is perceived. The created use of design articulation of the building's visible facades, variation of rooflines, balance of roof forms, and changes in vertical and horizontal plans reduces the perceived mass of a building.

3. Roofs

The roofline is a dominant visual element of a home. A roof's composition should allow for a clean interface with the building and the building façade. A roof's form and composition should reflect the appropriate roof pitch, characteristics, and materials that are consistent with and true to the selected architectural style and shall also not be overbearing nor give the appearance of being disjointed.

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I. Rooflines of adjacent homes shall vary to create a variety of silhouettes and ridge heights.
II. Roof pitches and colors shall vary from one house to the next, when appropriate for the architectural styles.
III. Roof materials and colors selected for an architectural style must reflect the elements that are typically used in that style.
IV. Roofing Materials shall be non-combustible.
V. Solar panels should be integrated into the roof design as an unobstructive element.

4. Garage Location and Design

To achieve attractive street scenes throughout the Chacon Farms community, particular attention must be given to the design and placement of garages.

I. Garage door style, color and design shall reflect the architectural character of the home and shall vary between adjacent homes, when appropriate. Acceptable garage door styles include, but are not limited to raised panel, recessed panel, flush panel in both roll-up and carriage swing door designs.
II. Window shall be incorporated into the garage door design. Garage door window styles shall correspond to the window forms of the house.
III. Architectural features, such as varied rooflines (including height and pitch) and second story setbacks, can be incorporated into the garage design to reduce building mass and scale and create a visually interesting street scene, when appropriate for the selected architectural style.
IV. Landscaping can be introduced to soften the visual impact of the garage door and accent the garage facade.

5. Windows and Doors

Window and door details are architectural components that carry a strong visual impact through their placement and design.

I. Front door details shall be consistent with the architectural style.
II. Feature window shapes shall be consistent with the architectural style.
III. Accent shutters are not required; however, when used, shutter size shall be proportional to the window and shall reflect the architectural style.
IV. Window trim details used on the front elevation shall be applied to the sides and rear of the house for continuity.
V. Windows and/or doors with silver or gold frames or reflective glass are prohibited.

6. Building Materials and Colors

A complementary mixture of colors, textures, and building materials is encouraged throughout the Chacon Farms community. Building material and color selection are integral components in

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the definition of a specific architectural style and provide a varied streetscape design. Material breaks, transitions and termination should produce complementary and clear definition of separation while maintaining a prescribed color and material palette. A variety of exterior accent materials should be used as an integral feature in home construction to convey the selected architectural styles.

I. Color schemes shall be simple, tasteful, and consistent with architectural styles.
II. A scheme of color values on all exterior elements shall be distinct from one house to the next, with deeper tones encouraged to promote variations. This avoids a monotonous appearance of multiple buildings of the same colors and tones.

7. Enhanced Elevations

Rear elevations facing the public right of way should be architecturally enhanced with balconies, verandas, patio covers, window boxes or similar features.

8. Site Lighting

Lighting standards throughout Chacon Farms shall be similar in style, color and materials, embracing a natural and minimal lighting approach.

All outdoor lighting shall incorporate, to the extent feasible and permissible under City standards, measures to aid in reducing light pollution. Such measure include: wattage reduction, directing lighting downward, shielding lights (or using “cut-off lights” that only illuminate the side or underside of a fixture, rather than shining skyward) and lowering the height of light poles to reduce the illumination radius.

All outdoor lighting fixtures shall be focused, directed, and arranged to minimize glare and illumination of public streets and adjoining property.

Mechanical Equipment

Mechanical equipment such as air conditioners, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls or landscaping.

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Exhibit A – Architecture

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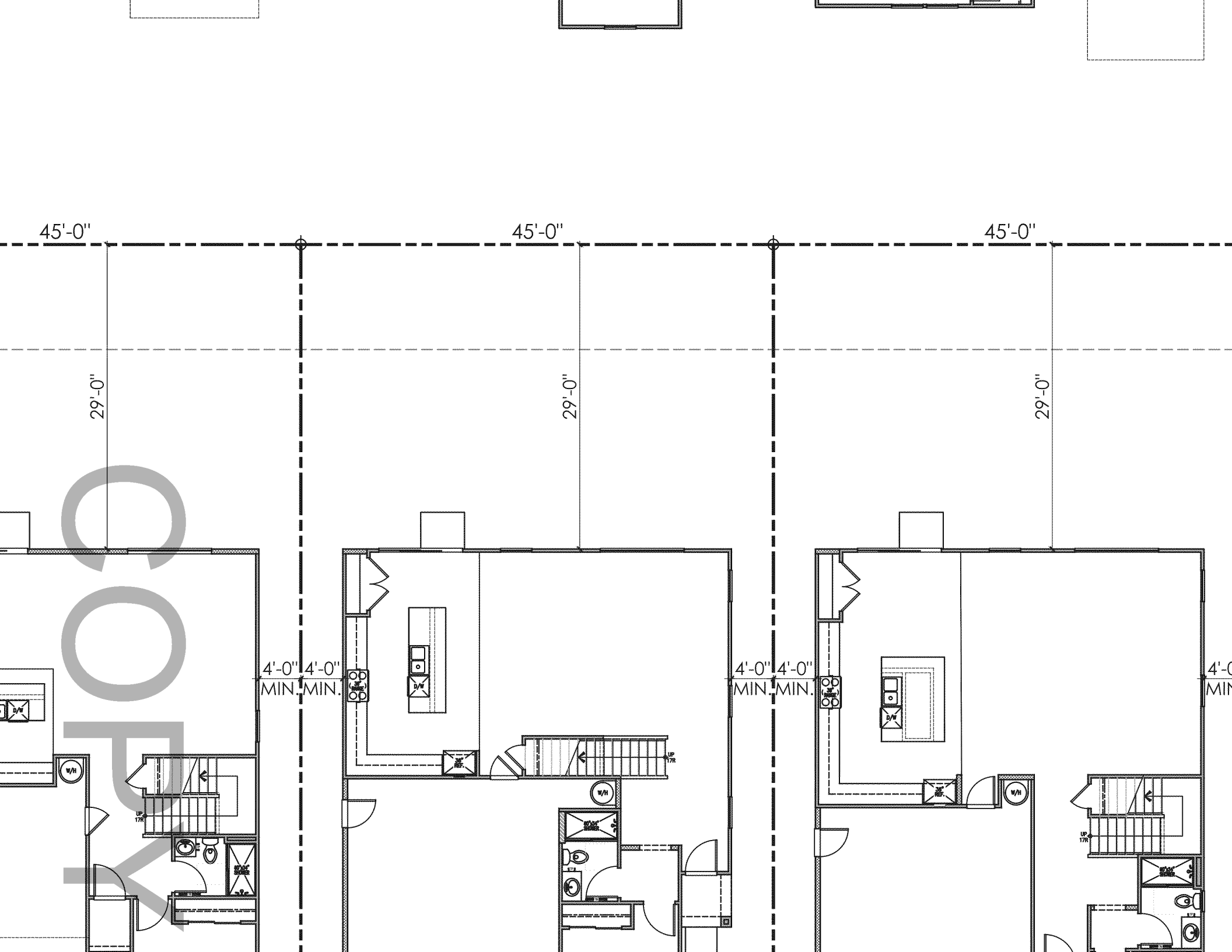
A-32 Plan 5 (3025) - Roof Plans

A-33 Written Color Schemes
A-34 Color Boards - “A“ Spanish
A-35 Color Boards - “B“ Prairie
A-36 Color Boards - “C“ Farmho

COPY


45'-0"
45'-0"
45'-0"
29'-0"
29'-0"
29'-0"
4'-0" MIN.
4'-0" MIN.
4'-0" MIN.
4'-0" MIN.
W/H
D/W
UP 17R
COPY



STYLE
(2,608)

ELEV. STYLE
PLAN 4A (2,831)

ELEV
PLAN 1

COPY



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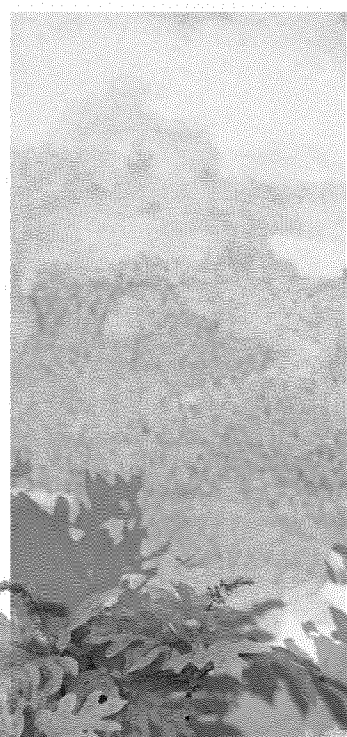
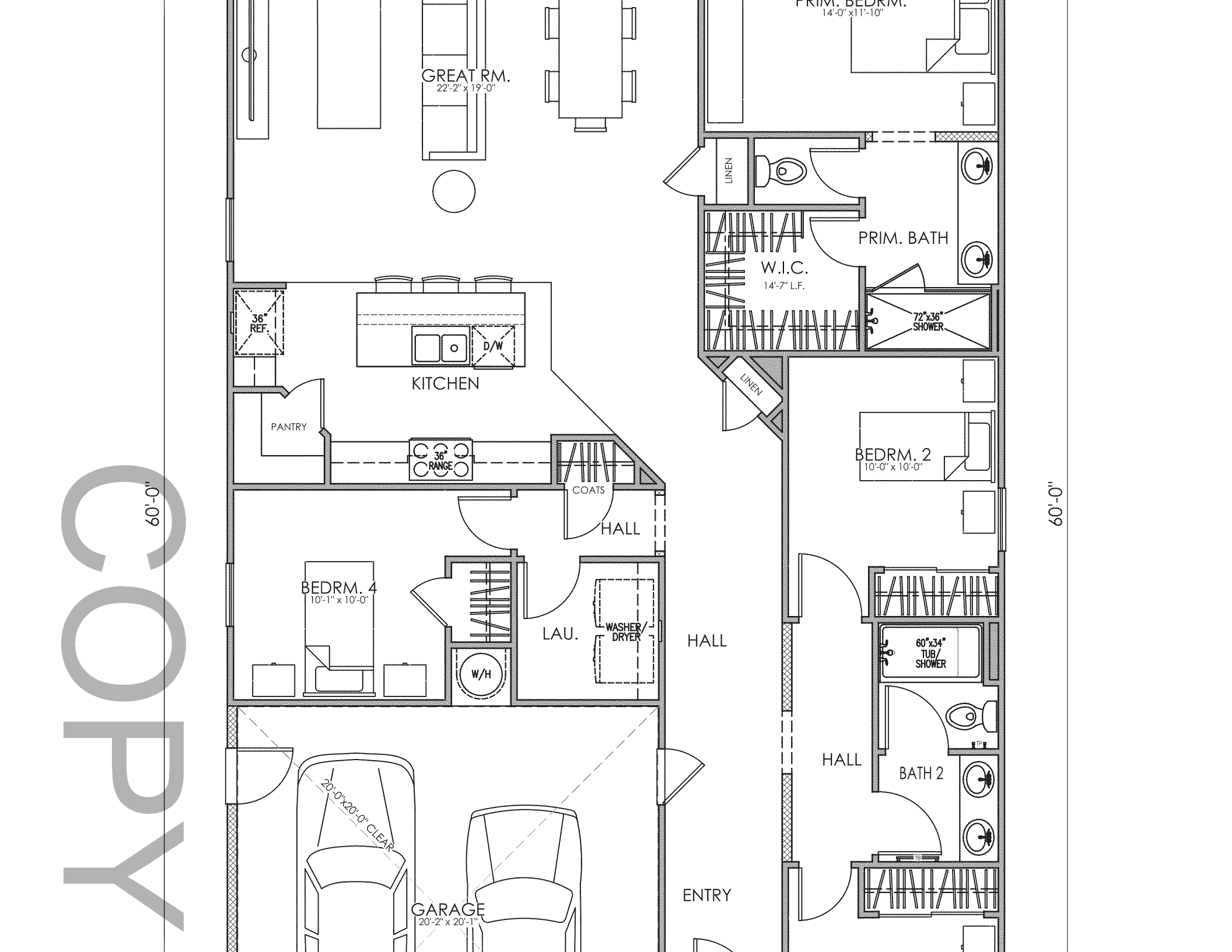
A - SPANISH STYLE

COPY






GREAT RM.
22'-2" x 19'-0"
PRIM. BEDRM.
14'-0" x11'-10"
LINEN
PRIM. BATH
W.I.C.
14'-7" L.F.
72"x36" SHOWER
36" REF.
D/W
KITCHEN
PANTRY
36" RANGE
COATS
HALL
LINEN
BEDRM. 2
10'-0" x 10'-0"
BEDRM. 4
10'-1" x 10'-0"
LAU.
WASHER/ DRYER
W/H
HALL
60"x34" TUB/ SHOWER
HALL
BATH 2
20'-0"X20'-0" CLEAR
GARAGE
20'-2" x 20'-1"
ENTRY
60'-0"
60'-0"

COPY



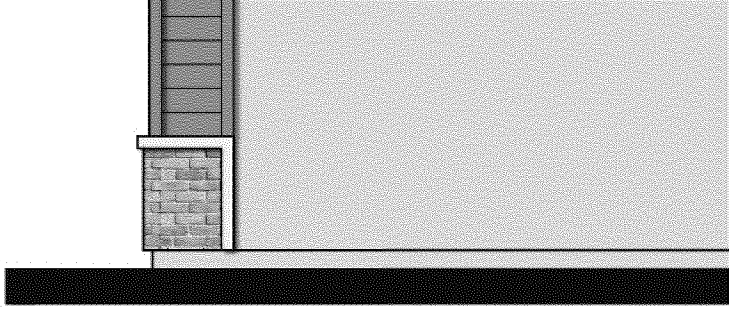
all, tree, and shrub locations

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY





all, tree, and shrub locations

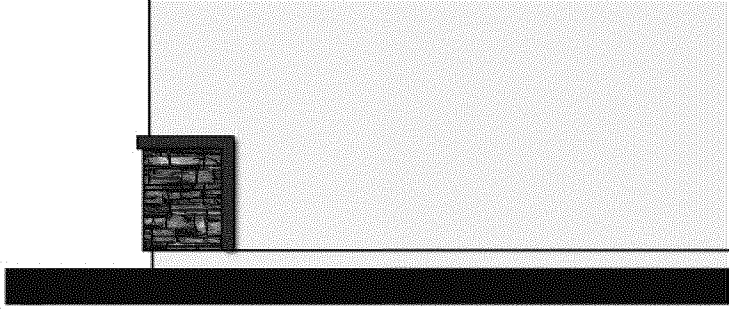
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY





all, tree, and shrub locations

MATERIALS LEGEND

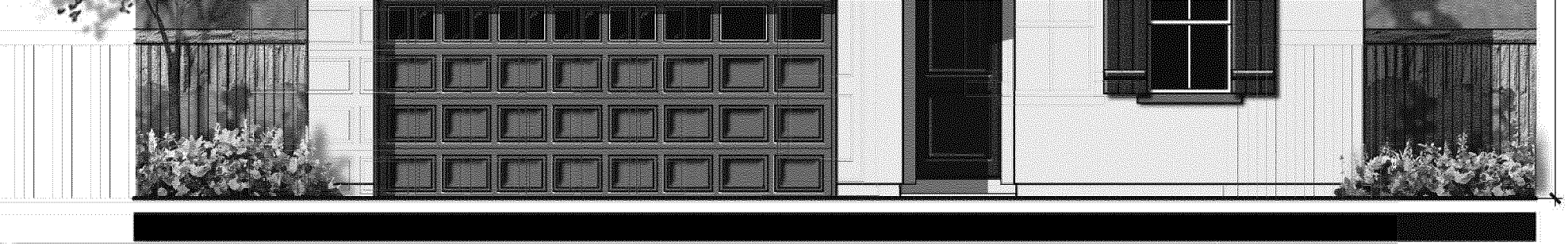
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY



COPY



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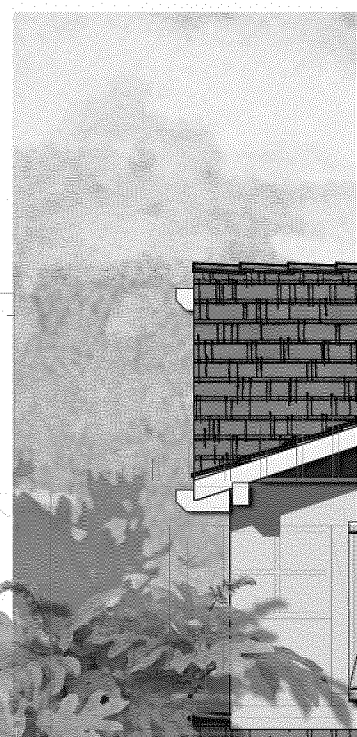
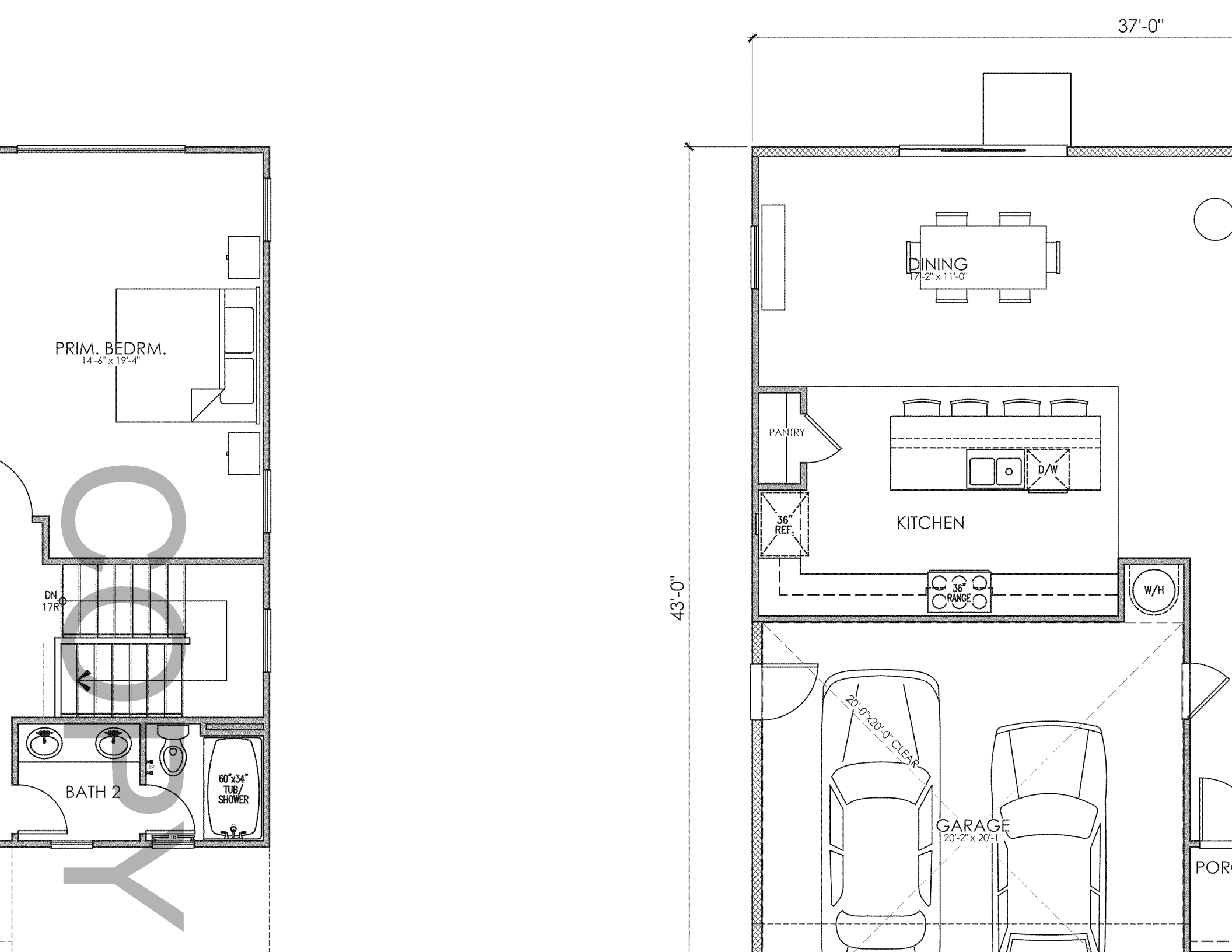
A - SPANISH STYLE

COPY






37'-0"
43'-0"
PRIM. BEDRM.
14'-6" x 19'-4"
DN
17R
BATH 2
60"x34"
TUB/
SHOWER
DINING
17'-2" x 11'-0"
PANTRY
D/W
KITCHEN
36"
REF.
36"
RANGE
W/H
20'-0"x20'-0" CLEAR
GARAGE
20'-2" x 20'-1"



all, tree, and shrub locations

MATERIALS LEGEND

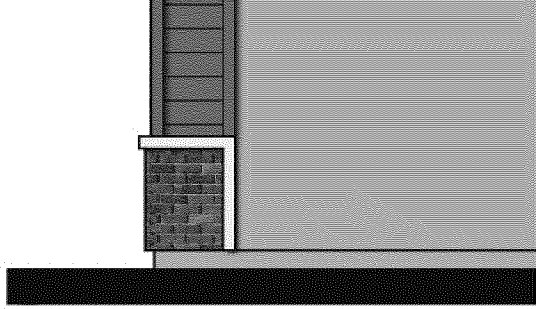
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY



all, tree, and shrub locations

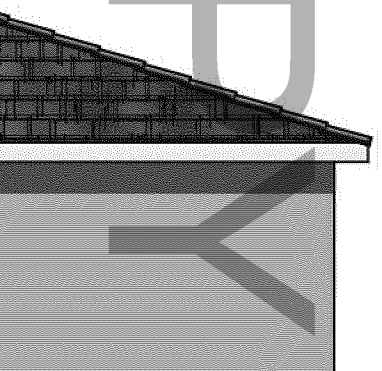


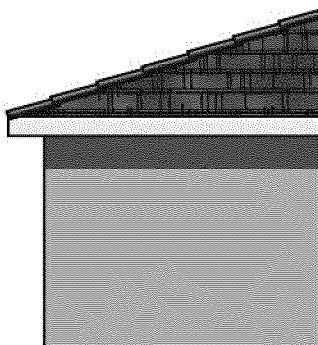
MATERIALS LEGEND

(WHERE OCCURS)

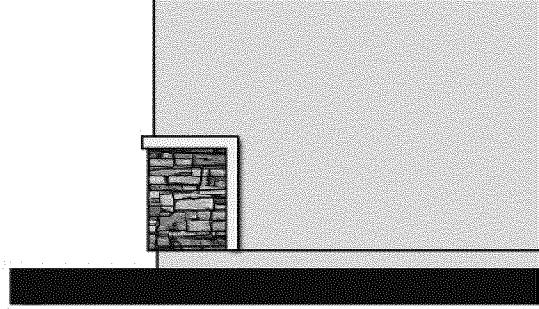
FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY







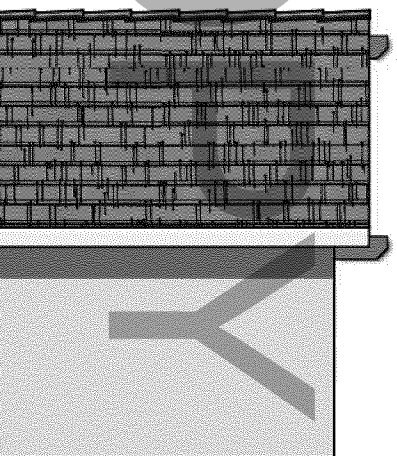


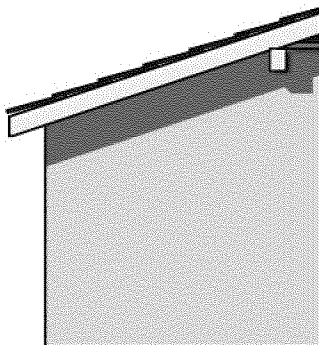
all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER





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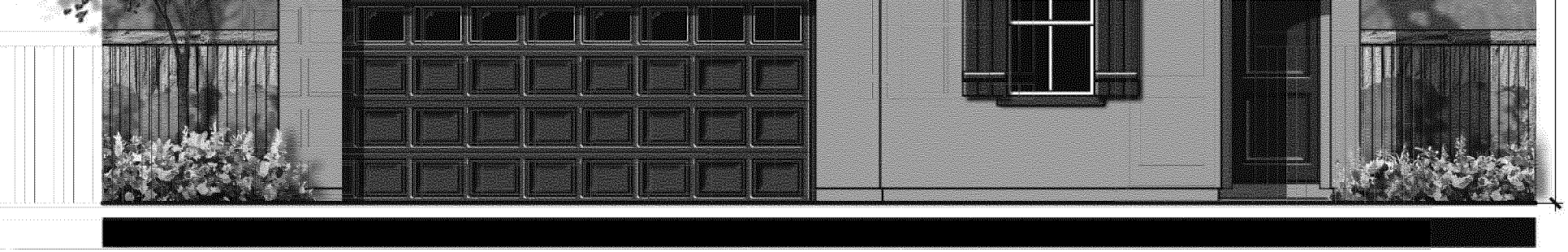

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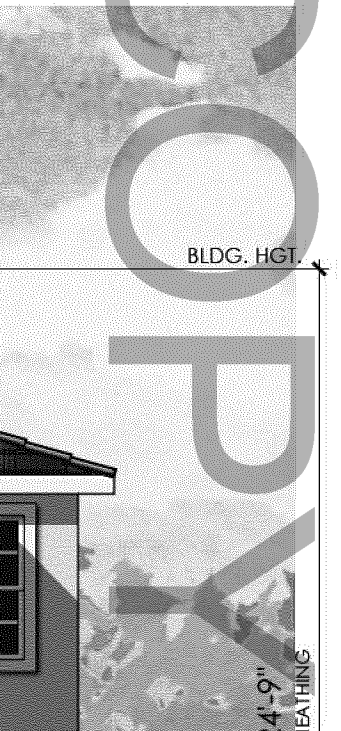
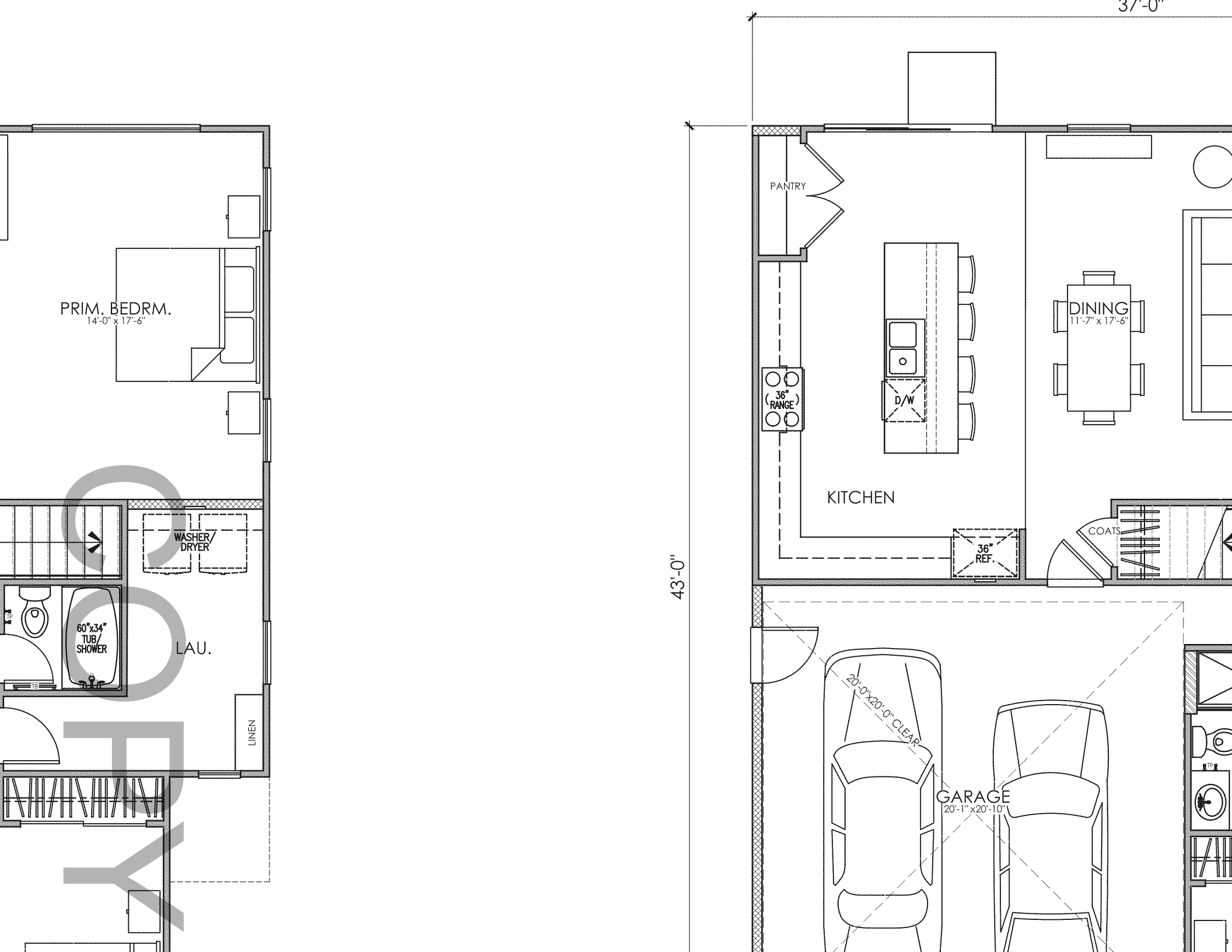
Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH STYLE

COPY

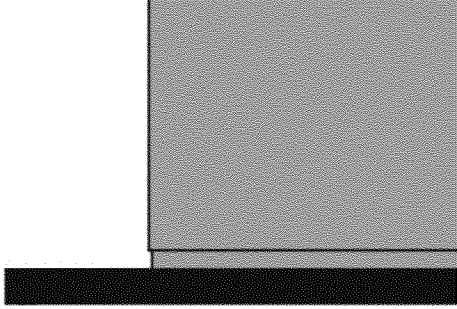





37'-0"
43'-0"
PRIM. BEDRM.
14'-0" x 17'-6"
WASHER/
DRYER
60"x34"
TUB/
SHOWER
LAU.
LINEN
PANTRY
36"
RANGE
D/W
KITCHEN
DINING
11'-7" x 17'-6"
36"
REF.
COATS
20'-0"x20'-0" CLEAR
GARAGE
20'-1" x20'-10"
COPY



all, tree, and shrub locations

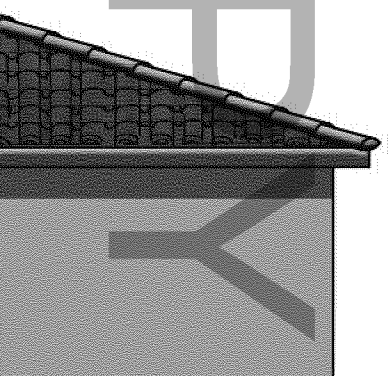


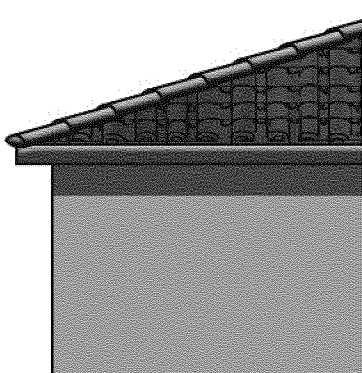
MATERIALS LEGEND

(WHERE OCCURS)

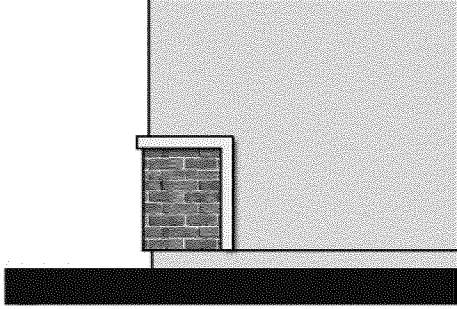
FRONT DOOR:	FIBERGLASS
GARGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY









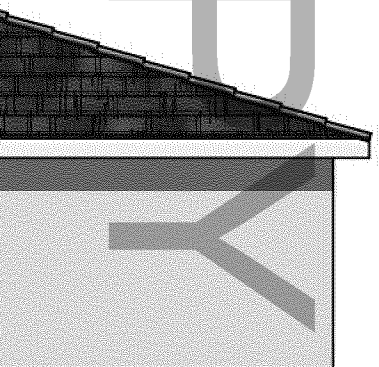
all, tree, and shrub locations

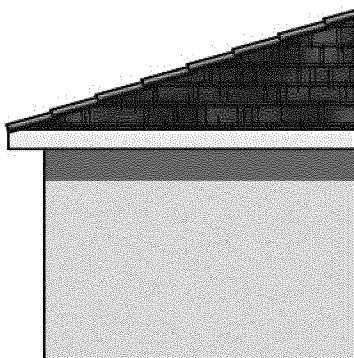
MATERIALS LEGEND

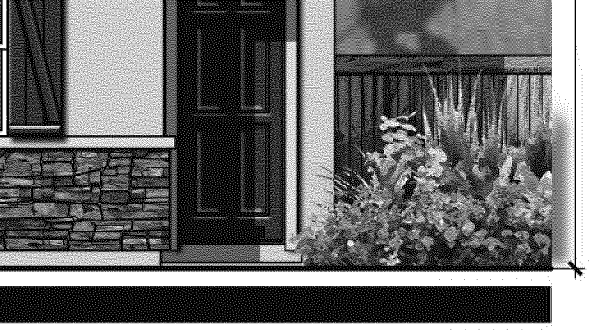
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

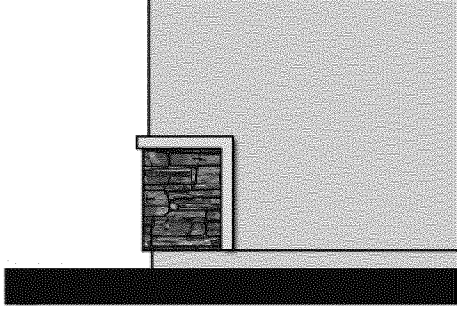
COPY







all, tree, and shrub locations

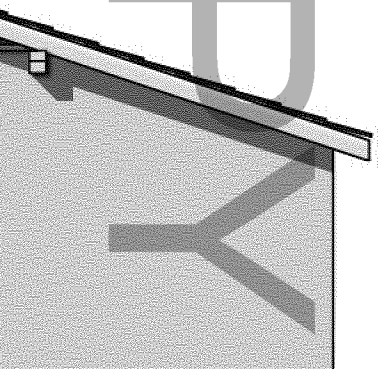


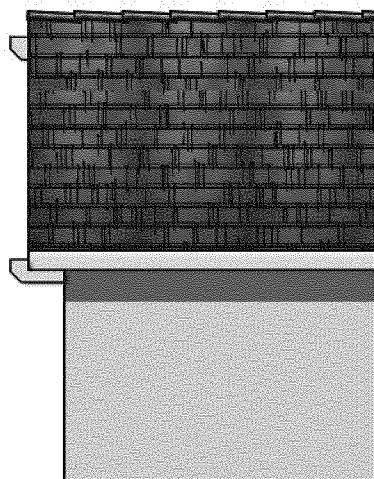
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY





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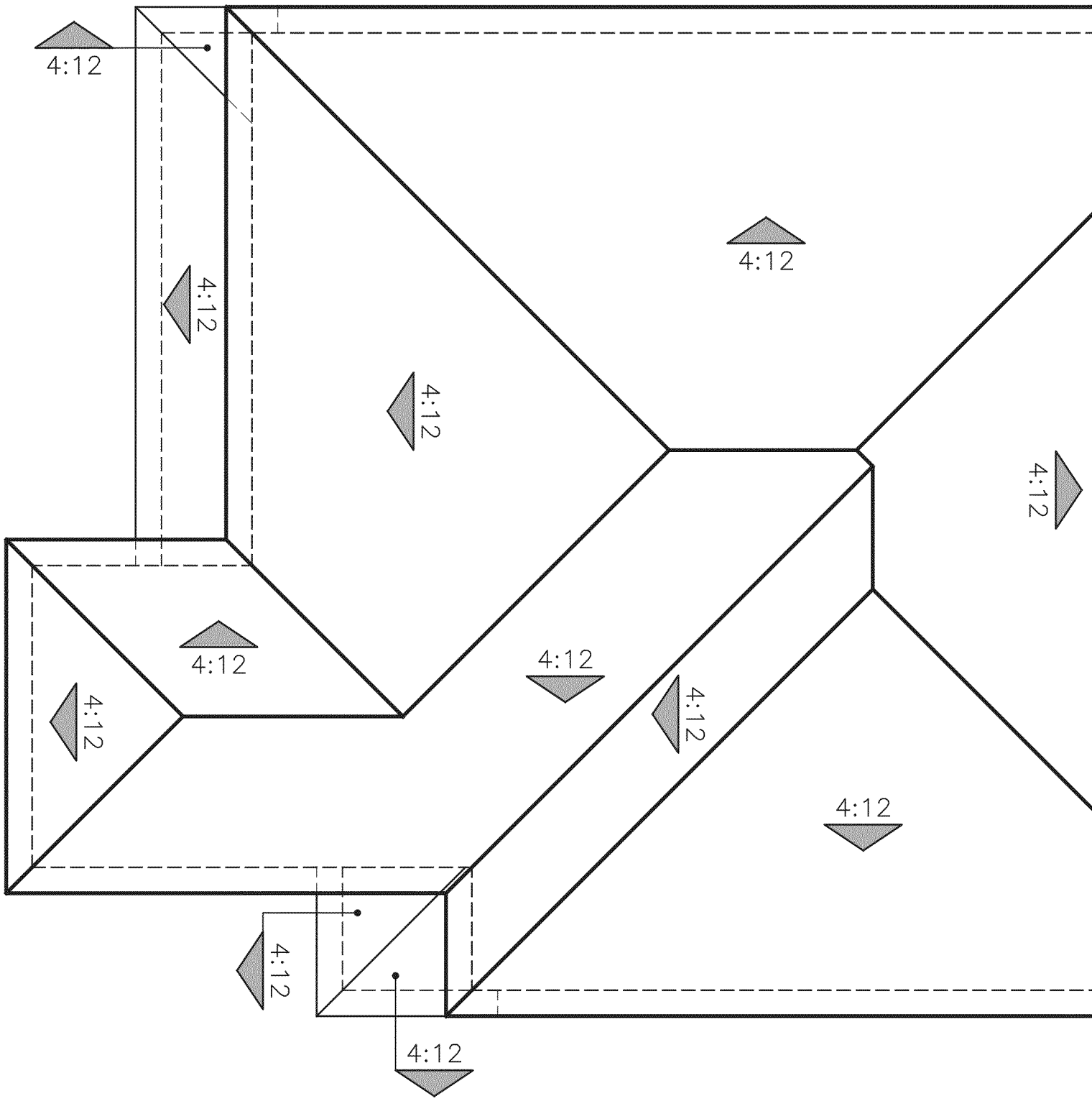

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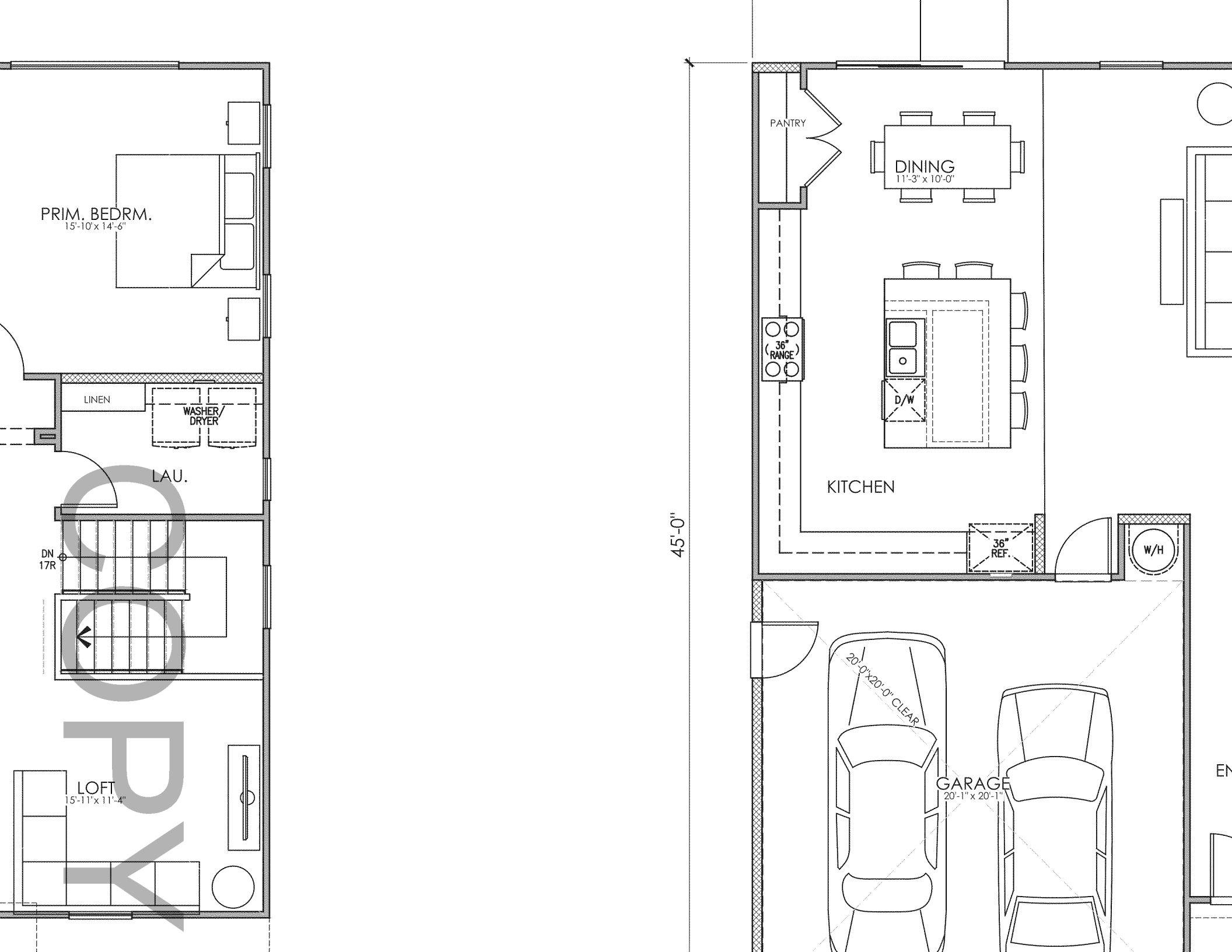
A - SPANISH STYLE

COPY

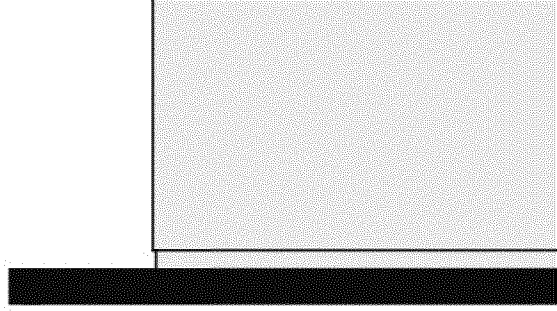





PRIM. BEDRM.
15'-10"x 14'-6"
LINEN
WASHER/
DRYER
LAU.
DN
17R
LOFT
15'-11"x 11'-4"
45'-0"
PANTRY
DINING
11'-3" x 10'-0"
36"
RANGE
D/W
KITCHEN
36"
REF.
W/H
20'-0"x20'-0" CLEAR
GARAGE
20'-1" x 20'-1"
EN

COPY





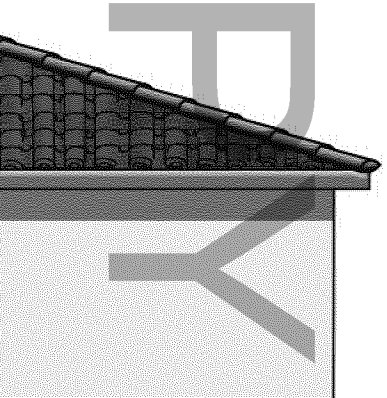
all, tree, and shrub locations

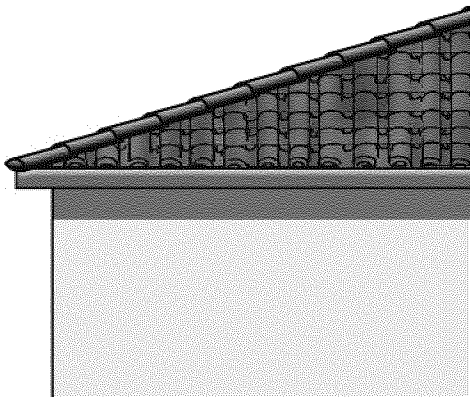
MATERIALS LEGEND

(WHERE OCCURS)

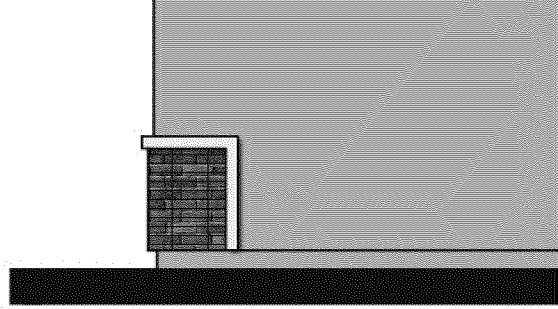
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY









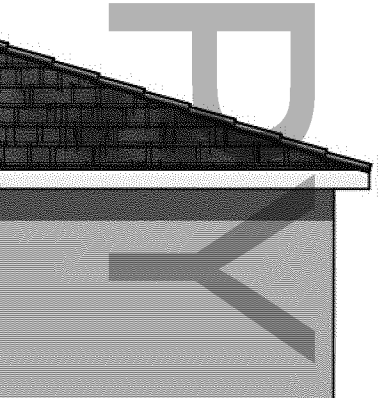
all, tree, and shrub locations

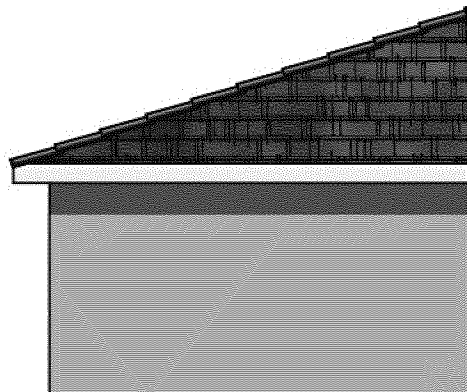
MATERIALS LEGEND

(WHERE OCCURS)

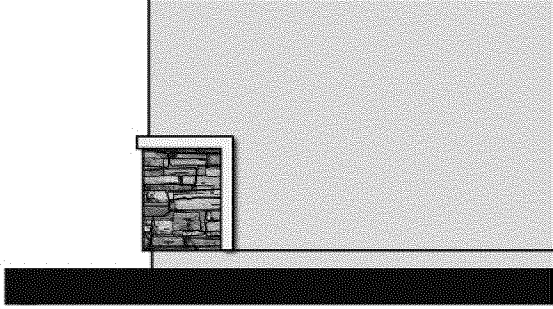
FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY







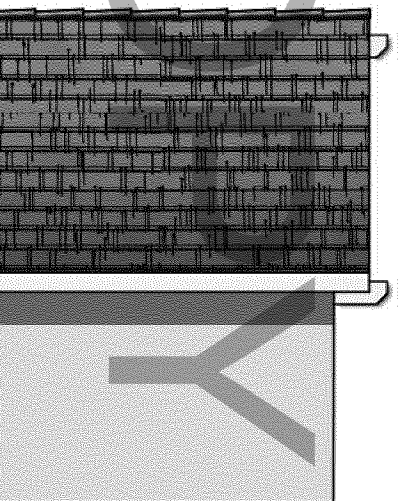


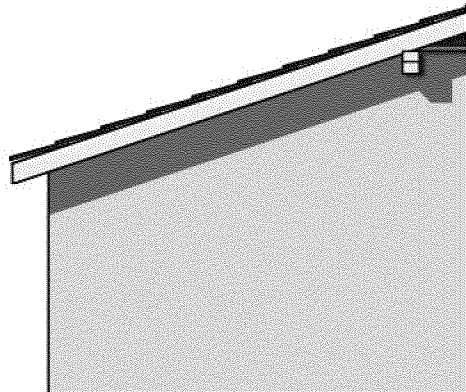
all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN SIDING/ DECORATIVE CORBEL/STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER





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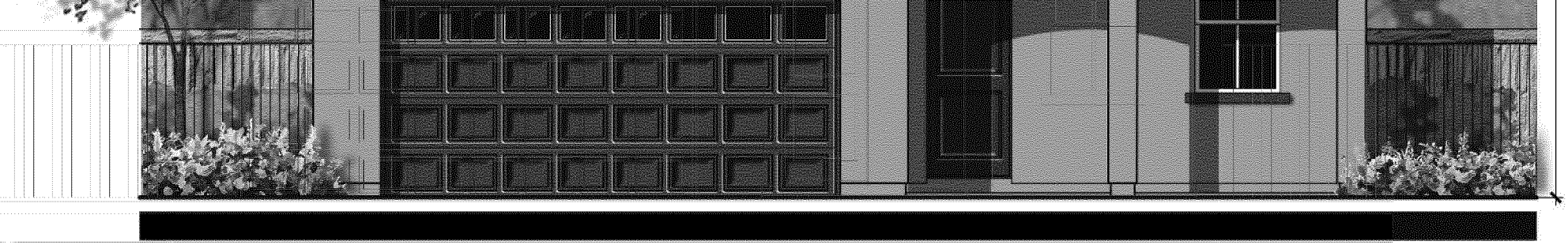


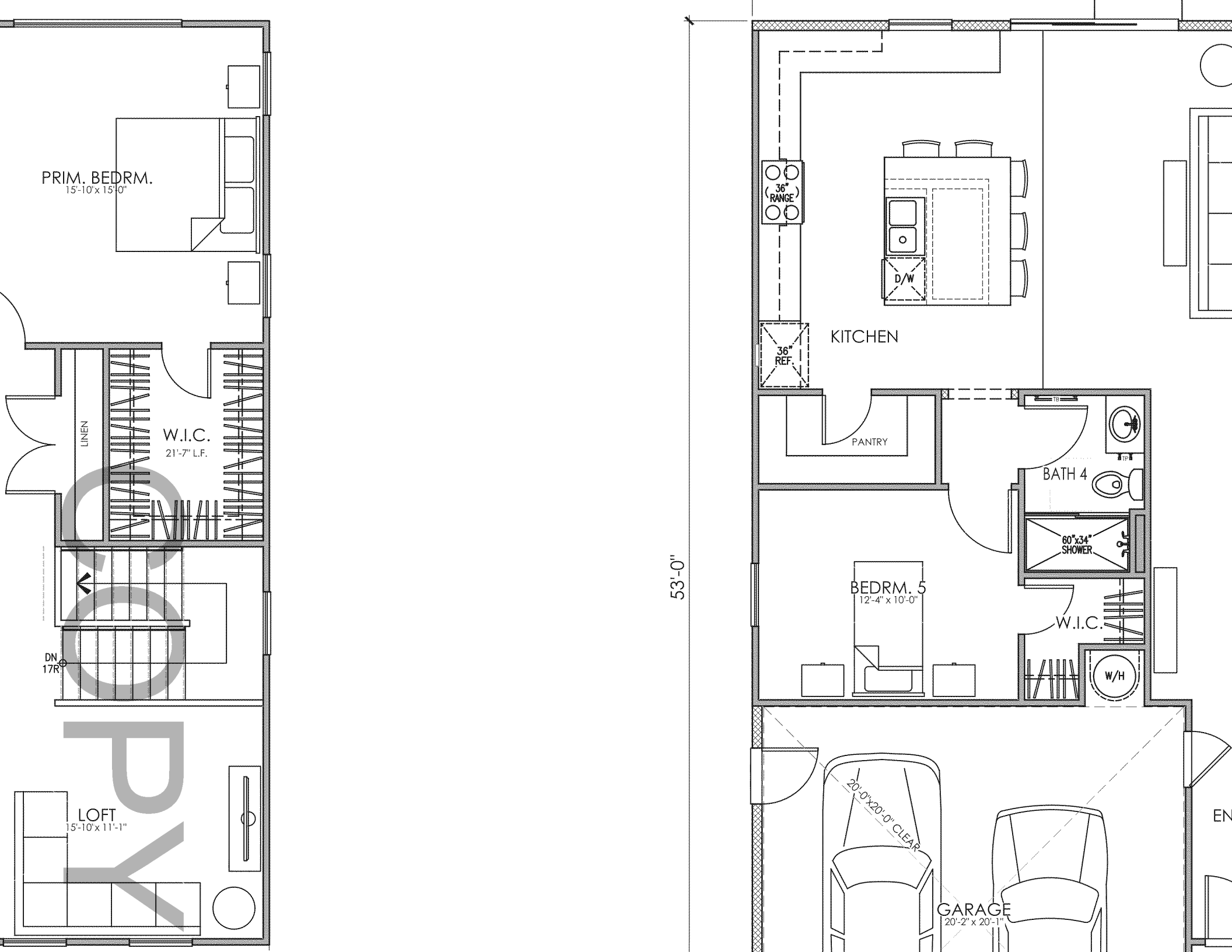
© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH STYLE

COPY

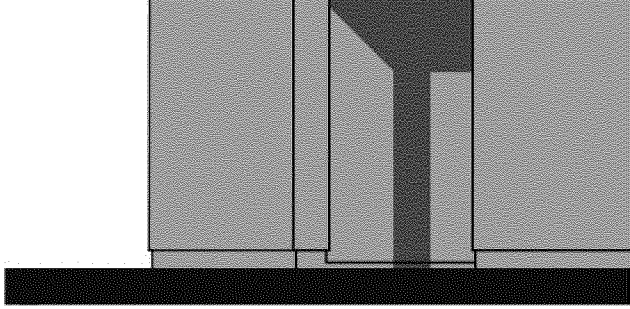





PRIM. BEDRM.
15'-10"x 15'-0"
LINEN
W.I.C.
21'-7" L.F.
DN
17R
LOFT
15'-10"x 11'-1"
53'-0"
36"
RANGE
D/W
KITCHEN
36"
REF.
PANTRY
TB
TP
BATH 4
60"x34"
SHOWER
BEDRM. 5
12'-4" x 10'-0"
W.I.C.
W/H
20'-0"x20'-0" CLEAR
GARAGE
20'-2" x 20'-1"
EN

COPY





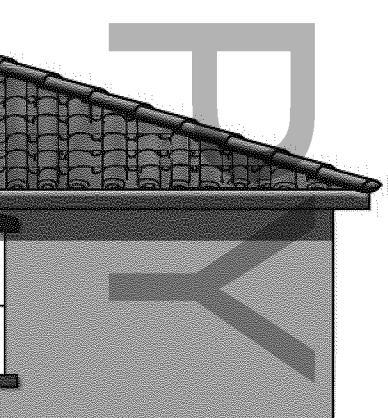
all, tree, and shrub locations

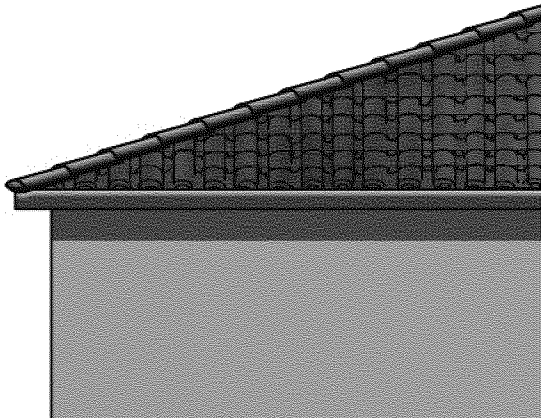
MATERIALS LEGEND

(WHERE OCCURS)

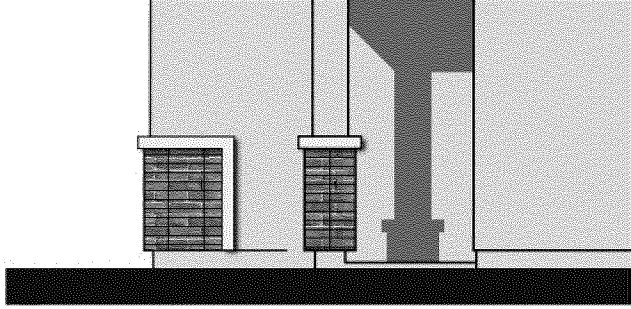
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "LOW S" TILE 4:12 HIP AND GABLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

COPY









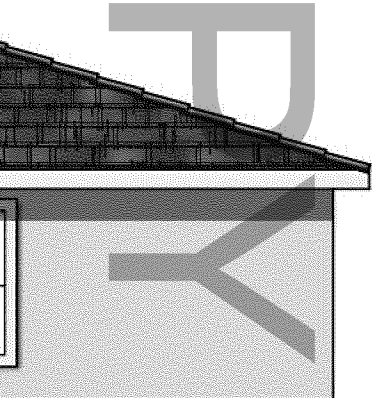
all, tree, and shrub locations

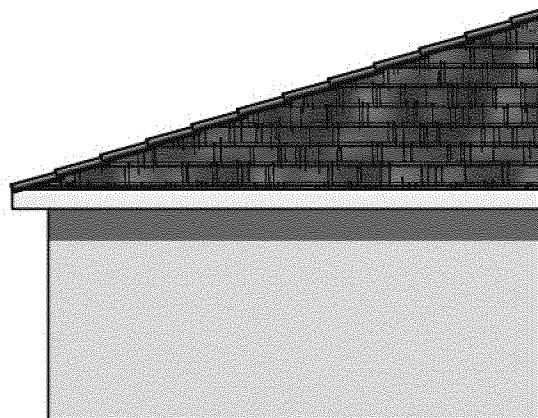
MATERIALS LEGEND

(WHERE OCCURS)

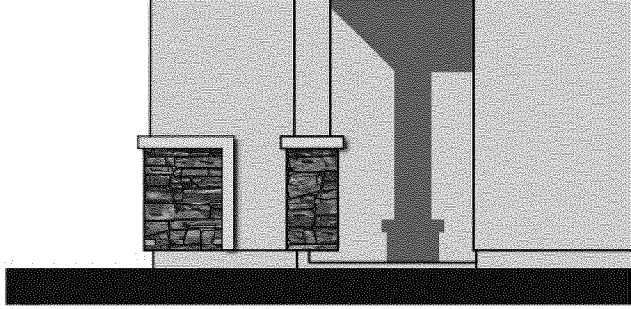
FRONT DOOR:	FIBERGLASS WITH INSET
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SLATE" TILE 4:12 HIP
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER

COPY









all, tree, and shrub locations

MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "FLAT SHAKE" TILE 4:12 HIP AND GABLE
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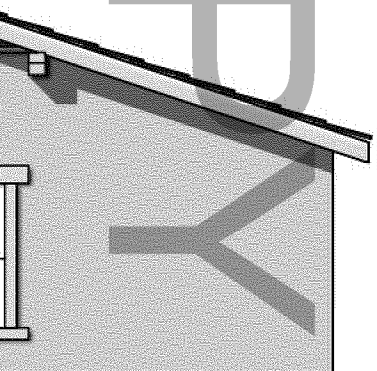
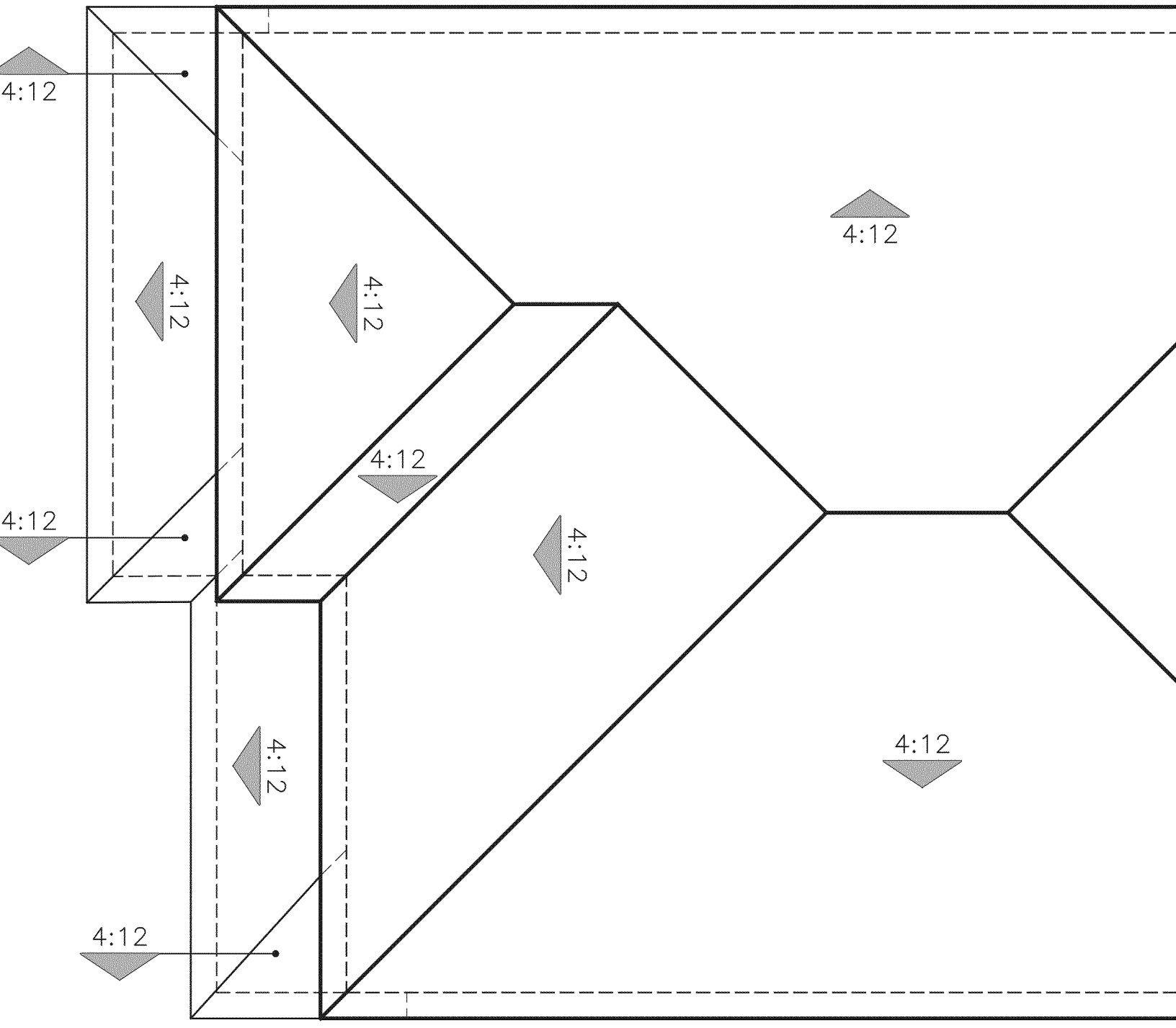
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER

COPY





COPY



	SCHEME 4	SCHEME 5	SCHEME 6
	1557	1631	1539
NT MATCH **	SW7573 EAGLET BEIGE	SW6086 SAND DUNE	SW7646 FIRST STAR
TRIM	SW7551 GREEK VILLA	SW7004 SNOWBOUND	SW7005 PURE WHITE
G / CORNER GARAGE DOOR	SW9117 URBAN JUNGLE	SW6088 NUTHATCH	SW7673 PEWTER CAST
OOR	SW7745 MUDDLED BASIL	SW2837 AURORA BROWN	SW7069 IRON ORE
ACK BOND	TUNDRA LATIGO	TUNDRA HARTFORD	TUNDRA ASHLAND
	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
AT SLATE	1FQCY4070 SEA PEARL BLEND	1FACS6464 CA MISSION BLEND	1FACS0330 APPALACHIAN BLEND
:	LINEN	SATIN	SATIN

ATIONS USE	SCHEME 7	SCHEME 8	SCHEME 9
	1572	1557	1528
NT MATCH **	SW7005 PURE WHITE	SW7573 EAGLET BEIGE	SW7632 MODERN GRAY
TRIM	SW7069 IRON ORE	SW7551 GREEK VILLA	SW7628 WINDFRESH WHITE
DING / DOOR	SW7757 HIGH REFLECTIVE WHITE	SW7740 MESSENGER BAG	SW6074 SPALDING GRAY
OOR / SHUTTERS	SW7069 IRON ORE	SW6373 HARVESTER	SW7625 MOUNT ETNA
RYSTACK TION	CLIFFSTONE BANFF SPRINGS	CLIFFSTONE BOARDWALK	CLIFFSTONE MANZANITA
	1FBCJ4072	1FBCF0198	1FBCJ3181

COPY

COPY

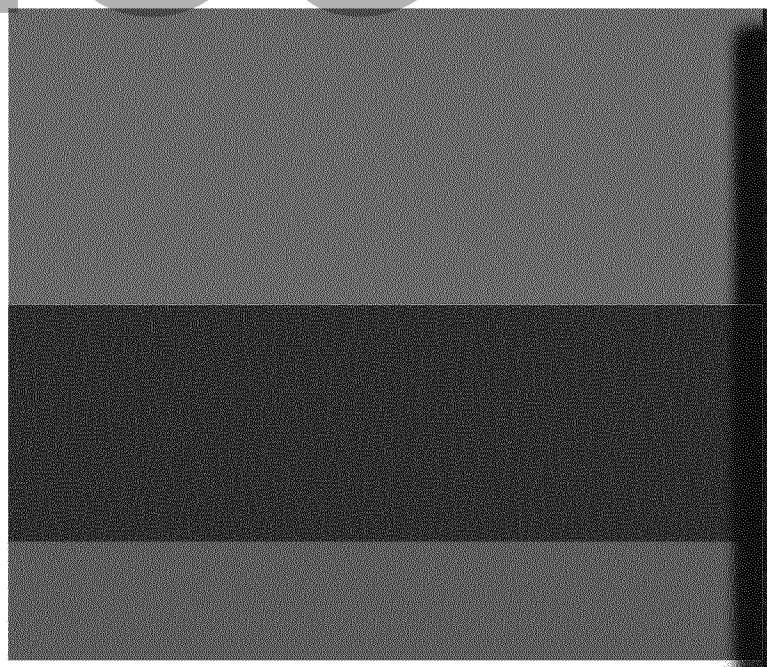
STUCCO BODY

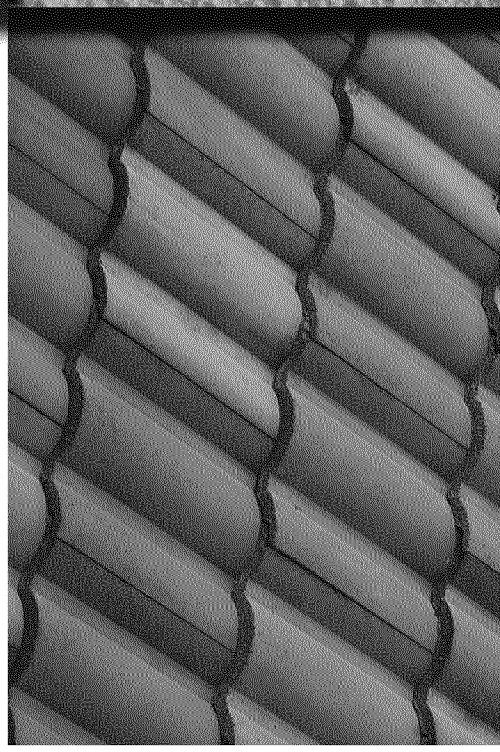


FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

GABLE END DETAIL





ROOF

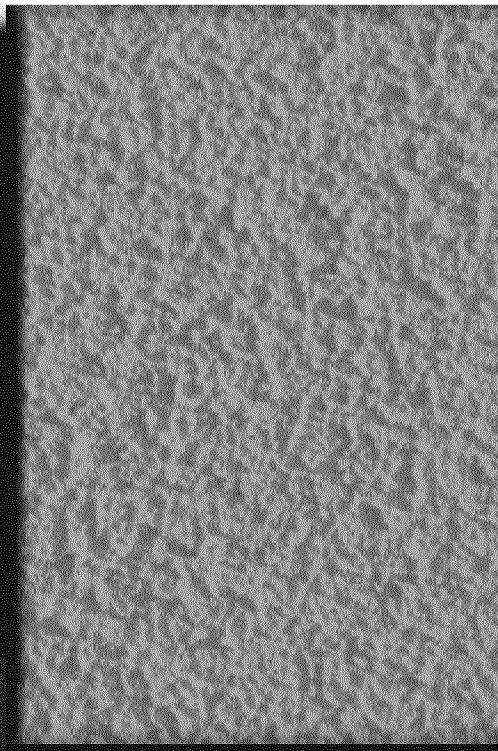
COPY

FASCIA / TRIM

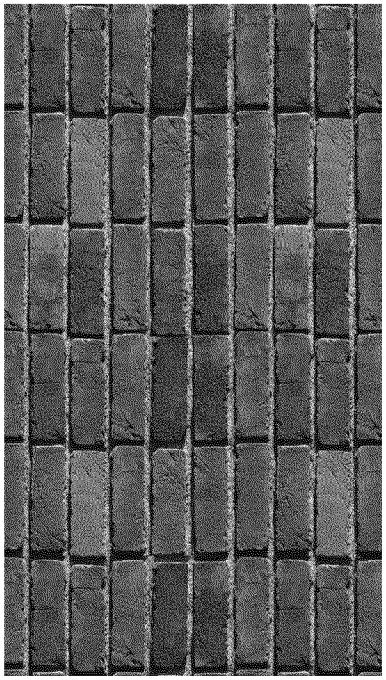
LAP SIDING /
CORNER BOARDS /
GARAGE DOOR

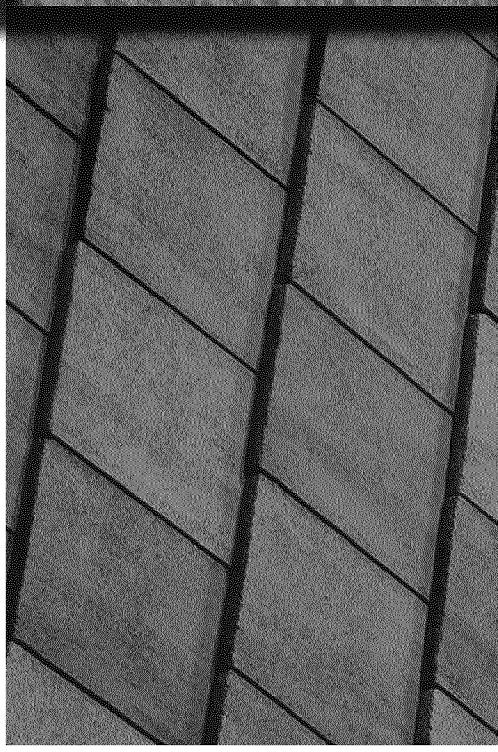
FRONT DOOR

STUCCO BODY



BRICK





ROOF

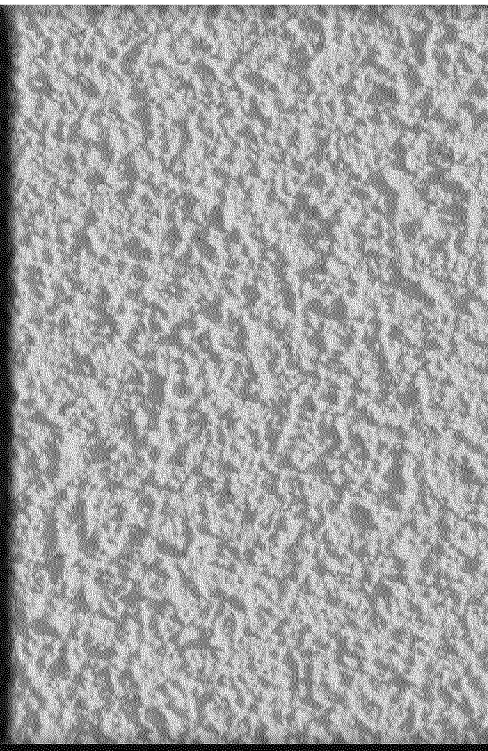
COPY

FASCIA / TRIM

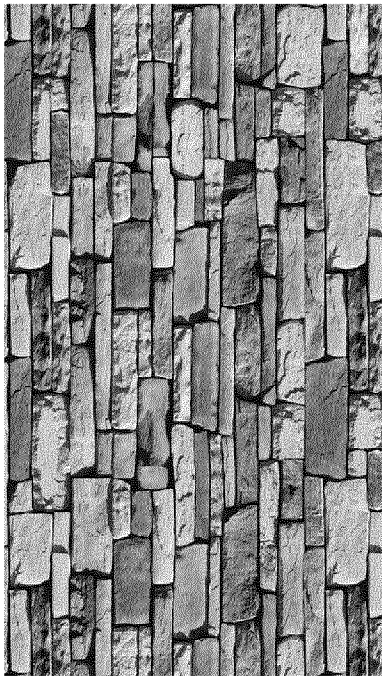
GABLE SIDING /
GARAGE DOOR

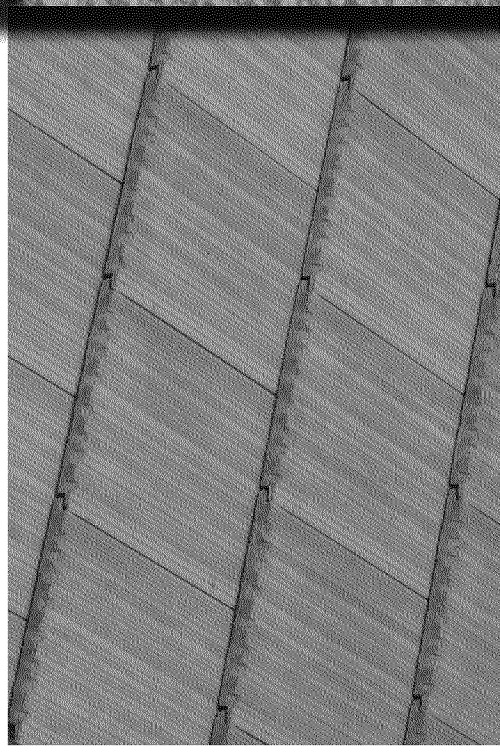
FRONT DOOR /
SHUTTERS

STUCCO BODY



STONE





ROOF

LANDSCAPE DESIGN GUIDELINES

These Landscape Design Guidelines articulate the various landscape design components of Chacon Farms thematic identity. The community's landscape theme draws from the rural, agricultural heritage of the San Jacinto area.

As demonstrated by Exhibit B, Conceptual Landscape Plan, the landscape concept is intended to create a sense of community identity that links together Chacon Farms' residential land uses. Furthermore, the recommended plant palette is designed to reinforce and emphasize the community's landscape theme at major focal points.

Although a great deal of specific design information is provided in these Landscape Design Guidelines, these Guidelines are not intended to establish a set of rigid landscaping requirements for the Chacon Farms community. Instead, these Guidelines provide landscape principals and standards to ensure that plant materials, streetscapes community wall and fences are compatible with the community's design theme. These Guidelines are intended to be a living document and, as such, are subject to modification over time to allow for creative and innovative responses to unanticipated conditions, such as changes in housing design trends or community desires.

A. Plant Palette

The plant palette for Chacon Farms complements and enhances the community's setting, while also reducing irrigation needs and conserving water resources. The plant palette includes colorful plant materials along with trees appropriate for the property's climatic conditions. The plant palette also emphasizes other design elements in the community, such as the recommend architectural styles, monumentation sign, walls and fences, etc. Many of the plant materials are water efficient species native to Southern California or naturalized to the arid Southern California climate.

The plant palette provides a list of the plant materials approved for use in the Chacon Farms' community. The plans listed in the plant palette provide a base palette for the community's landscape design. Other similar plant materials may be substituted provided the selected plant materials are water-efficient and complement the Chacon Farms community theme. Plant selection for specific areas of the community shall have similar watering requirements so that the irrigation systems can be designed to minimize water us and plant materials can thrive under optimal conditions.

B. Walls & Fences

The conceptual Wall and Fence Plan for the Chacon Farms community is illustrated on Exhibit B. As shown, a variety of walls and fences are provided throughout the community to minimize roadway noise, increase privacy within each residential lot, and increase safety along the existing streets. Community walls and fences are designed as an integral component and

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS

extension for the building designed and surrounding landscape. Gates should be complementary in style and color to its fence or wall.

Decorative Block Wall. Decorative block walls are located between roadways and residential lots to maximize privacy and provide noise attenuation. The decorative block wall shall be up to six feet (6') tall (from the resident's yard finish grade elevation). Corner returns shall be decorative block wall.

Privacy fences are provided in the rear and side yards of residential lots that do not have masonry walls. These privacy fences are vinyl. A minimum and maximum of six feet (6') tall.

B. Amenities

The community includes multiple new ways for residents to connect with the surrounding community include new sidewalks/trails along the perimeter streets and new pedestrian routes between Seventh Street, Cawston Avenue, and Esplanade.

The four HOA maintained parks include amenities such as pickleball court, shade structures, picnic tables, playgrounds, open space, walkways, benches, and BBQs.

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS

Exhibit B – Landscape Architecture

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

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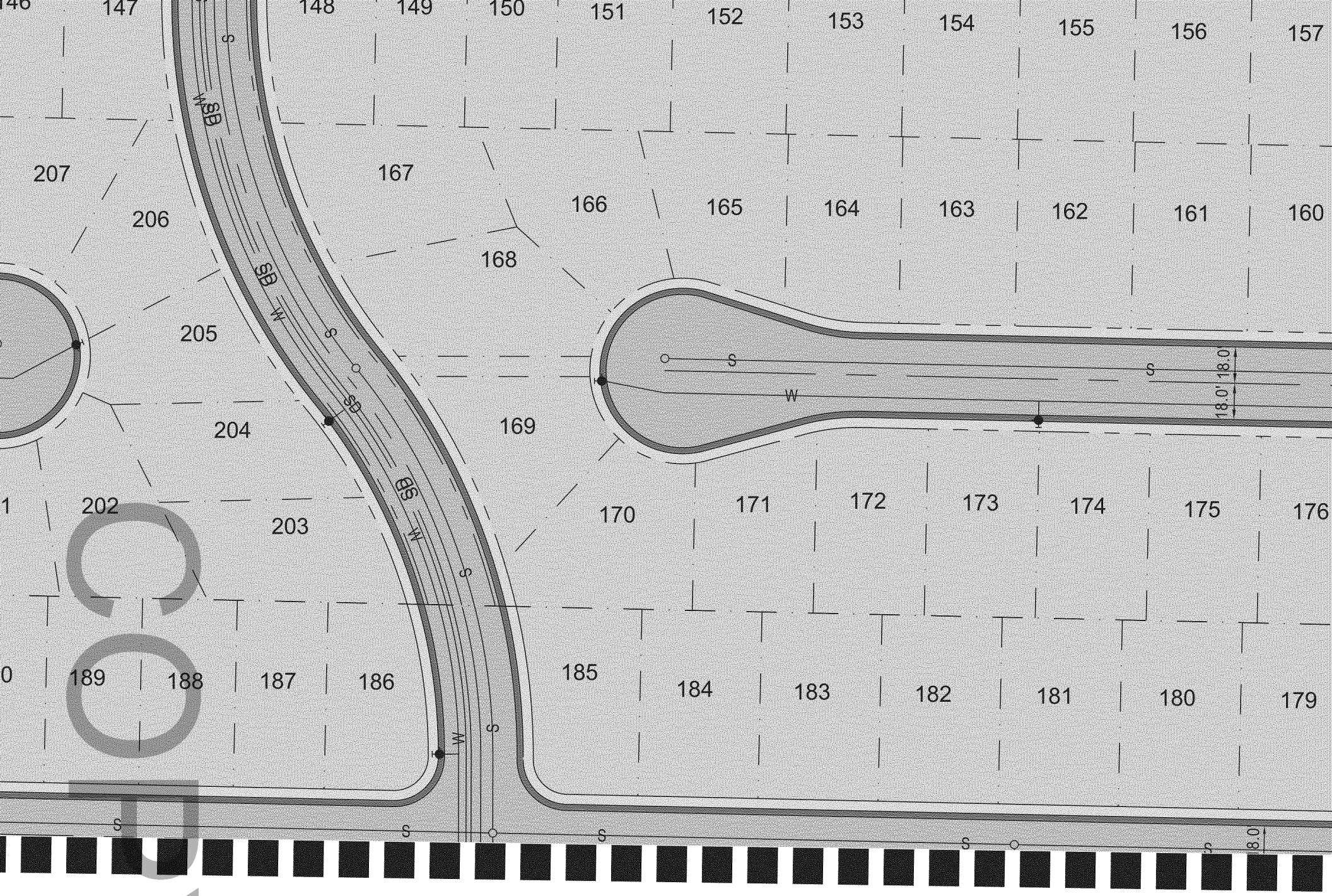
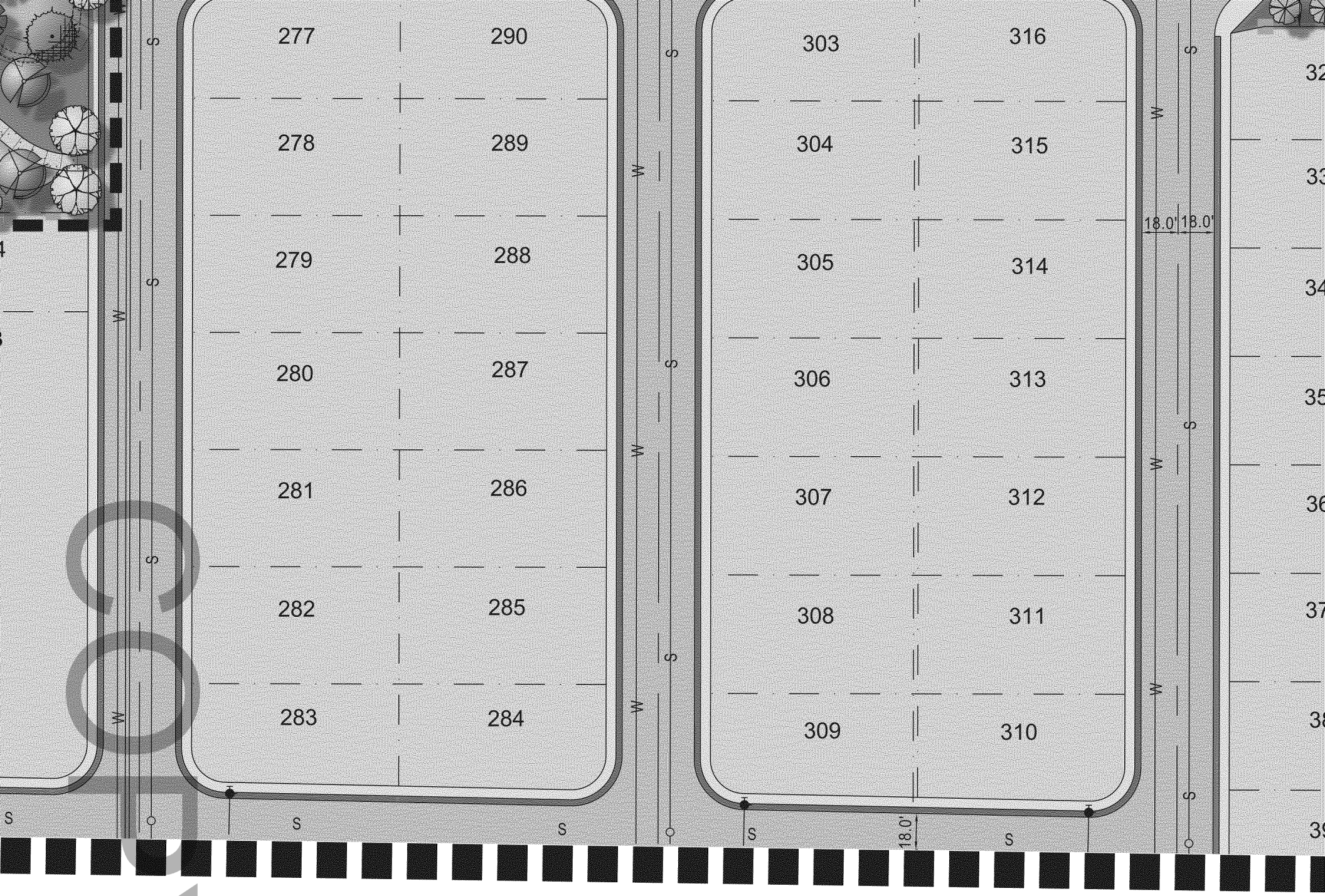
CHACON FARMS



MATCHLINE - SEE SHEET 2

PROPOSED

DRAINAGE BASIN HYDROSEED SCHEDULE - WUCOLS - LOW



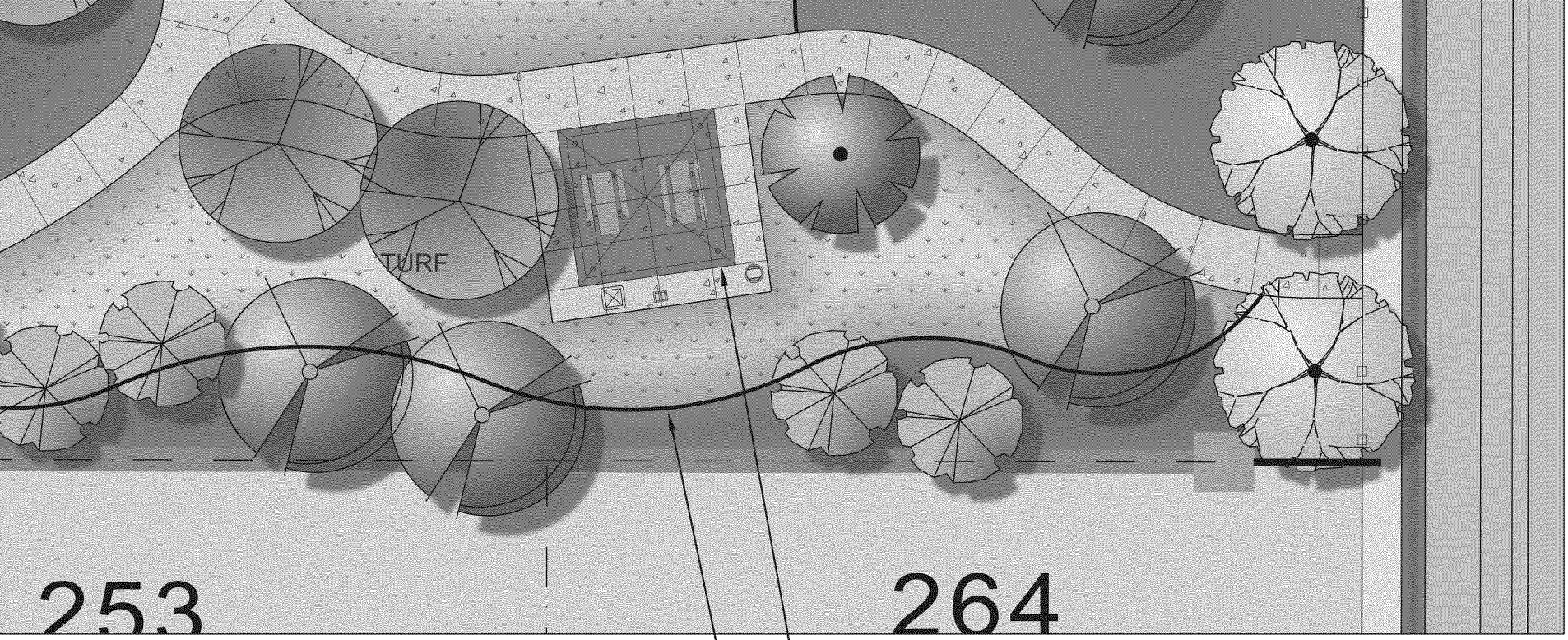
IE - SEE SHEET 3



PROPOSED PERIMETER
BLOCK WALL

P
2
3
4

SD
SD
SD



SHADE STRUCTURE WITH PICNIC TABLES

CONCRETE MOW CURB BETWEEN TURF AND SHRUB AREAS

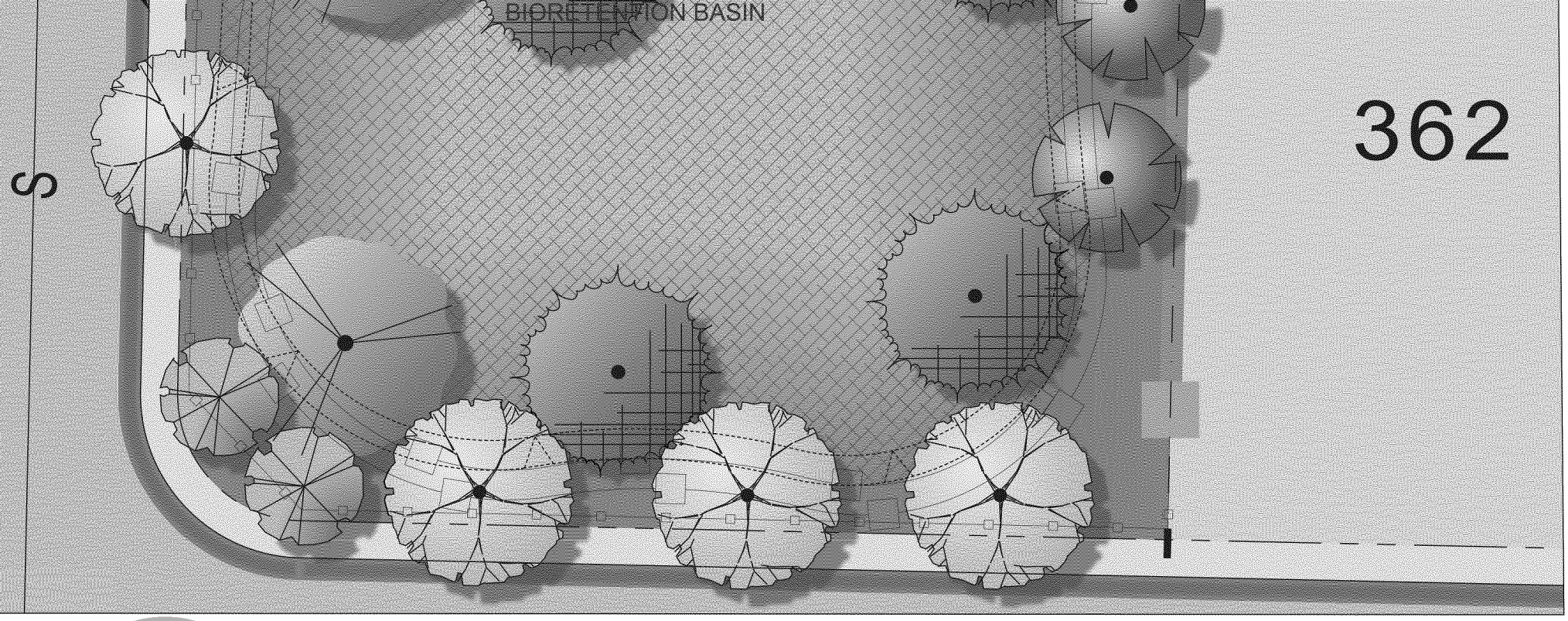
ENLARGMENT

COPY



BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LO

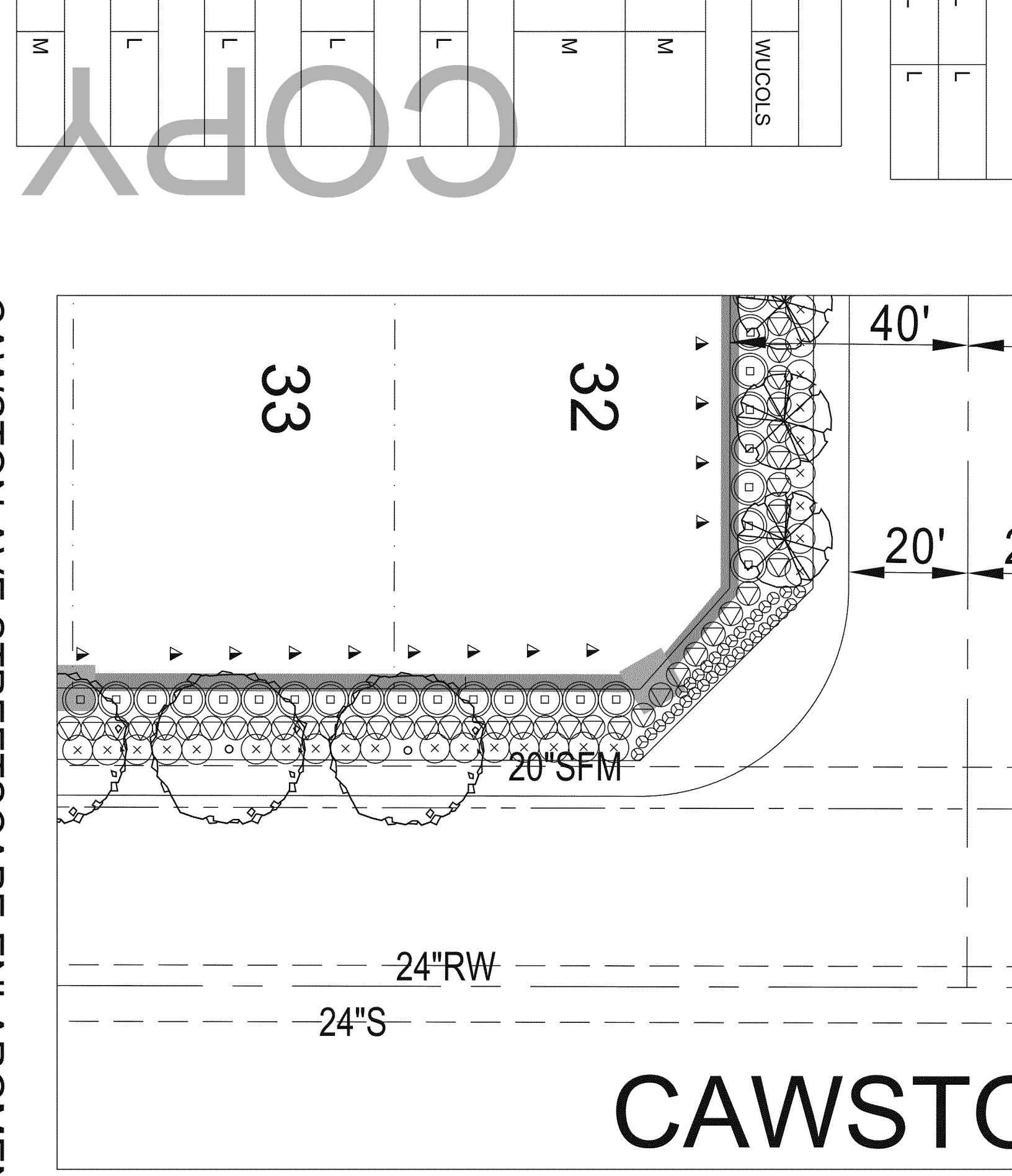
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE



T/EAST ENLARGMENT

COPY

BIORETENTION BASIN PLANT SCHEDULE - WUCOLS - LOW				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	WUCOLS



COPY
M
L
L
L
L
M
M
WUCOLS
L
L
33
32
40'
20'
20"SFM
24"RW
24"S
CAWSTO



OBILIS 'MONRIK'



LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'

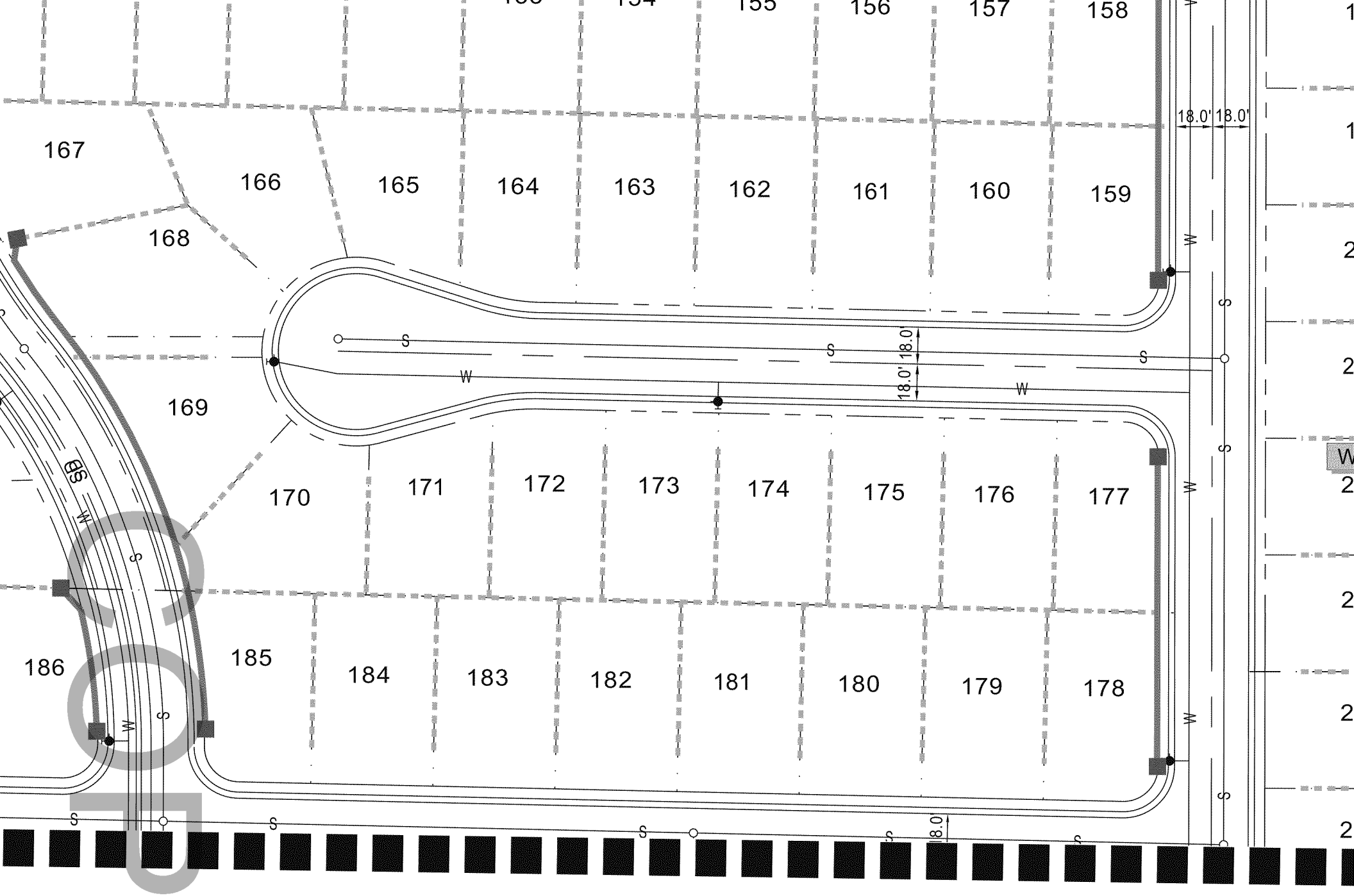


OLEA EUROPAEA 'MONTRA'



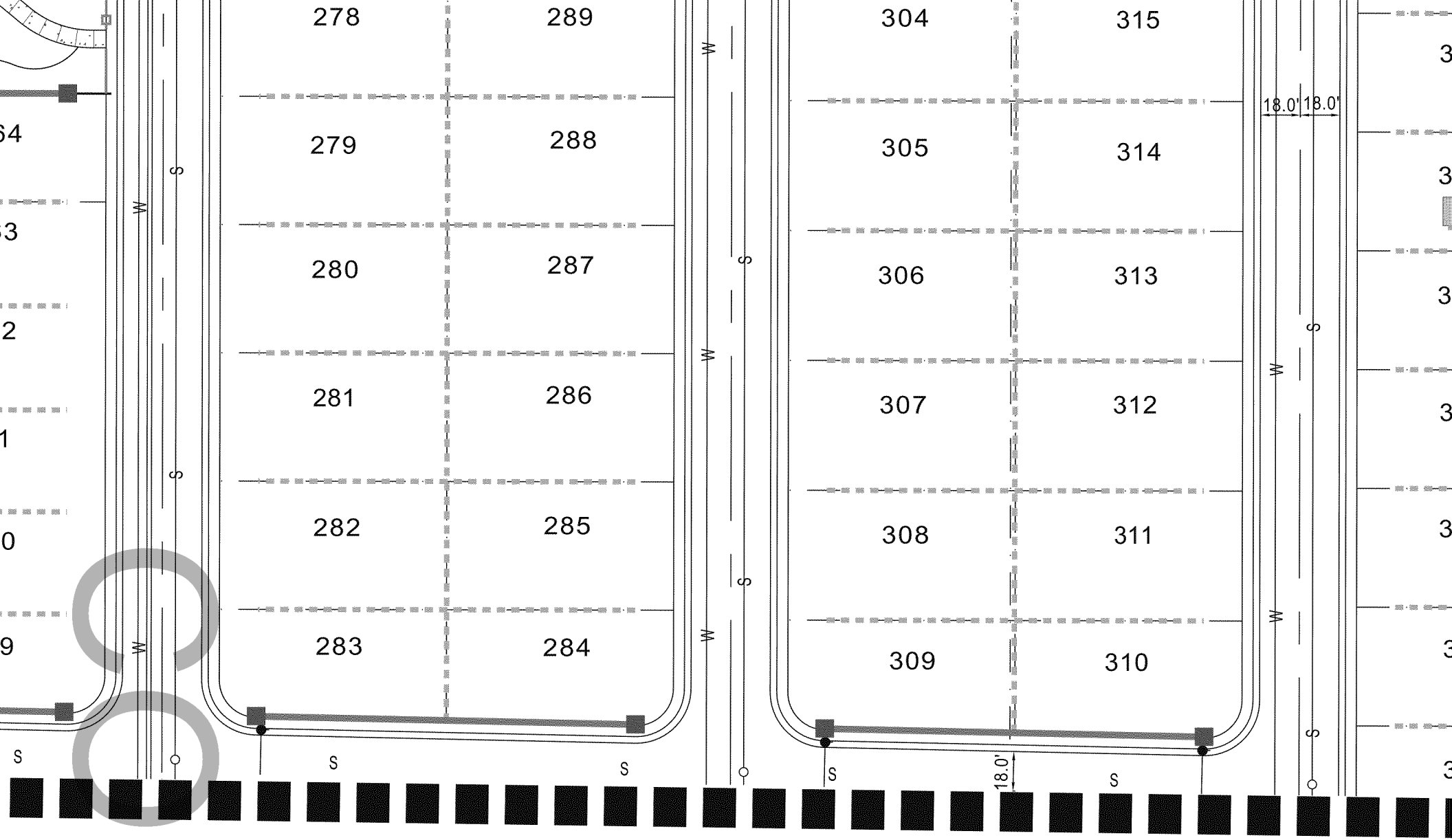






MATCHLINE - SEE SHEET 10

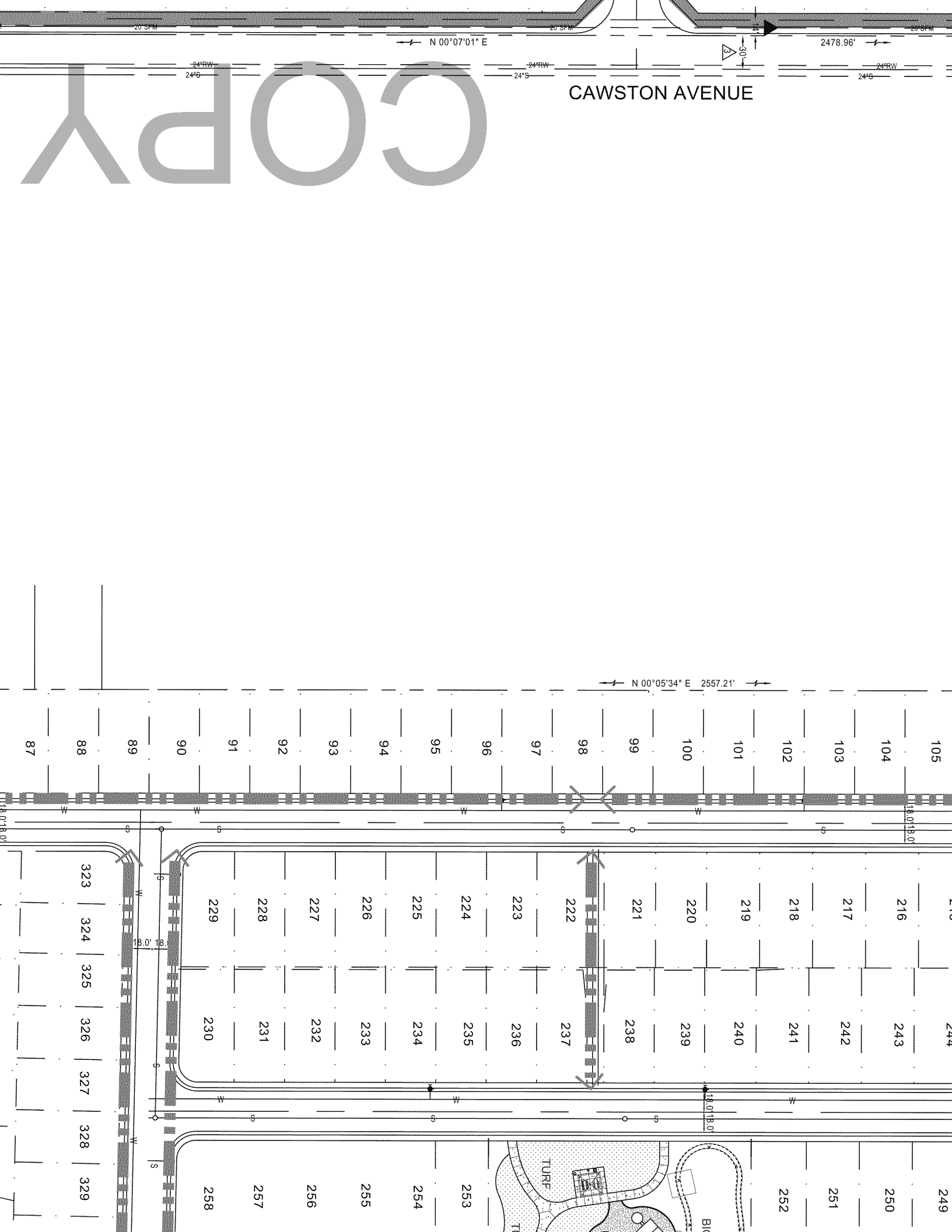
COPY



NE - SEE SHEET 11


W-06
392
393
394
395
396
397
398
399
400
401
411
410
409
408
407
406
405
404
403
402
18.0'
18.0'
W-02
63
62
61
60
59
58
57
56
55
54
53
W-01
6"SFM
6"SFM

COPY



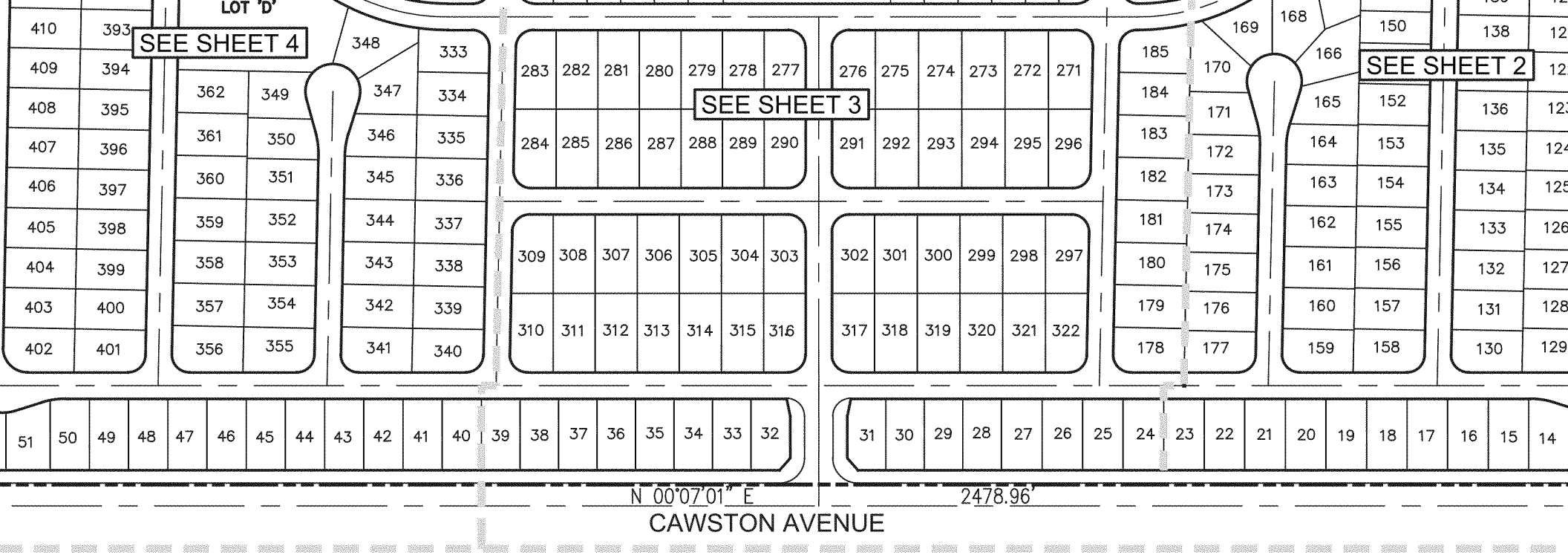
COPY

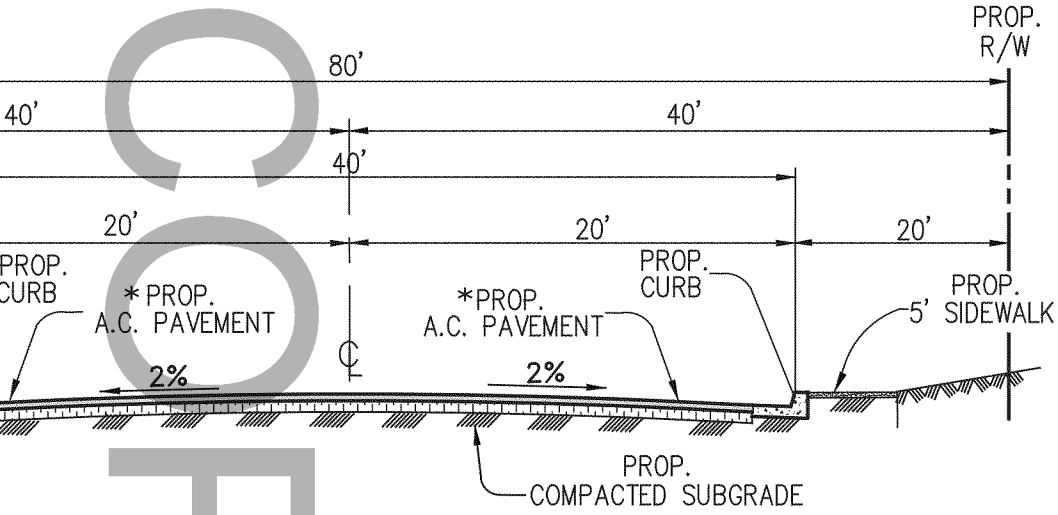
Exhibit C - Tentative Tract Map

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS





TYPICAL STREET SECTION
RANCE ROADS - STREET 'K'/MODIFIED LOCAL PRIVATE STREETS

NOT TO SCALE

T.I. = 5.5

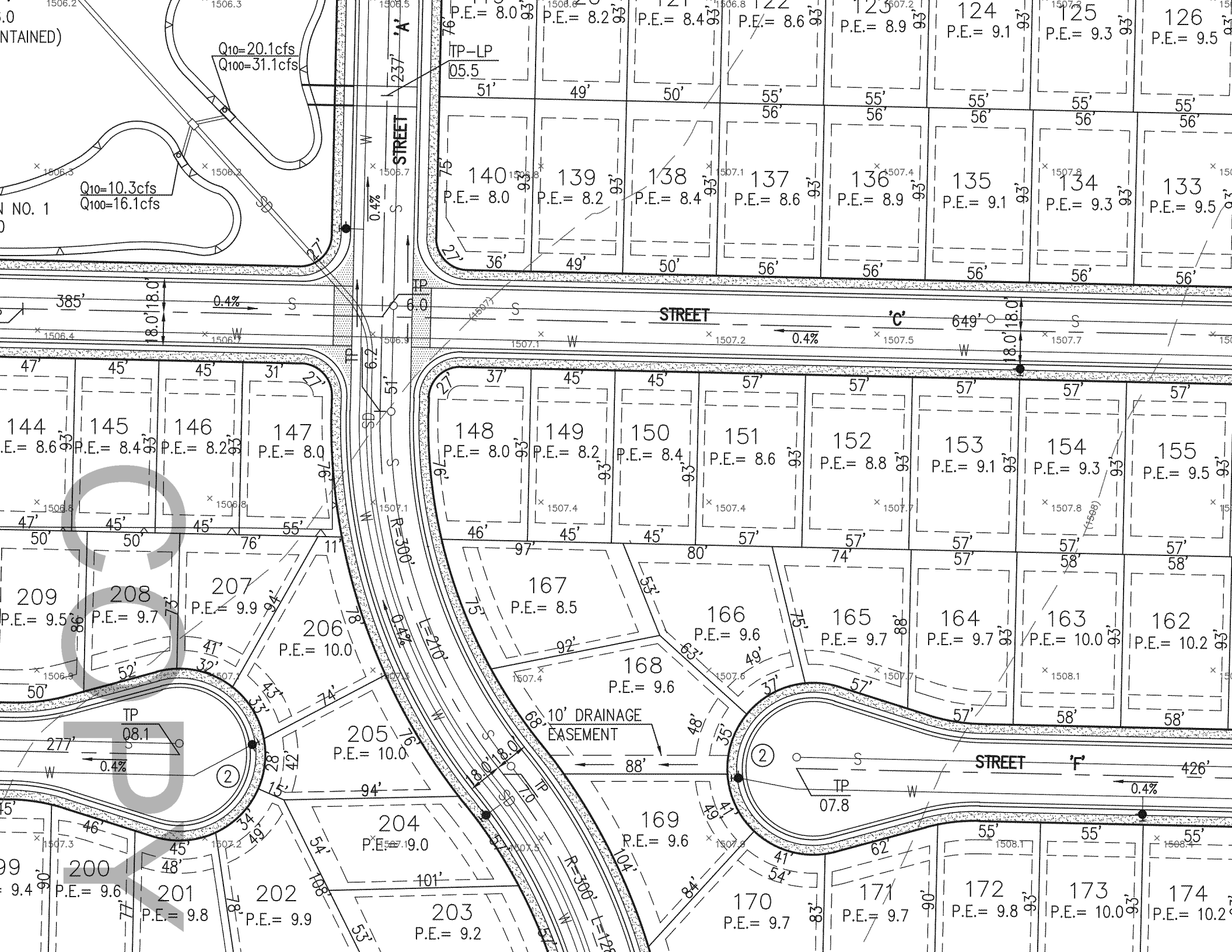
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACRO THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SA RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SA DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCO IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREI DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HO THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WA FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SA JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACIN RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS

COPY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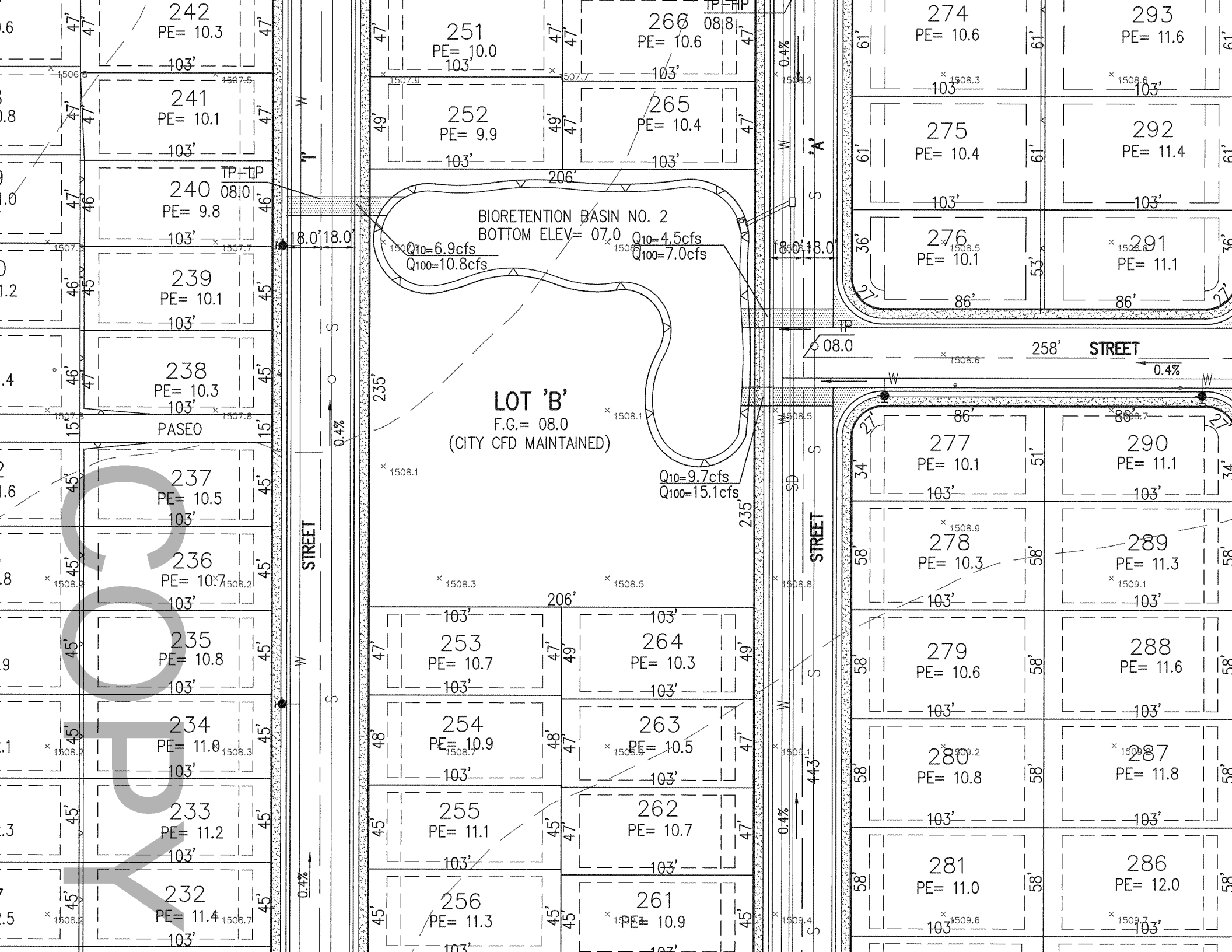
Q100=31.1cfs
Q10=10.3cfs
Q100=16.1cfs
STREET 'A'
STREET 'C'
STREET 'F'
TP-LP 05.5
TP 08.1
TP 07.8
10' DRAINAGE EASEMENT
R=300'
L=210'
R=300' L=12
140 P.E.= 8.0
139 P.E.= 8.2
138 P.E.= 8.4
137 P.E.= 8.6
136 P.E.= 8.9
135 P.E.= 9.1
134 P.E.= 9.3
133 P.E.= 9.5
124 P.E.= 9.1
125 P.E.= 9.3
126 P.E.= 9.5
144 P.E.= 8.6
145 P.E.= 8.4
146 P.E.= 8.2
147 P.E.= 8.0
148 P.E.= 8.0
149 P.E.= 8.2
150 P.E.= 8.4
151 P.E.= 8.6
152 P.E.= 8.8
153 P.E.= 9.1
154 P.E.= 9.3
155 P.E.= 9.5
209 P.E.= 9.5
208 P.E.= 9.7
207 P.E.= 9.9
206 P.E.= 10.0
205 P.E.= 10.0
204 P.E.= 9.0
203 P.E.= 9.2
202 P.E.= 9.9
201 P.E.= 9.8
200 P.E.= 9.6
167 P.E.= 8.5
166 P.E.= 9.6
165 P.E.= 9.7
164 P.E.= 9.7
163 P.E.= 10.0
162 P.E.= 10.2
168 P.E.= 9.6
169 P.E.= 9.6
170 P.E.= 9.7
171 P.E.= 9.7
172 P.E.= 9.8
173 P.E.= 10.0
174 P.E.= 10.2



BIORETENTION BASIN NO. 2
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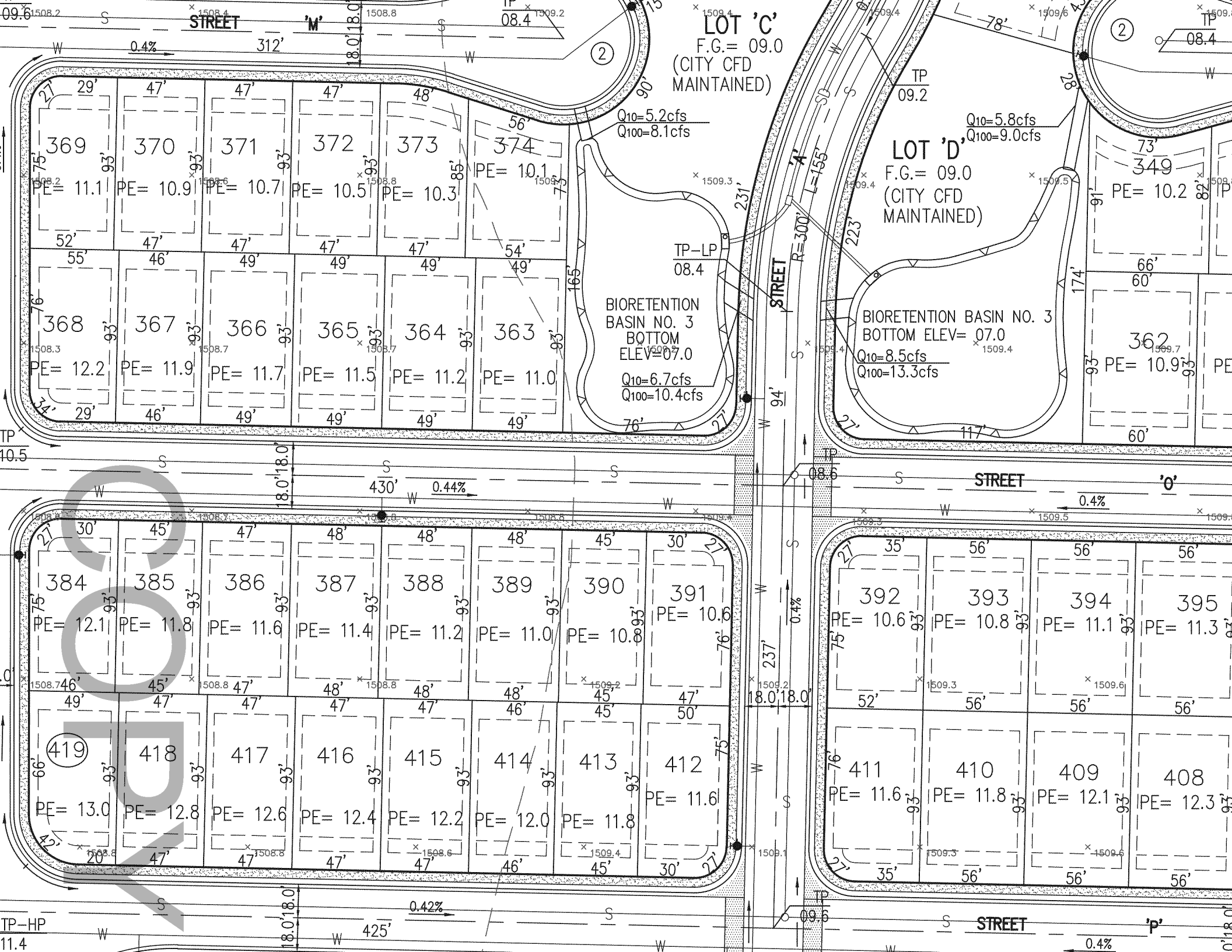
Q100=10.8cfs
Q10=4.5cfs
Q100=7.0cfs
Q10=9.7cfs
Q100=15.1cfs
LOT 'B'
F.G.= 08.0
(CITY CFD MAINTAINED)
PASEO
STREET
'I'
'A'
TP-HP 08.8
TP-LP 08.0
TP 08.0
242 PE= 10.3
241 PE= 10.1
240 PE= 9.8
239 PE= 10.1
238 PE= 10.3
237 PE= 10.5
236 PE= 10.7
235 PE= 10.8
234 PE= 11.0
233 PE= 11.2
232 PE= 11.4
251 PE= 10.0
252 PE= 9.9
266 PE= 10.6
265 PE= 10.4
253 PE= 10.7
254 PE= 10.9
255 PE= 11.1
256 PE= 11.3
264 PE= 10.3
263 PE= 10.5
262 PE= 10.7
261 PE= 10.9
274 PE= 10.6
275 PE= 10.4
276 PE= 10.1
277 PE= 10.1
278 PE= 10.3
279 PE= 10.6
280 PE= 10.8
281 PE= 11.0
293 PE= 11.6
292 PE= 11.4
291 PE= 11.1
290 PE= 11.1
289 PE= 11.3
288 PE= 11.6
287 PE= 11.8
286 PE= 12.0

COPY


STREET 'M'
0.4%
312'
18.0'
LOT 'C'
F.G.= 09.0
(CITY CFD MAINTAINED)
Q10=5.2cfs
Q100=8.1cfs
TP 08.4
TP 09.2
Q10=5.8cfs
Q100=9.0cfs
LOT 'D'
F.G.= 09.0
(CITY CFD MAINTAINED)
369 PE= 11.1
370 PE= 10.9
371 PE= 10.7
372 PE= 10.5
373 PE= 10.3
374 PE= 10.1
368 PE= 12.2
367 PE= 11.9
366 PE= 11.7
365 PE= 11.5
364 PE= 11.2
363 PE= 11.0
349 PE= 10.2
362 PE= 10.9
TP-LP 08.4
BIORETENTION BASIN NO. 3 BOTTOM ELEV=07.0
Q10=6.7cfs
Q100=10.4cfs
BIORETENTION BASIN NO. 3 BOTTOM ELEV= 07.0
Q10=8.5cfs
Q100=13.3cfs
STREET 'A'
R=300'
L=155'
231'
223'
94'
165'
174'
TP 10.5
430'
0.44%
TP 08.6
STREET 'O'
0.4%
384 PE= 12.1
385 PE= 11.8
386 PE= 11.6
387 PE= 11.4
388 PE= 11.2
389 PE= 11.0
390 PE= 10.8
391 PE= 10.6
392 PE= 10.6
393 PE= 10.8
394 PE= 11.1
395 PE= 11.3
419 PE= 13.0
418 PE= 12.8
417 PE= 12.6
416 PE= 12.4
415 PE= 12.2
414 PE= 12.0
413 PE= 11.8
412 PE= 11.6
411 PE= 11.6
410 PE= 11.8
409 PE= 12.1
408 PE= 12.3
237'
0.4%
TP-HP 11.4
425'
0.42%
TP 09.6
STREET 'P'
0.4%

4,163	161	5,324	211	4,587	261	4,645	
4,163	162	5,324	212	4,709	262	4,843	
4,163	163	5,324	213	4,802	263	4,883	
4,163	164	5,143	214	4,638	264	5,089	
4,185	165	4,977	215	4,638	265	4,883	
4,140	166	5,542	216	4,876	266	4,883	
4,147	167	5,875	217	4,876	267	4,883	
4,091	168	7,099	218	4,875	268	4,645	
4,643	169	5,019	219	4,875	269	4,645	
4,545	170	5,741	220	4,700	270	4,802	
4,637	171	4,883	221	4,739	271	5,538	
5,120	172	5,073	222	4,636	272	6,269	
5,119	173	5,088	223	4,635	273	6,268	
5,119	174	5,088	224	4,636	274	6,269	
5,119	175	5,088	225	4,637	275	6,269	
5,119	176	5,088	226	4,637	276	5,432	
5,119	177	4,608	227	4,638	277	5,181	
5,120	178	5,029	228	4,635	278	6,019	
4,811	179	5,506	229	4,752	279	6,019	
4,696	180	5,506	230	4,956	280	6,019	
5,173	181	5,506	231	4,633	281	6,019	
5,173	182	5,506	232	4,633	282	6,019	
5,173	183	5,506	233	4,634	283	5,080	
5,173	184	5,506	234	4,586	284	5,285	
5,173	185	5,037	235	4,635	285	6,019	
5,173	186	4,361	236	4,636	286	6,019	
5,173	187	4,163	237	4,636	287	6,019	
4,638	188	4,343	238	4,636	288	6,019	
4,545	189	4,343	239	4,636	289	6,019	
4,643	190	4,343	240	4,739	290	5,181	
4,780	191	4,163	241	4,842	291	5,432	
4,328	192	4,163	242	4,842	292	6,269	
4,327	193	4,163	243	4,842	293	6,269	
4,329	194	4,163	244	4,739	294	6,269	
4,143	195	4,401	245	4,636	295	6,269	
4,163	196	4,241	246	4,884	296	5,329	
4,544	197	4,163	247	4,802	297	5,449	
4,780	198	4,163	248	4,645	298	6,179	
4,163	199	4,146	249	4,645	299	6,179	
4,163	200	3,773	250	4,883	300	6,179	

COPY

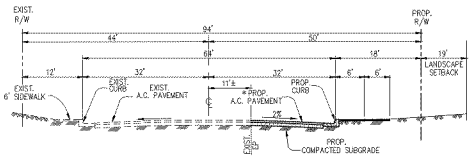
Exhibit D – Phasing

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

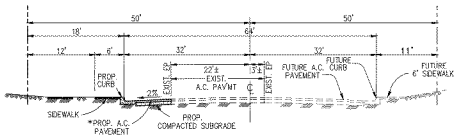
CHACON FARMS

Phasing Map

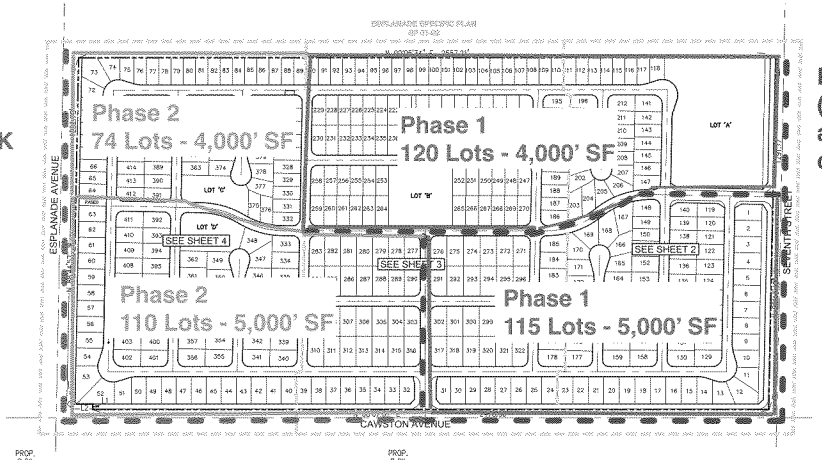


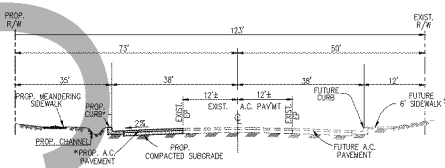
TYPICAL STREET SECTION
SEVENTH STREET - MAJOR
NOT TO SCALE
T.I. = 9.0
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

Esplanade Ave. and Cawston Ave. south of K Street to be constructed with Phase 2.

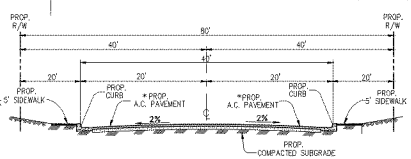


TYPICAL STREET SECTION
CAWSTON AVENUE - MAJOR
NOT TO SCALE
T.I. = 9.0
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.

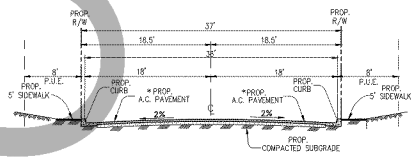




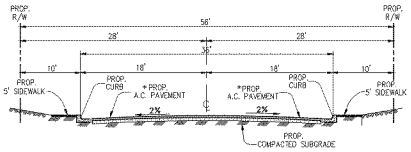
TYPICAL STREET SECTION
ESPLANADE AVENUE - ARTERIAL
NOT TO SCALE
T.I. = 9.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.



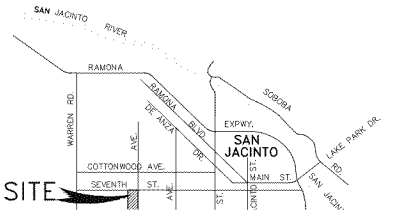
TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'K'/MODIFIED LOCAL
PRIVATE STREETS
NOT TO SCALE
T.I. = 6.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



TYPICAL STREET SECTION
ROADS - MODIFIED LOCAL
PRIVATE STREETS
NOT TO SCALE
T.I. = 5.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



TYPICAL STREET SECTION
ENTRANCE ROADS - STREET 'A'/MODIFIED LOCAL
PRIVATE STREETS
NOT TO SCALE
T.I. = 6.5
*FINAL PAVEMENT STRUCTURAL SECTION WILL BE DETERMINED BASED ON THE PROJECT GEOTECHNICAL REPORT AND THE TRAFFIC INDEX.
PARKING RESTRICTED TO ONE SIDE ONLY



Backbone internal streets including Street A (until Street L) and Street K, Seventh Street, and Cawston Ave. north of K Street to be constructed with Phase 1.

OWNER
TEUNIS J. DE JONG, TRUSTEE OF THE TEUNIS J. JONG TRUST.
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA. 92582
907-229-2072

APPLICANT
RICHARD MICHAEL
RAMONA DAIRY
2451 RAMONA EXPRESSWAY
SAN JACINTO, CA 92582
907-229-2072
richard@mmeastaka.net

ASSESSOR'S PARCEL NO(S).
432-260-009, 026 AND 027

ADJACENT LAND USE / ZONING
WEST – ESPLANADE SP/ESPLANADE SP — RL
NORTH – LDR/RL — RL/PI
EAST – VLDR/RR — RL
SOUTH – CITY OF HEMET/CITY OF HEMET — RM

EXISTING LAND USE
VLDR – VERY LOW DENSITY RESIDENTIAL

PROPOSED LAND USE
LDR – LOW DENSITY RESIDENTIAL

EXISTING ZONING
RR – RURAL RESIDENTIAL

PROPOSED ZONING
RL – RESIDENTIAL LOW DENSITY

UTILITIES
SEWER — CITY OF SAN JACINTO
WATER — EASTERN MUNICIPAL WATER DISTRICT
GAS — SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC — SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE — FRONTIER
CABLE — FRONTIER

NUMBER OF LOTS
419 SINGLE FAMILY RESIDENTIAL
4 OPEN SPACE LOTS

DENSITY
5.53 DU/AC GROSS

ACREAGE
75.70 GROSS ACRES WITHIN BOLD BOUNDARY

OPEN SPACE AREA
LOT 'A': 3.73 AC
LOT 'B': 1.19 AC
LOT 'C': 0.58 AC
LOT 'D': 0.67 AC

SCHOOL DISTRICT
SAN JACINTO UNIFIED

SOURCE OF TOPOGRAPHY
AN AERIAL SURVEY BY PSOMAS DATED 10/22

FLOOD PLAIN
ZONE X PER COMMUNITY PANEL NO. 06065C1470G, DATED 8/28/2008.

EARTHWORK CALCULATIONS
CUT VOLUME: 42,809 C.Y.
FILL VOLUME: 169,944 C.Y.

SHEET INDEX
SHEET 1 . . . . . TITLE SHEET
SHEET 2 . . . . . TENTATIVE TRACT MAP
SHEET 3 . . . . . TENTATIVE TRACT MAP
SHEET 4 . . . . . TENTATIVE TRACT MAP
SHEET 5 . . . . . LOT AREA SUMMARY TABLE

PHASING NOTE
THIS TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SUBDIVISION MAP ACT SECTION 66456.1 ALLOWING FOR THE FILING OF MULTIPLE FINAL MAPS. FOUR (4) PHASED FINAL MAPS ARE ANTICIPATED TO BE FILED BASED ON THIS TENTATIVE TRACT MAP.

EASEMENT NOTES
1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO WEIR, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.
2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER, THAT NO WORKS FOR THE DEVELOPMENT OF SAID WATER SHALL BE LOCATED ON THE LANDS HEREIN DESCRIBED; AND PROVIDED, HOWEVER, FURTHER, THAT THE OWNERS SHALL HAVE THE RIGHT TO DEVELOP WATER FOR DOMESTIC USE ON SAID LAND, CONVEYED BY DEED FROM THE SAN JACINTO LAND COMPANY TO CITIZENS WATER COMPANY OF SAN JACINTO, RECORDED DECEMBER 4, 1911 IN BOOK 341, PAGE 195 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS BLANKET IN NATURE.
3. A RIGHT OF WAY OVER A STRIP OF LAND 30 FEET WIDE ON EACH SIDE OF THE SECTION AND QUARTER SECTION LINES FOR ROAD OR FOR DITCHES OR PIPES FOR CONDUCTING AND DISTRIBUTING WATER, AS DESCRIBED IN BOOK 341, PAGE 195 DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA AND IS SHOWN HEREON.
4. AN EASEMENT GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY TO CONSTRUCT, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, IMPROVE AND RELOCATE, SEWAGE TRANSMISSION AND COLLECTION FACILITIES, INCLUDING, BUT NOT LIMITED TO, GRAVITY PIPELINES, PRESSURE PIPELINES, MANHOLES, CONNECTIONS, AND APPURTENANT EQUIPMENT FOR THE COLLECTION AND TRANSMISSION OF SEWAGE, TOGETHER WITH REASONABLE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT, RECORDED SEPTEMBER 14, 2010 AS INSTRUMENT NO. 2010-0439200 OF OFFICIAL RECORDS, AND IS SHOWN HEREON.

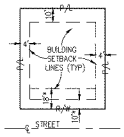
LINE DATA

LINE	BEARING	DISTANCE
L1	N 89°52'56" W	20.00'
L2	N 00°07'01" E	60.00'
L3	N 45°40'13" E	24.28'

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST ½ OF FARM LOT 161 OF THE LANDS OF SAN JACINTO LAND ASSOCIATION, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 357 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE CITY OF SAN JACINTO, A CALIFORNIA MUNICIPAL CORPORATION, IN GRANT DEED RECORDED OCTOBER 2, 2019 AS INSTRUMENT NO. 2019-394879 OF OFFICIAL RECORDS.



TYPICAL BUILDING SETBACKS
NTS
18'* FROM R/W TO GARAGE.
10'* FROM R/W TO HOUSE FEATURE.
CORNER LOT: STREET SIDE SETBACK 10' FROM R/W.

DIG ALERT
DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
				ENGINEER	CITY

DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL — REGISTERED PROFESSIONAL ENGINEER — BLAINE A. WOMER — No. 46354 — CIVIL — STATE OF CALIFORNIA

APPROVED BY: DATE
CONTRACT CITY ENGINEER
PREPARED BY: DATE
R.C.E. NO.

BLAINE A. WOMER CIVIL ENGINEERING
• PLANNING • SURVEYING • CIVIL ENGINEERING • PUBLIC WORKS
Mailing Address: 2280 S. Escondido Blvd., Suite C, Escondido, CA 92025 (760) 745-0925 FAX (760) 745-3320
Mailing Address: 2280 S. Escondido Blvd., Suite C, Escondido, CA 92025 (760) 745-0925 FAX (760) 745-3320
Office: 22 North 4th Street, Brawley, CA 92227 (760) 344-0925 FAX (760) 344-3320
Office: 41-593 Eclectus Street, Suite 160, Palm Desert, CA 92211 (760) 345-0925 FAX (760) 345-3320

SCALE: 1" = 60'
DATE: SEPT. 18, 2024
BENCHMARK:

CITY OF SAN JACINTO
TENTATIVE TRACT MAP NO. 39076
FOR: RAMONA DAIRY
W.O.

SHEET NO. 1 OF 5 SHEETS
FILE NO.

COPY

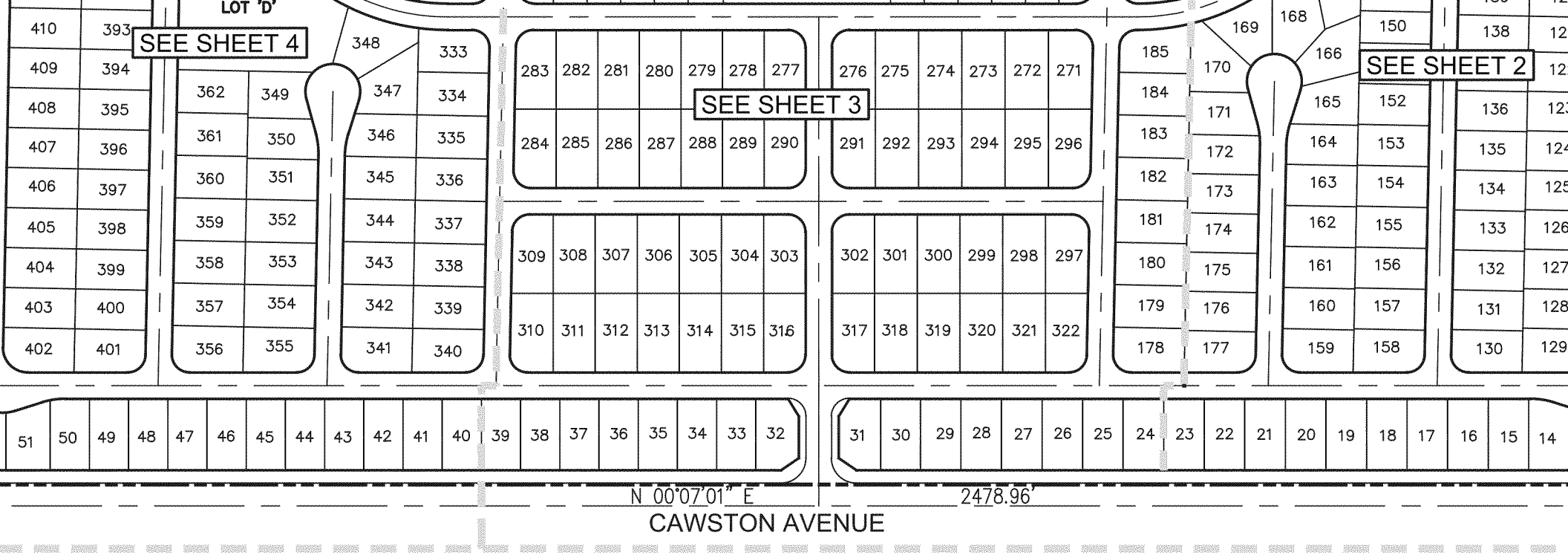
Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

Exhibit E – Plotting

Attachment: Planned Development Permit (Chacon Farms (PROJ23-0029))

COPY

CHACON FARMS



COPY

EASEMENT NOTES

1. A RIGHT OF WAY FOR ONE DITCH, FLUME OR OTHER AQUEDUCT, ACROSS THE LAND OF ANY OTHER OWNER LYING BETWEEN THE LANDS OF SAID OWNER AND THE SAN JACINTO VIEJO, BY DECREE OF PARTITION OF SAID RANCHO RECORDED IN BOOK 43, PAGE 161 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA. ROUTE NOT DEFINED OF RECORD.

2. THE RIGHT TO DEVELOP, TAKE, EXPORT AND APPROPRIATE TO ITS OWN USE IN ANY MANNER AND BY AN AGENCY, ALL WATER THAT MAY BE DISCOVERED IN OR THAT MAY BE DEPOSITED IN OR UNDERLIE THE PROPERTY HEREIN DESCRIBED, AND ALL RIPARIAN AND OTHER WATER RIGHTS THAT MAY BE AND APPURTENANT TO OR BELONG TO THE SAID LAND; PROVIDED, HOWEVER,

LEGAL

THE LAND R
THE CITY OF
OF RIVERSIDE
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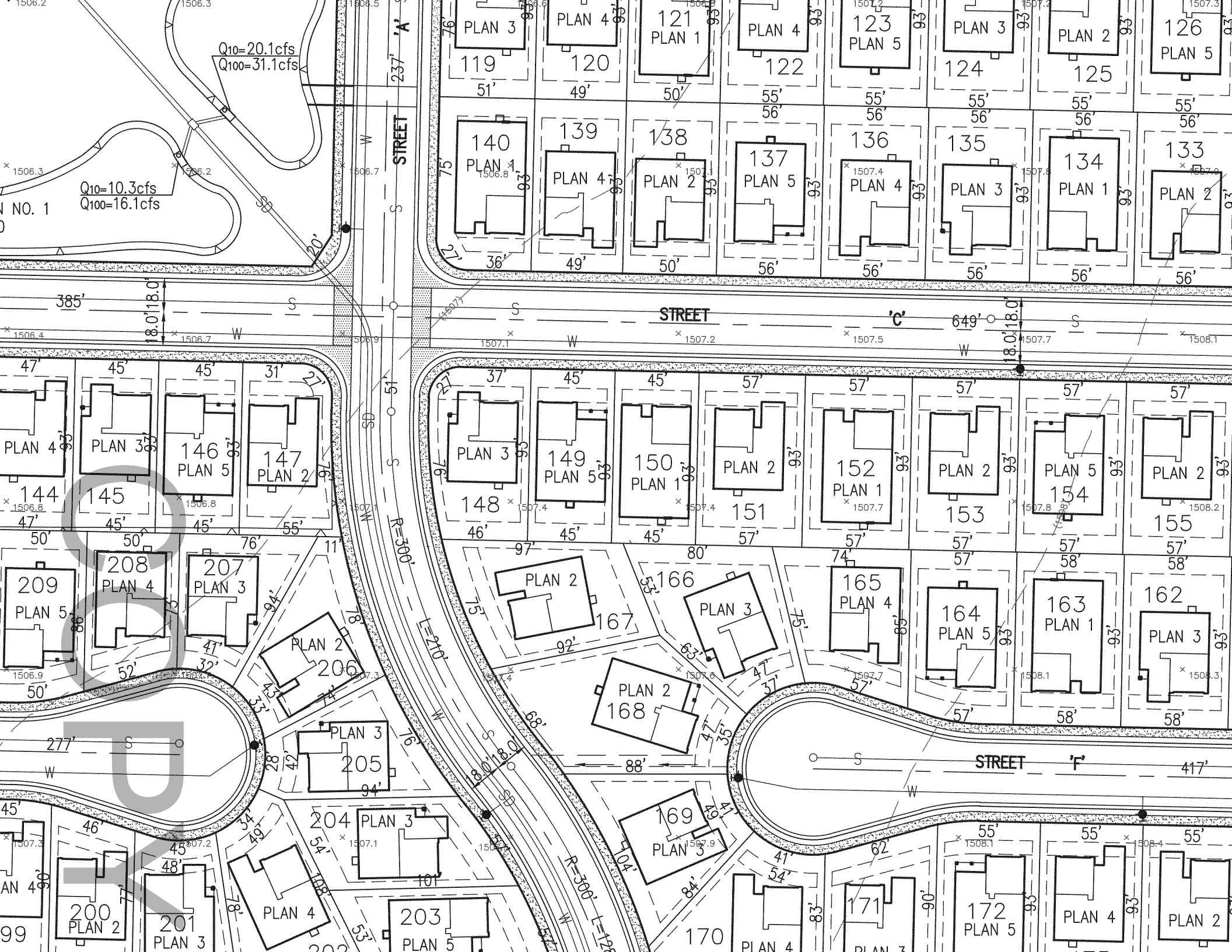
JACINTO LAN
IN BOOK 8,
COUNTY, CAL

EXCEPTING T


Q10=20.1cfs
Q100=31.1cfs
Q10=10.3cfs
Q100=16.1cfs
STREET 'A'
STREET 'C'
STREET 'F'
R=300'
L=210'
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
119
120
121
122
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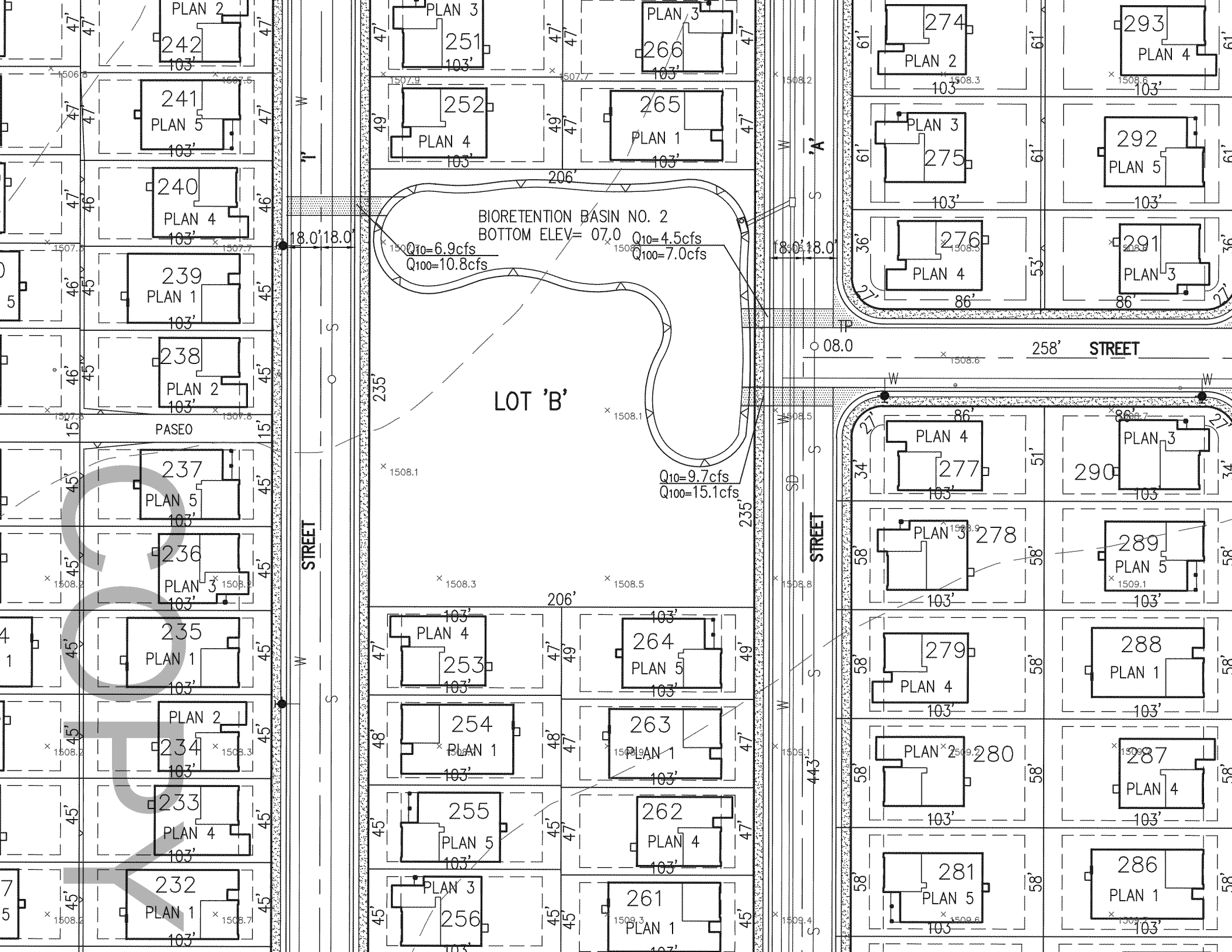
BIORETENTION BASIN NO. 2
BOTTOM ELEV= 07.0
Q10=6.9cfs
Q100=10.8cfs
Q10=4.5cfs
Q100=7.0cfs
Q10=9.7cfs
Q100=15.1cfs
LOT 'B'
PASEO
STREET
'I'
'A'
258' STREET
206'
235'
443'
18.0'
PLAN 1
PLAN 2
PLAN 3
PLAN 4
PLAN 5
231
232
233
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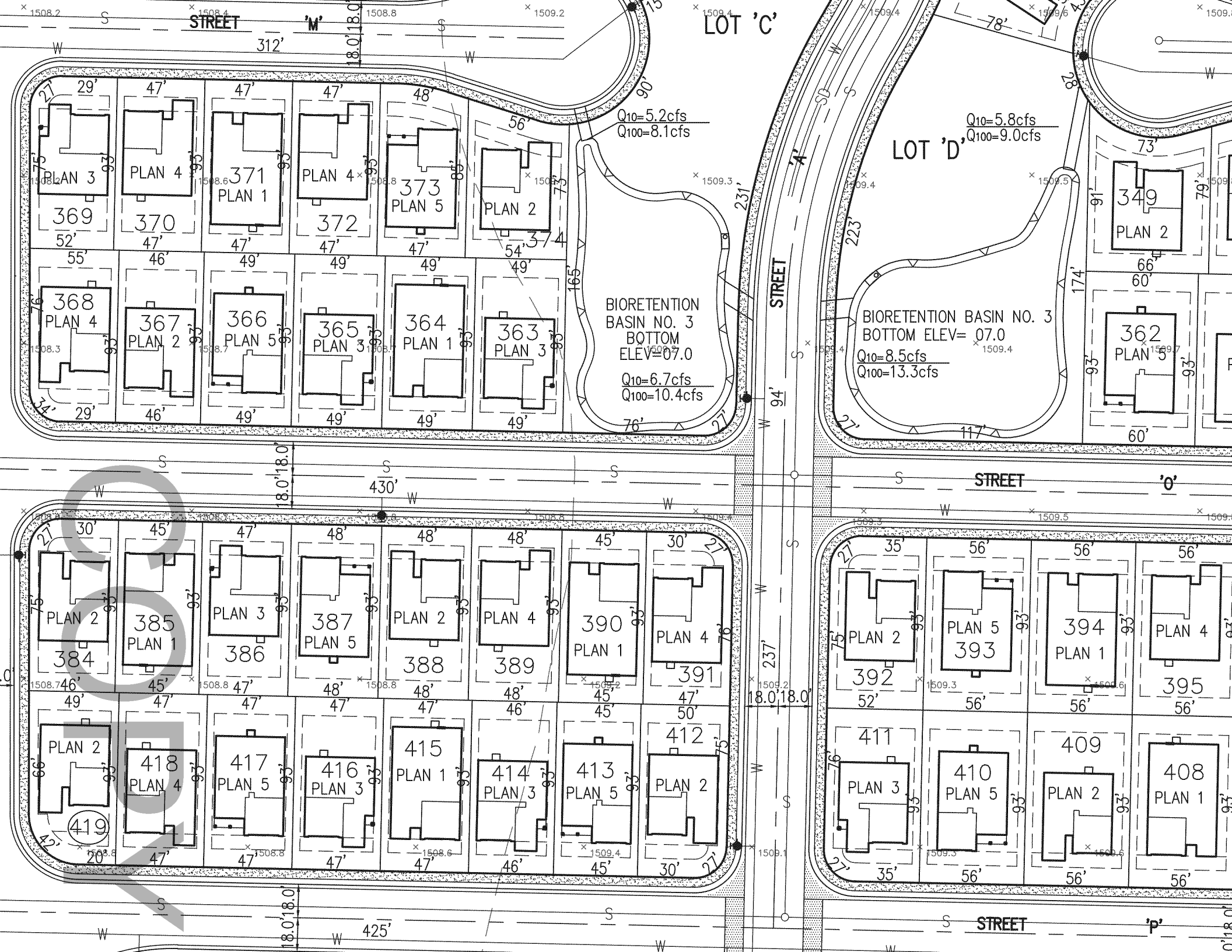
STREET 'M'
LOT 'C'
LOT 'D'
STREET 'A'
STREET 'O'
STREET 'P'
Q10=5.2cfs
Q100=8.1cfs
Q10=5.8cfs
Q100=9.0cfs
BIORETENTION BASIN NO. 3 BOTTOM ELEV=07.0
Q10=6.7cfs
Q100=10.4cfs
BIORETENTION BASIN NO. 3 BOTTOM ELEV= 07.0
Q10=8.5cfs
Q100=13.3cfs
PLAN 3
369
PLAN 4
370
371
PLAN 1
PLAN 4
372
373
PLAN 5
PLAN 2
374
368
PLAN 4
367
PLAN 2
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PLAN 5
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PLAN 3
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PLAN 1
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PLAN 3
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PLAN 2
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PLAN 5
PLAN 2
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PLAN 2
PLAN 2
392
PLAN 5
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PLAN 1
PLAN 4
395
411
PLAN 3
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PLAN 5
409
PLAN 2
408
PLAN 1
312'
430'
425'
18.0'

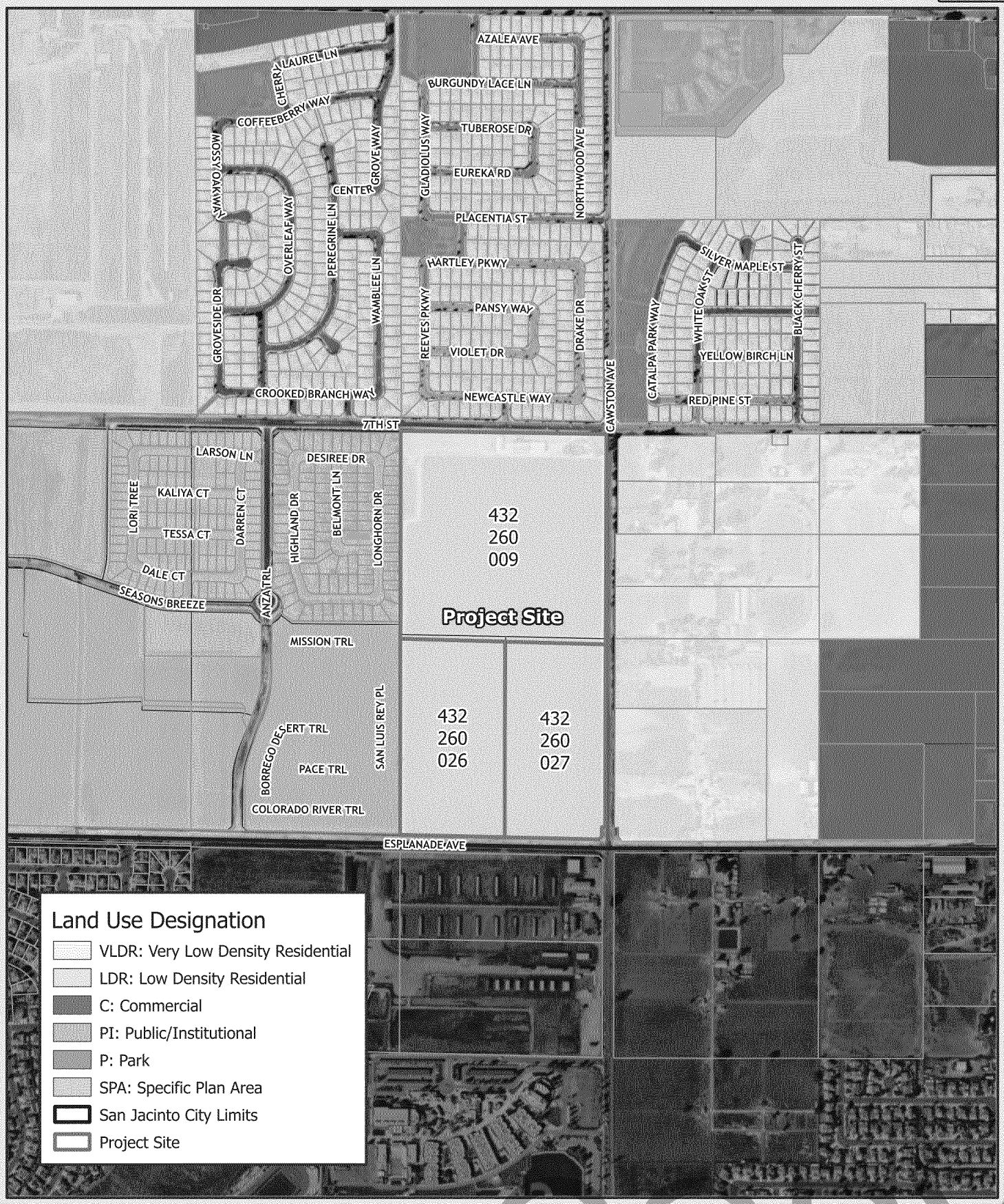


Attachment: Location Map (Chacon Farms (PROJ23-0029))

N

432-260-009/026/027
Location Map

COPY



Attachment: General Plan (Chacon Farms (PROJ23-0029))

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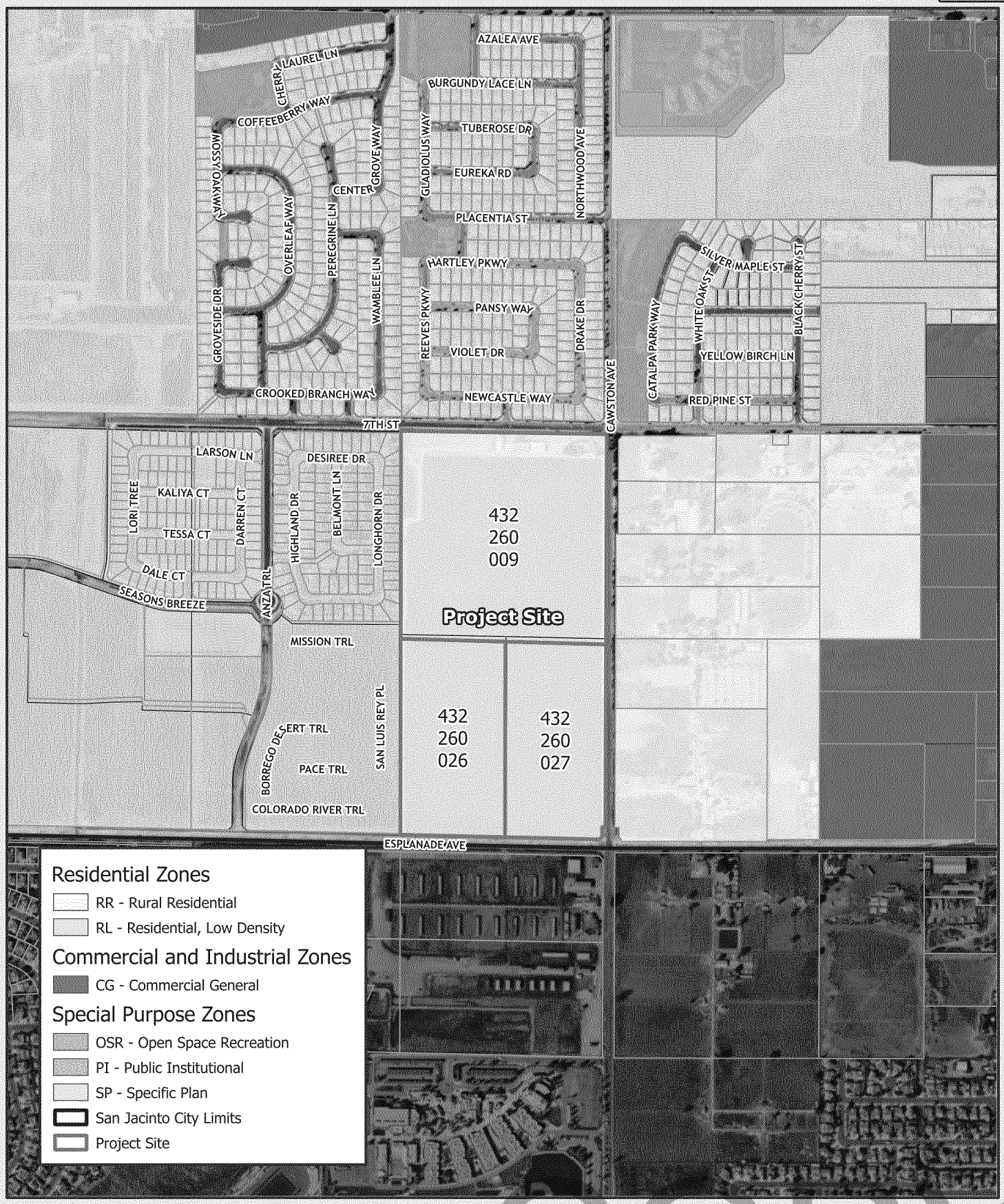
432-260-009/026/027
General Plan Land Use Map

COPY



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432-260-009/026/027
Zoning Map

COPY

Attachment: Zoning Map (Chacon Farms (PROJ23-0029))

Chacon Farms Project
Tentative Tract Map No. 39076
DRAFT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
Case No. PROJ23-0029

Prepared For:
City of San Jacinto
Planning and Building Division
595 South San Jacinto Avenue
San Jacinto, California 92583

Prepared By :

EPC ENVIRONMENTAL CEQA
11801 Pierce Street, Ste. 200
Riverside, CA 92505

October 20, 2025

COPY

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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Appendix A-2 *Chacon Farms, Health Risk Assessment, City of San Jacinto*, MD Acoustics, April 28, 2025
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Appendix B-2 *Tree Inventory Report for the Chacon Farms Property, City of San Jacinto, California,* Psomas, April 28, 2023
Appendix C *Phase I Archaeological and Paleontological Resources Inventory,* Psomas, October 2023
Appendix D-1 *Preliminary Geotechnical Investigation, SWC of 7th Street and Cawston Ave, San Jacinto, California*, Geocon West, Inc, November 4, 2022
Appendix D-2 *Updated Preliminary Geotechnical Investigation (Geotechnical Evaluation)* Geocon West Inc., January 2, 2024
Appendix E *Phase I Environmental Site Assessment (Phase I ESA),* Partner Engineering and Science Inc., September 30, 2024.
Appendix F-1 *Preliminary Hydrology Study for Tentative Tract 39076*, Blaine A Womer Civil Engineering, *October 27, 2024 (Revised July 14, 2025).*
Appendix F-2 *Project Specific Water Quality Management Plan,* Blaine Womer Civil Engineering, October 27, 2024, Revised July 14, 2025.
Appendix G *Chacon Farms, Noise Impact Study,* MD Acoustics, October 3, 2024
Appendix H *Chacon Farms Trip Generation Analysis, City of San Jacinto*, TJW Engineering, September 17, 2024, with *Chacon Farms Draft Transportation Impact Study,* Psomas, March 2024.
Appendix I *Planned Development Permit, Chacon Farms, Tentative Tract Map No. 39076, Taylor & Clark Consulting, LLC*, November 4, 2024

List of Acronymns

Acronym	Definition
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
ADA	Americans with Disabilities Act
AFY	Acre Feet Per Year
AQMP	Air Quality Management Plan
APE	Area of Potential Effect
APN	Assessor Parcel Number
APZ	Accident Potential Zone
BMPs	Best Management Practices
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of San Jacinto
CNPS	California Native Plant Society
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CRHR	California Register of Historic Places
dBA	A-Weighted Decibels
DIF	Development Impact Fees
DPM	Diesel Particulate Matter
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FAR	Floor Area Ratio

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FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping Management Program
GHG	Greenhouse Gas
GSP	Groundwater Sustainability Plan
gpd/acre	Gallons per Day per Acre
HAER	Historic American Engineering Record
HCP	Habitat Conservation Plan
ITE	Institute of Transportation Engineers
LID	Low Impact Design
LOS	Level of Service
LST	Localized Significance Threshold
MDAQMD	Mojave Desert Air Quality Management District
mgd	Millions of Gallons per Day
MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MRZ	Mineral Resources Zone
MS4	Municipal Separate Storm Water Sewer System
MTCO2e	Metric Tons Carbon Dioxide Equivalent
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration
NO2	Nitrogen Dioxide
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PCE	Passenger Car-Equivalent
PM-2.5	Particulate Matter Less Than 2.5 Microns in Diameter
PM-10	Particulate Matter Less Than 10 Microns in Diameter
PRIMMP	Paleontological Resource Impact Mitigation Monitoring Program
RWQCB	Regional Water Quality Control Board
SGMA	Sustainability Groundwater Management Act
SF	Square Feet
SCAG	Southern California Association of Governments
SRA	State Responsibility Area
SSC	Species of Special Concern
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TIA	Traffic Impact Analysis
TUMF	Transportation Uniform Mitigation Fee

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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1. Purpose and Scope

Richard Michael (Applicant) is proposing the Chacon Farms Project (Tentative Tract Map 39076) to subdivide 75.7 gross acres into 419 single family residential lots, four open space lots, and new roadways (Proposed Project). The Proposed Project Site is currently comprised of agricultural lands and is bounded by W. Seventh Street on the north, W. Esplanade Avenue on the south, Cawston Avenue North on the east, and a planned development on the west. The Proposed Project Site is identified as Assessor Parcel Numbers (APNs) 432-260-009, -026, and -027.

The Proposed Project is subject to approval of the following entitlements:

- Per San Jacinto Development Code ("SJDC") Section 17.720.020, a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to LDR (Low Density Residential) for the Proposed Project Site located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027);
- Per SJDC Section 17.720.020, a Zoning Map Amendment (Zone Change) from the RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density) for the Proposed Project Site;
- Per SJDC Section 17.620, a Planned Development Permit (PDP);
- Per SJDC Section 17.630.040 approval of Site Plan and Design Review;
- Per San Jacinto Municipal Code ("SJMC") Section 16.25 a Tentative Tract Map (TTM 39076) for the subdivision of the Proposed Project Site into 419 residential lots (for the development of 419 single family homes) and 4 lettered lots.

The Proposed Project is a project under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.: "CEQA"). The primary purpose of CEQA is to inform the public and decision makers as to the potential impacts of a project and to allow an opportunity for public input to ensure informed decision-making. CEQA requires all state and local government agencies to consider the environmental effects of projects over which they have discretionary authority. CEQA also requires each public agency to mitigate or avoid any significant environmental impacts resulting from the implementation of projects subject to CEQA.

Pursuant to Section 15367 of the CEQA Guidelines, the City of San Jacinto (City) is the lead agency for the Proposed Project. The lead agency is the public agency that has the principal responsibility for conducting or approving a project. The City, as the lead agency for the Proposed Project, is responsible for preparing environmental documentation in accordance with CEQA to determine if approval of the discretionary actions requested and subsequent development of the Proposed Project would have a significant impact on the environment.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Proposed Project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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A Lead Agency may prepare a Mitigated Negative Declaration for a project that is subject to CEQA when an Initial Study has identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the Applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (Public Resources Code Section 21064.5).

This Initial Study has been prepared for the Proposed Project, in conformance with Section 15070(b) of the CEQA Guidelines. This Initial Study analyzes potentially significant impacts associated with the Proposed Project and incorporates mitigation measures into the Proposed Project as necessary to eliminate the potentially significant effects of the Proposed Project or to reduce the effects to a level of less than significant.

1.1 Content and Format of the Initial Study

The Initial Study is organized as follows:

- **Section 1 – Purpose and Scope.** This section introduces the scope of the Proposed Project and the City's role in the project, as well as a brief summary of findings.
- **Section 2 – Project Summary and Environmental Determination.** This section summarizes the Proposed Project and actions to be undertaken by the City. This section also provides the determination of the environmental document to be approved by the City.
- **Section 3 – Project Description.** This section details the Proposed Project components and general environmental setting.
- **Section 4 – Environmental Impacts**. This section contains the Environmental Checklist Form, as suggested in Section 15063(d)(3) of the CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level. The form requires an analysis in 20 subject categories as well as Mandatory Findings of Significance.
- **Section 5 – List of Preparers.** This section identifies the names and affiliations of the individuals who contributed to the preparation of the environmental evaluation.
- **Section 6 – References.** This section identifies the references used in the preparation of this Initial Study.

1.2 Initial Study Summary of Findings

Based on the analysis in Section 4, there were no environmental factors that could potentially affect ("Potentially Significant") the environment. Mitigation measures were identified to reduce some impacts to Less Than Significant. Therefore, the determination, based on the Initial Study, is that a **Mitigated Negative Declaration** would be prepared.

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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1.3 Documents Incorporated by Reference

The following reports and/or studies are applicable to analysis of the development of the Project Site and are hereby incorporated by reference:

- *Envision San Jacinto, General Plan 2040* (City, November 15, 2022). (Available at https://www.sanjacintoca.gov/city_departments/community-development/general-plan
- *Public Review Draft, Environmental Impact Report for the San Jacinto General Plan Update (SCH: 2020120312),* July 2022, prepared by De Novo Planning Group (City, 2022a) Available at: https://sanjacinto.generalplan.org/documents-amp-maps
- *Administrative Draft Initial Study and Mitigated Negative Declaration, Chacon Farms Project, PROJ23-0029*, prepared by Psomas, April 2024. This document assessed the potential environmental impacts of a previous design for the Project, known as Vesting Tentative Tract Map 38787 that identified 210 single family residences and 430 townhomes on 75 gross acres/50.13 net acres, requiring a General Plan Amendment from Very Low Density to Medium Density and a Zone Change from Rural Residential to Residential-Medium Density. The Administrative Draft Initial Study was prepared for City of San Jacinto as a draft analysis and is on file with the City of San Jacinto Planning Division. Since the preparation of the Administrative Draft Initial Study in April 2024, the Project design was modified to the current Project, known as Tentative Tract Map 39076 that identifies 419 single family residences and four open space lots on approximately 75 gross acres, requiring a General Plan Amendment from Very Low Density Residential to Low Density Residential and a Zone Change from Rural Residential to Residential-Low Density. Most of the environmental analysis prepared for the original Project design is unchanged for the analysis of the current Project design; however, the modified Project required a re-evaluation of studies in the categories of hydrology, noise, and transportation. Because the air quality, energy, and greenhouse gas emissions were assessed on a more intensive project design and found to be less than significant, these studies were not revised; therefore, the data from the more intensive project design was utilized for the analysis of the current Proposed Project.
- *P22-079 – Revision to Esplanade Specific Plan and TTM32955:* A proposal to revise approved Tentative Tract Map 32955, phases 32955-2, -3,-4 within Planning Areas 1, 3, 5, 7 and 8 of the Esplanade Specific Plan for 852 single-family residential lots and one,+/-36.1-acre mixed use lot with capacity for 194 multi-family units. The project includes an amendment to approved SP 01-02 (the Esplanade Specific Plan) and revisions to several improvements to match and support revisions to the associated tract map. Environmental: Initial Study. These documents are available for review at the City of San Jacinto Planning and Building Division, 595 South San Jacinto Avenue, San Jacinto, CA 92583.

1.4 Contact Person

City of San Jacinto
Planning and Building Division
Attn: Yaneli Hernandez, Senior Planner
595 South San Jacinto Avenue, San Jacinto, CA 92583
Phone: (951) 487-7330
Email: yhernandez@sanjacintoca.gov

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2. Summary and Environmental Determination

2.1 Project Summary

1. Project Title: Chacon Farms Project: Tentative Tract Map No. 39076
PROJ23-0029

2. Lead Agency Name: City of San Jacinto
Address: Planning and Building Division
595 South San Jacinto Avenue
San Jacinto, CA 92583

3. Contact Person: Yaneli Hernandez, Senior Planner
Planning and Building Division
595 South San Jacinto Avenue, San Jacinto, CA 92583
Email: yhernandez@sanjacintoca.gov

4. Project Location: 710 Cawston Avenue North
Between Seventh Street, W. Esplanade Avenue and
Cawston Avenue
Gross Acres: 75.7
Site Address: None assigned.
Topographic Quad (USGS 7.5"): *Lakeview*
Topographic Quad Coordinates: T4 South, R1 West, Section 31, 32
Latitude: 33°46'36.66"N, Longitude: - 117° 1'3.84"W
APN: 432-260-009, -026, and -027

5. Project Sponsor's Name: Ramona Dairy, LLC, Attn: Richard Michael
Address 2451 Ramona Expressway, San Jacinto, CA 92582

6. General Plan Designation:
Existing: Very Low Density Residential (VLDR)
Proposed: Low Density Residential (LDR)

7. Zoning Designation:
Existing: Rural Residential (RR)
Proposed: Residential, Low Density (RL)

8. Description of Project:

Richard Michael (Applicant) is proposing the Chacon Farms Project (Tentative Tract Map 39076) to subdivide 75.7 gross acres into 419 single family residential lots, four open space lots, and new roadways within agricultural lands bounded by W. Seventh Street on the north, W. Esplanade Avenue on the south, Cawston Avenue North on the east, and a planned development on the west. The Proposed Project Site is identified as Assessor Parcel Numbers (APNs) 432-260-009, -026, and -027. The purpose of the Project is to obtain entitlements that would enable the subdivision of the property, which would ultimately provide additional housing options to serve the growing population of the City of San Jacinto. The Project requires a General Plan Amendment and Zone Change to increase allowed housing density.

9. Surrounding Land Uses:

Surrounding land uses are identified in **Table 1 – Surrounding Land Use**. The Project Site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on the Proposed Project Site.

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Table 1: Surrounding Land Use

Location	Land Use	Zoning
Project Site	Chacon Farms and Bruno Ranches agricultural operations	RR (Rural Residential)
North	West Seventh Street followed by a single-family residential development and Catalpa Park	RL (Residential, Low Density);
South	West Esplanade Avenue followed by GH Dairy Farm (1455 Cawston Avenue North) and Ridgely Farms (3901 West Esplanade Avenue), located in the City of Hemet city limits (which begins on the south of West Esplanade Avenue)	City of Hemet, A2 (Heavy Agriculture)
East	Cawston Avenue North followed by single-family residences and horse farms/ranches	RR (Rural Residential)
West	Vacant lands/under construction for planned development	Esplanade Specific Plan SP 01-02 (mixed use single family residential and commercial subdivision under construction)

Sources: Google Earth Imagery; City of San Jacinto Zoning Map; City of Hemet Zoning Map

10. Other Public Agencies Whose Approval is Required:

The following discretional approvals are required for the Project:

State Agencies:

- Santa Ana Regional Water Quality Control Board: approval of a National Pollutant Discharge Elimination System (NPDES) permit to ensure that construction site drainage velocities are equal to or less than the pre-construction conditions and downstream water quality is not worsened.

11. California Native American Consultation

On February 22, 2024, the City of San Jacinto notified via email the following tribal entities of the Project and requested a timeframe in which to request consultation in accordance with AB52 and SB18. The following summarizes the results of the AB52 consultation.

- Soboba Band of Luiseño Indians. Result: Mitigation measures requested to manage unanticipated tribal resources. Consultation concluded.
- Rincon Band of Luiseño Indians. Result: No potential tribal resources. Consultation concluded.
- Yuhaaviatam of San Manuel Nation. Result: the Project site was outside of Serrano ancestral territory. Consultation concluded.
- Agua Caliente Band of Cahuilla Indians (ACBCI). Result: Letter dated February 26, 2024 requested formal consultation and more information identified in the Cultural Resources Report. Letter received April 21, 2025 stating the Project site is outside of the boundaries of the ACBCI Reservation, but within the tribe's traditional use area. ACBCI deferred to Soboba for this Site. Consultation concluded.

Mitigation measures to ensure resources to tribal cultural resources are minimized have been incorporated, as appropriate, into the Initial Study.

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2.2 Environmental Analysis and Determination

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Proposed Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Project. This Initial Study is based on an Environmental Checklist Form (Form), as suggested in Section 15063(d)(3) of the CEQA Guidelines, as amended, and includes a series of questions about the project for each of the listed environmental topics. The Form evaluates whether or not there would be significant environmental effects associated with the development of the project and provides mitigation measures, when required, to reduce impacts to a less than significant level.

In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the Proposed Project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the Proposed Project.

2.2.1 Organization of Environmental Analysis

Section 4 provides a discussion of the potential environmental impacts of the Project. The evaluation of environmental impacts follows the questions provided in the Form provided in the CEQA Guidelines.

2.2.2 Evaluation of Environmental Impacts

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Once the Lead Agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation incorporated, or less than significant.

"Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

"Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." Mitigation measures are identified and explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).

Earlier analyses may be used where, pursuant to the Program EIR or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (CEQA Guidelines Section 15063[c][3][D]. In this case, a brief discussion should identify the following:

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a) Earlier analyses used where they are available for review.

b) Which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards and whether such effects were addressed by mitigation measures based on the earlier analysis.

c) The mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project for effects that are "Less than Significant with Mitigation Measures Incorporated.

References and citations have been incorporated into the checklist references to identify information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document, where appropriate, include a reference to the page or pages where the statement is substantiated.

Source listings and other sources used, or individuals contacted are cited in the discussion.

The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question

b) The mitigation measure identified, if any, to reduce the impact to less than significant.

2.2.3 Environmental Factors Potentially Affected

Based on the analysis in Section 4, the Proposed Project could potentially affect ("Potentially Significant") the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor and identifies where mitigation measures would be necessary to reduce all impacts to less than significant levels.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology and Soils	☐ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☒ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

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2.2.4 Determination

On the basis of this initial evaluation, the following finding is made:

	The Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	Although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
	The Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	The Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	Although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature _____ Date _____

Name _____ Title _____

Attachment: Mitigated Negative Declaration (Chacon Farms (PROJ23-0029))

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3. Project Description

3.1 Project Setting

3.1.1 Site Location

The Proposed Project Site is located at 710 Cawston Avenue North in the City of San Jacinto, County of Riverside, between Seventh Street to the north and Esplanade Avenue to the south. The Proposed Project Site is also bordered by the City of Hemet to the south. The San Jacinto Mountains are located to the east and the Lakeview Mountains are located to the west of the Proposed Project Site. Refer to **Figure 1: *Reginal Vicinity*** and **Figure 2: *Site Location - Aerial View***. The Project includes three lots associated with Assessor's Parcel Numbers (APNs) 432-260-009, -026, and -027 and is comprised of 75.7 gross acres.

Local vehicular access to the Proposed Project Site is provided by existing driveways located on Seventh Street to the north and Cawston Avenue to the east, which are both classified as major roadways. Regional access is provided by State Route (SR) 74, approximately 3.9 miles south of the Proposed Project Site and SR-79, approximately 5.5 miles northeast of the site.

The Proposed Project Site is within the *Lakeview U.S. Geological Survey* (USGS) 7.5-minute topographical map in Sections 31, 32, Township 4 South, Range 1 West at an elevation of approximately 1,511 feet above mean sea level **(Figure 3: *Site Location - USGS).*** The topography of the site is relatively planar with a very gentle fall toward the east.

3.1.2 Existing Site Conditions

The Proposed Project Site is occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on the Proposed Project Site. Onsite operations consist of the cultivation of alfalfa and routine facility maintenance. In addition to the residences and alfalfa crops, the Proposed Project Site is also improved with a capped irrigation well, cattle corrals, irrigation infrastructure, two septic systems, asphalt pavement beneath the storage barns, a grain storage vessel, concrete driveway, and unpaved roads that surround and bisect the Proposed Project Site. Additionally, a detention basin is located on the northwest portion of the Proposed Project Site.

3.1.3 Existing Utilities

Water

Water is provided to the Proposed Project Site by the Eastern Municipal Water District (EMWD), which provides potable water, recycled water, and wastewater services to an area of approximately 555 square miles in western Riverside County. Local supplies include recycled water, potable groundwater, and desalinated groundwater, and imported supplies from the Metropolitan Water District of Southern California (Metropolitan), which comprises about half of the water used in EMWD's service area, is provided by EMWD.

There are multiple domestic water mains in each of the streets surrounding the Proposed Project Site. Water mains range in size from 2 to 30 inches in Cawston Avenue North and West Esplanade Avenue. A 12-inch main runs the improved length of West Seventh Street. Fire hydrants are located along Cawston Avenue North and West Seventh Street. There is a 24-inch recycled water main running north to south in Cawston Avenue North.

Wastewater

The City Public Utilities Department owns and operates the sewage collection system. Sewage is treated by the San Jacinto Valley Regional Water Reclamation Facility, located at 770 N Sanderson Avenue, San Jacinto,

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approximately 1 mile north of the Proposed Project Site. There is a 24-inch gravity sanitary sewer running north in Cawston Avenue North and then east on West Seventh Street. There is also a 20-inch EMWD sewage force main running along Proposed Project Site's eastern property line within a 14-foot easement.

Stormwater

The development of the Project site will result in an increased area of impervious surfaces, including roofs, asphalt, concrete, sidewalks, and driveways. The property's natural drainage pattern directs flow toward the northwest, and this orientation has been incorporated into the project's grading design. Each lot will drain through vegetated swales to the adjacent streets. Stormwater from the streets will be conveyed to onsite bioretention basins for preliminary treatment. Should the volume of stormwater exceed basin capacity, excess runoff will be managed by an onsite storm drain system, which will divert additional flow to a retention basin located at the northwest corner of the property.

The stormwater retention basin described above has been designed to address the incremental increase in runoff volume resulting from development for the 100-year, 24-hour storm event. Any runoff exceeding the mitigation volume will be conveyed to Seventh Street via a curb outlet structure. Subsequently, the stormwater will travel approximately 1,786 feet west through a force main line to an existing catch basin. The construction of the force main line will occur within the area designated for street improvements along Seventh Street, as established by Tract No. 32955 and addressed in the CEQA documentation approved for that project.

Power

San Jacinto Power provides electricity to the City and surrounding areas, including the Proposed Project Site. Existing overhead electric lines run along the east side of Cawston Avenue North with several guy poles on the Proposed Project Site buttressing service lines running east. Overhead transmission and distribution lines run east to west on the southern side of West Esplanade Avenue. Existing residences on the Proposed Project Site are served by an overhead line from Cawston Avenue North and a service pole near the residences. All other power is underground in West Seventh Street.

Telecommunications

Telecommunications providers within the site vicinity include Frontier, Verizon, and AT&T for telephone services and Charter and Crown-Castle for cable services. There are existing facilities in Cawston Avenue North adjacent to the site.

3.1.4 Planning Context

The Proposed Project Site has a General Plan land use designation of VLDR (Very Low Density Residential). The Proposed Project Site is currently zoned Rural Residential, which according to the San Jacinto Development Code Section 17.215.010, is applied to areas appropriate for detached single-family dwelling units with appropriate accessory structures and uses in a semirural setting. The Rural Residential zone may also allow mobile and modular homes, public facilities, and other uses that are compatible with rural single-family neighborhoods. Horses and other farm animals are also allowed in this zone in compliance with Section 17.430.050 (Animal Keeping). This zone allows a maximum density of 2.0 dwelling units per gross acre of land. The Rural Residential zone is consistent with the VLDR land use designation of the General Plan.

3.2 Project Characteristics

3.2.1 Site Plan

The Project involves subdividing 75.7 gross acres into 419 single family residential lots, four open space lots (Tentative Tract Map 39076), as shown on **Figure 4: *Site Plan Schematic, TTM 30926.*** The lots generally range

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in size from 4,500 square feet (SF) to 6,500 SF as shown in **Appendix I: Planned Development Permit**. The community would be connected by an internal roadway network gaining access via Cawston Avenue, Seventh Street and Esplanade Avenue. Proposed on-site pedestrian trails and paths would provide access to the range of residential types within the community, as well as open spaces, parks, and a neighborhood park with a clubhouse and associated amenities, as described further below. Four lettered lots totaling 6.6 acres would be set aside for dual use as both landscaped stormwater control basins and picnic/greenspace areas connected with trails. The total Project area would equate to 75.7 acres.

3.2.2 Off-Site Improvements:

The Project involves improvements within the public right-of-way (ROW), such as street dedications and improvements, sidewalks and landscaping along West Seventh Street and Cawston Avenue, and sidewalks and landscaping along West Esplanade Avenue.

3.2.3 Access/Circulation

The internal vehicular circulation network would include the main road running north/south through the center of the site with ingress/egress on Seventh Street on the north and W Esplanade Avenue on the south. A local entry road is planned for Cawston Avenue that would connect to the main north/south roadway. The internal street system would primarily comprise local access roads, as shown on **Appendix I**.

3.2.4 Open Space and Parks

The Project would incorporate a variety of open space areas, including a private and public multi-use path linking key areas and providing pedestrian access throughout the Proposed Project Site. Four lots (Lot A, B, C, and D) totaling 6.61 acres are provided throughout the development that provide a combination of detention basins, biofiltration and park space.

3.2.5 Landscaping

The Project would include various landscape treatments as shown in **Appendix I** which delineates major landscape treatments and identifies planting types. **Figure 5: *Concept Landscaping Plan*** provides a compilation of the landscaping plan presented in **Appendix I**. Proposed landscaped types would include trees and shrubs as shown in the Preliminary Plant Palette, included as part of the Planned Development Permit in **Appendix I**. The Landscape Plan would comply with the San Jacinto Landscape Design Guidelines (San Jacinto 2005), which includes an approved plant list. The Landscape Design Guidelines aim to retain the community's rural agricultural roots, and water wise planting (i.e. drought tolerant, native, or low-water plants) is utilized whenever possible. The Project would remove 22 existing on-site trees with diameters of 9.5 inches or greater, five of which are street trees located within the Proposed Project Site's boundary, including one Tree of Heaven (*Ailanthus altissima*) , one Lemon Tree (*Citrus limon*), two Mondell Pines (*Pinus eldarica*), one Peach Tree (*Prunus persica*), four Peruvian Pepper Tree (*Schinus molle*), four California Fan Palms (*Washingtonia filifera*) and nine Mexican Fan Palms (*Washingtonia robusta*). Removal of the trees within the public street right-of-way would require authorization from the City Council, in accordance with San Jacinto Municipal Code (SJMC) Section 12.20.050 All other tree removals during Project construction would require replacement from the Applicant and approval by the City Parks and Recreation Commission.

3.2.6 Architectural Design and Elevations

The Architectural Design Guidelines in **Appendix I** conveys the Chacon Farms community's architectural design theme. It is not the intent of the Guidelines to mandate that all the identified design components and elements described be incorporated into the actual building designs. Rather, the Guidelines serve as a "palette" of character-defining exterior elements that should be used in home design. It is expected that builders and their architects would prepare architectural building plans that substantially conform to the

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guidelines, while also applying creativity and innovation in response to housing design trends, homebuyer expectations, and other market conditions.

3.2.7 Sustainability Features

The Project would be constructed in compliance with the latest 2022 Title 24, Part 6 Energy Code and Title 24, Part 11 California Green Building Code requirements, which mandates the inclusion of various design features meant to reduce energy consumption and promote sustainable development. These features include but are not limited to the following:

- Solar photovoltaic systems equipped on all 419 dwelling units;
- Energy storage system ready for each residential unit;
- Electric vehicle (EV) capable and EV ready parking spaces to facilitate future installation and use of EV chargers;
- Low-flow fixtures (showerheads, toilets, kitchen/bathroom faucets);
- Low water use vegetation;
- Electric heat pumps;
- Energy efficient lighting such as light emitting diode (LED) lights;
- Lighting controls such as dimmers and motion/occupancy sensors; and
- High performance windows and doors (to limit air leakage, promote thermal efficiency, and reduce the transmission of solar heat).

3.2.8 Utilities

Water

Water would continue to be provided to the Proposed Project Site by EMWD via proposed looped network lateral connections to the existing water mains in Cawston Avenue North, West Esplanade Avenue, and West Seventh Street. The Project has been preliminarily sized to meet the minimum design water pressure of 50 pounds per square inch (psi) at each proposed service point of connection and a 20-psi residual pressure for fire flows.

During final design, the Fire Marshal would confirm that fire flow from the existing and new fire hydrants meet the demand for the Proposed Project. New fire hydrants would be installed throughout the Project and at the street intersections along the Project frontages of West Seventh Street, Cawston Avenue North, and West Esplanade Avenue, per EMWD standards.

Wastewater

The Project wastewater flows would be collected via a proposed sewer system and would be conveyed to EMWD's San Jacinto Valley Regional Water Reclamation Facility, located 1 mile north of the Project Site. The Project's proposed sewer collection system has been preliminarily sized to convey the sewer flow through a proposed 8-inch sewer main line via gravity from the southern to the northeast corner of the Proposed Project Site. A proposed lift station would move wastewater from the proposed 8-inch main line to a proposed 10-inch sewer main line to be constructed within Seventh Street. The proposed 10-inch sewer main line would then connect to an existing 24-inch gravity sanitary sewer running north in Cawston Avenue North and then east on West Seventh Street. The Project has been designed to be a self-contained system that does not anticipate any future sewer input from other sources.

Stormwater Controls

The Proposed Project Site will be developed with associated improvements, including improved streets and graded slopes. The runoff from the developed condition would be collected into an on-site storm drain

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system, which includes two upstream bioretention water quality basins, and flows to a larger stormwater basin located in the northwest corner of the Proposed Project Site. The larger stormwater basin also includes a bioretention water quality basin as well. A submerged pump would be installed at the north side of the basin to send the treated stormwater into Cawston Avenue where water would be conveyed west and off-site and continue down Seventh Street via roadside swale or gutter flow and into the existing City stormwater system, as under existing conditions.

Construction of the Proposed Project would also require the contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) as the Project Site is more than 1 acre.

3.2.9 Construction Timing

Construction activities are anticipated to begin in January 2026 and end in January 2029, with phased openings occurring as completed as early as Spring 2029. Construction activity would occur for 8 hours per day, and 5 days per week (Monday through Friday), in accordance with the City's permitted hours of construction (SJMC Section 8.40.090 *Construction activity noise regulations*). Construction stages such as demolition, site preparation, grading/excavation, building construction, paving, and architectural coating would occur as the subdivision requires as identified on Table 2: Project Construction Phasing Summary.

Construction of the proposed Project would require common construction equipment types. No pile driving would be required.

Table 2: Project Construction Phasing Summary

Construction Phase	Timing
Demolition	November 2025 – December 2025
Interior grading and road improvements	January 2026 – January 2029
Grading for basins, housing pads	January 2026 to April 2026
Off-site improvements	April 2026 – August 2026
Housing pad improvements, housing construction	September 2026 – May 2029

*Note: Some phases may overlap, as determined necessary for construction sequencing.

3.2.10 Grading Quantities

Grading activities would include an estimated 27,000 cubic yards (cy) of cut, 193,600 cy of fill, and 166,600 cy of import.

3.2.11 Best Management Practices During Construction

The following best management practices are incorporated into the Project construction specifications to identity how the Project would conform to Federal, State, and Local regulations:

- Construction Water Quality Control. Construction projects that disturb 1 acre of land or more are required to obtain coverage under the NPDES General Permit for Construction Activities (General Construction Permit), which requires the applicant to file a notice of intent (NOI) to discharge stormwater and to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP includes an overview of the Best Management Practices (BMPs) that would be implemented to prevent soil erosion and discharge of other construction-related pollutants that could contaminate nearby water resources. The Project is more than 1 acre, therefore, the contractor is required to provide an SWPPP. The SWPPP will also address post-construction measures for water quality protection.

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3.3 Project Characteristics - Operations

The Proposed Project would be fully operational in 2029 and would include 419 residential units for approximately 1,453 future residents within the Chacon Farms community, as discussed further in Section 4.14, Population and Housing. The proposed community aims to provide open space areas connected by a network of trails and paths between residences to provide social and recreational opportunities for future residents. A homeowners association would be formed to manage the subdivision facilities.

3.4 Project Approvals

The following approvals and permits are required from the City of San Jacinto as part of Case No. PROJ23-0029 to implement the Proposed Project:

- Per San Jacinto Development Code ("SJDC") Section 17.720.020, a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to LDR (Low Density Residential) for the Proposed Project Site located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027);
- Per SJDC Section 17.720.020, a Zoning Map Amendment (Zone Change) from the RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density) for the Proposed Project Site;
- Per SJDC Section 17.620, a Planned Development Permit (PDP);
- Per SJDC Section 17.630.040 approval of Site Plan and Design Review;
- Per San Jacinto Municipal Code ("SJMC") Section 16.25 a Tentative Tract Map (TTM 39076) for the subdivision of the Proposed Project Site into 419 residential lots (for the development of 419 single family homes) and 4 lettered lots.
- Per SJDC Section 17.600.090 Environmental Review and approval of the IS/MND;
- Per SJMC Section 12.20.050, removal of applicable trees within City right-of-way.

Other non-discretionary actions anticipated to be taken by the City at the staff level as part of the Proposed Project include:

- Review and approval of all off-site infrastructure plans, including street and utility improvements pursuant to the conditions of approval;
- Review all on-site plans, including grading and on-site utilities; and
- Per SJDC Section 17.600.100 approval of a Water Quality Management Plan ("WQMP").

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Figure 1 – Regional Vicinity

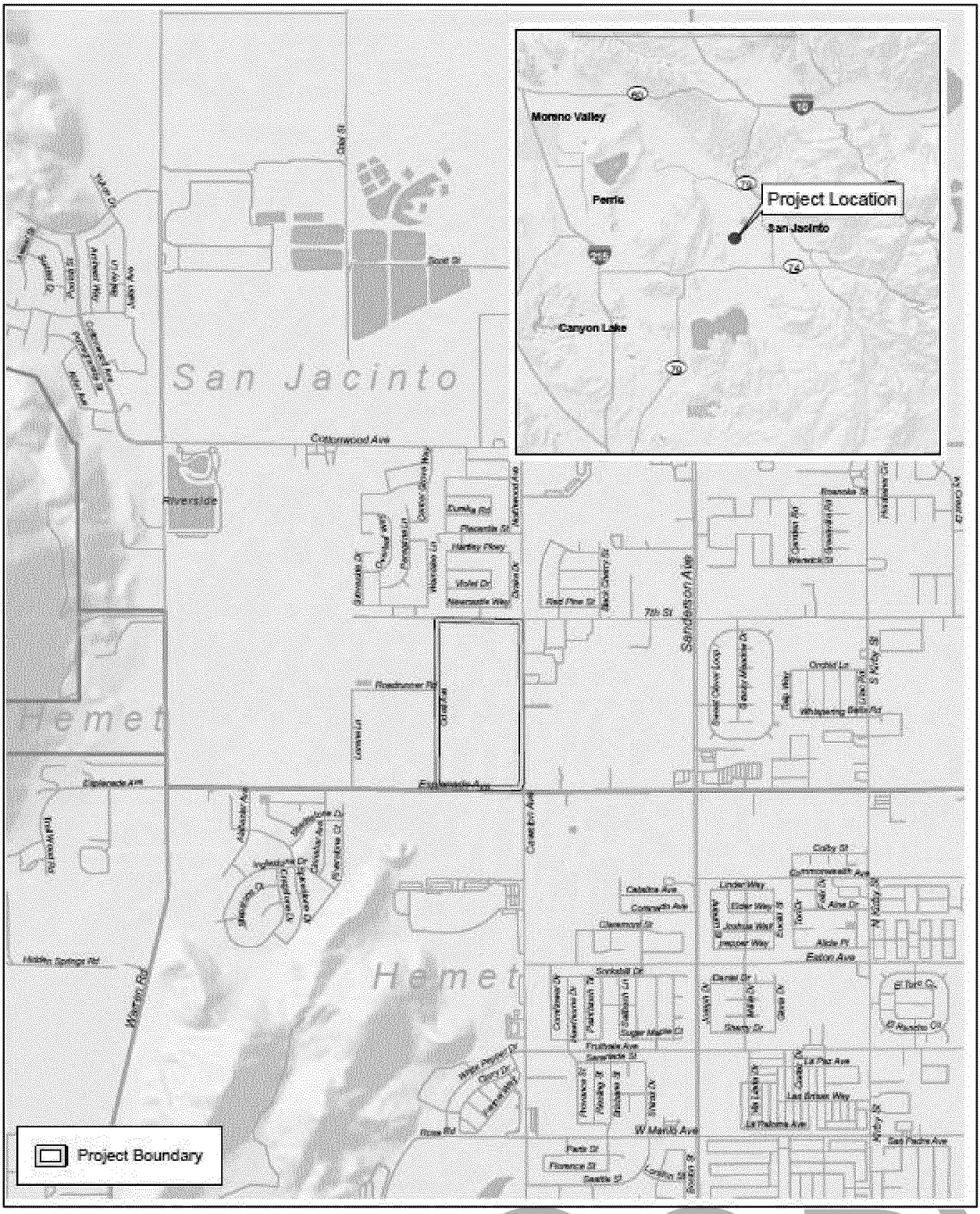

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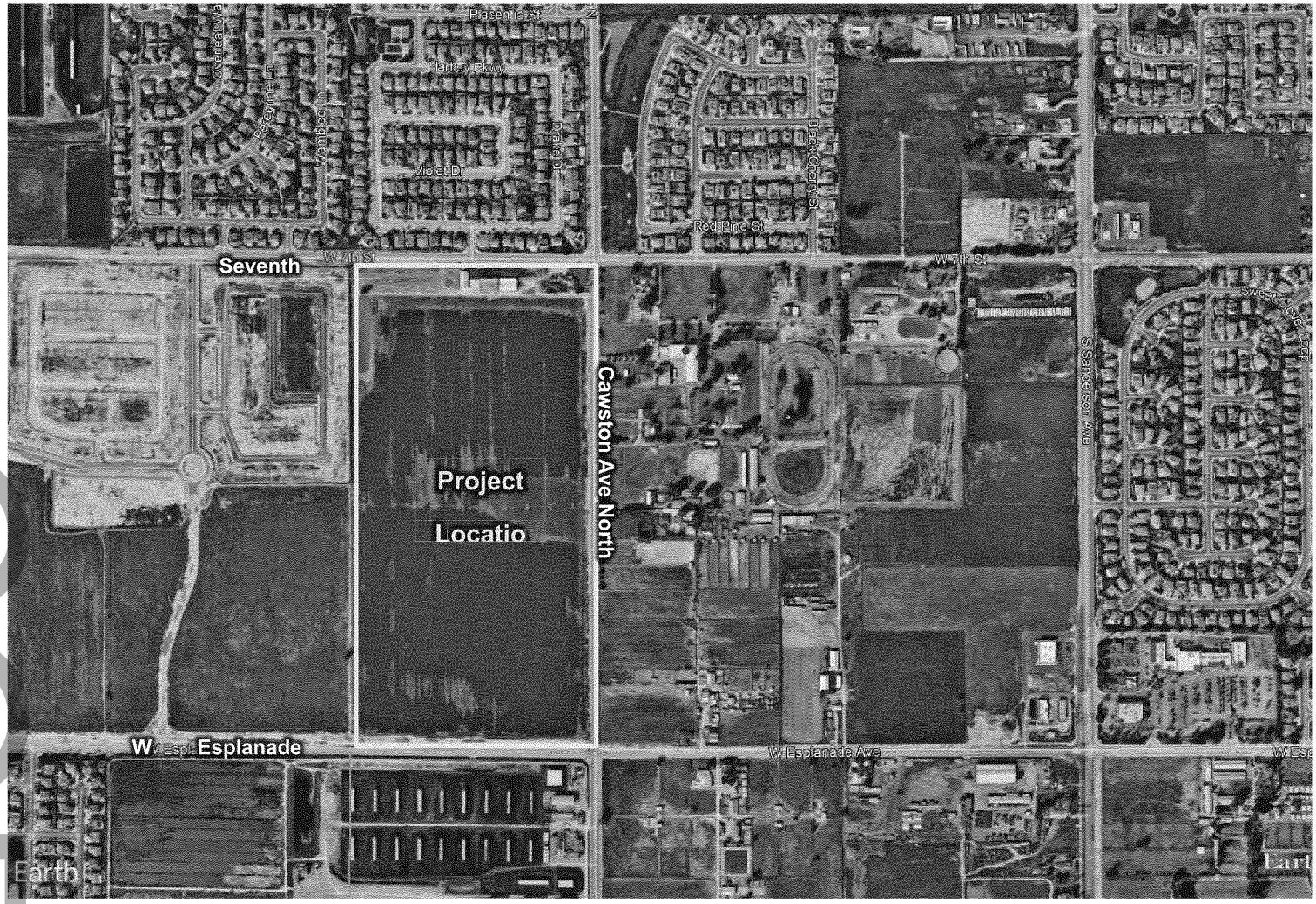
Figure 2 – Site Location, Aerial View



Not to scale
Source: *Google Earth Pro*

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Figure 3 – Site Location, USGS

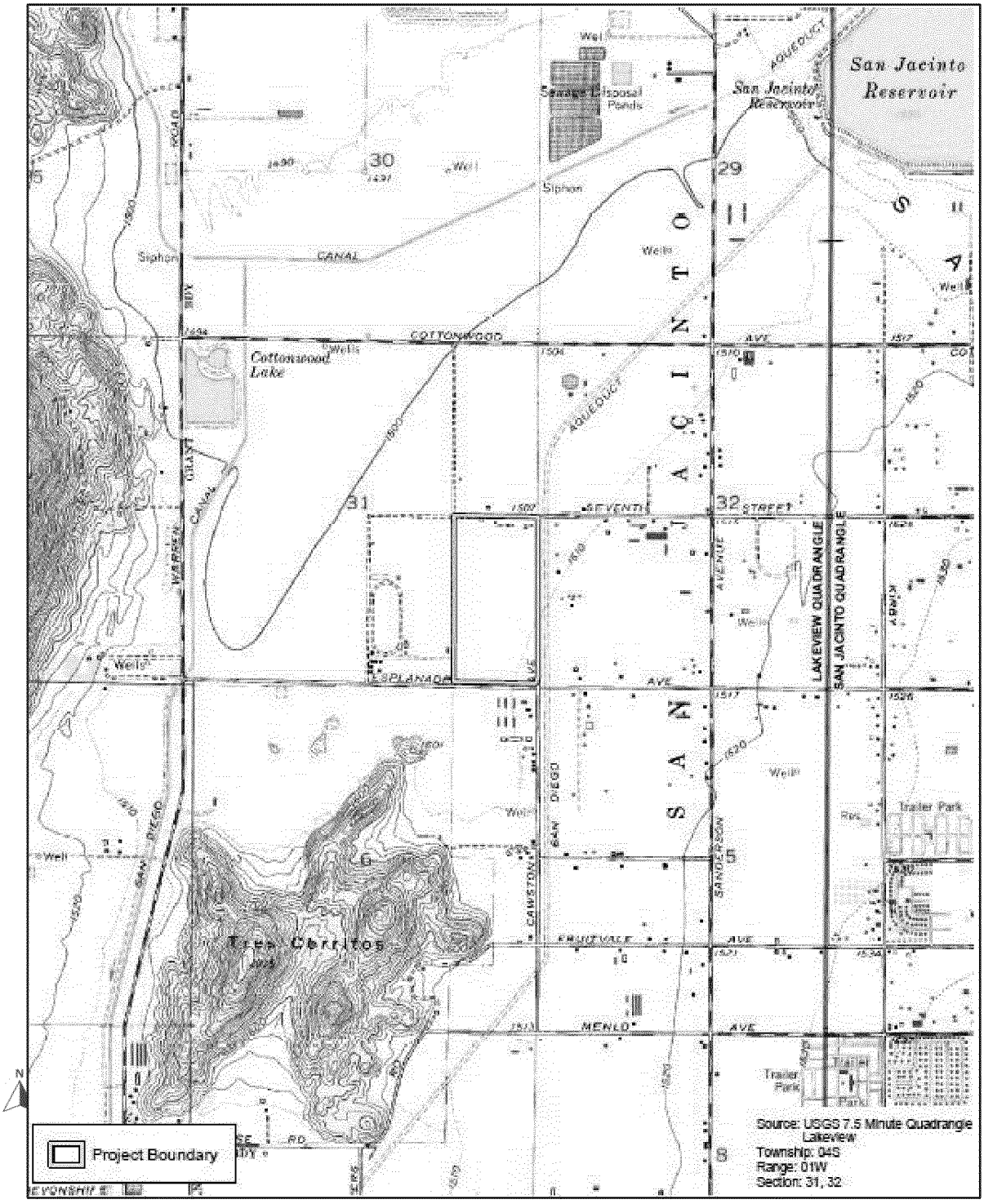

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Figure 4 – Site Plan Schematic, TTM 39076

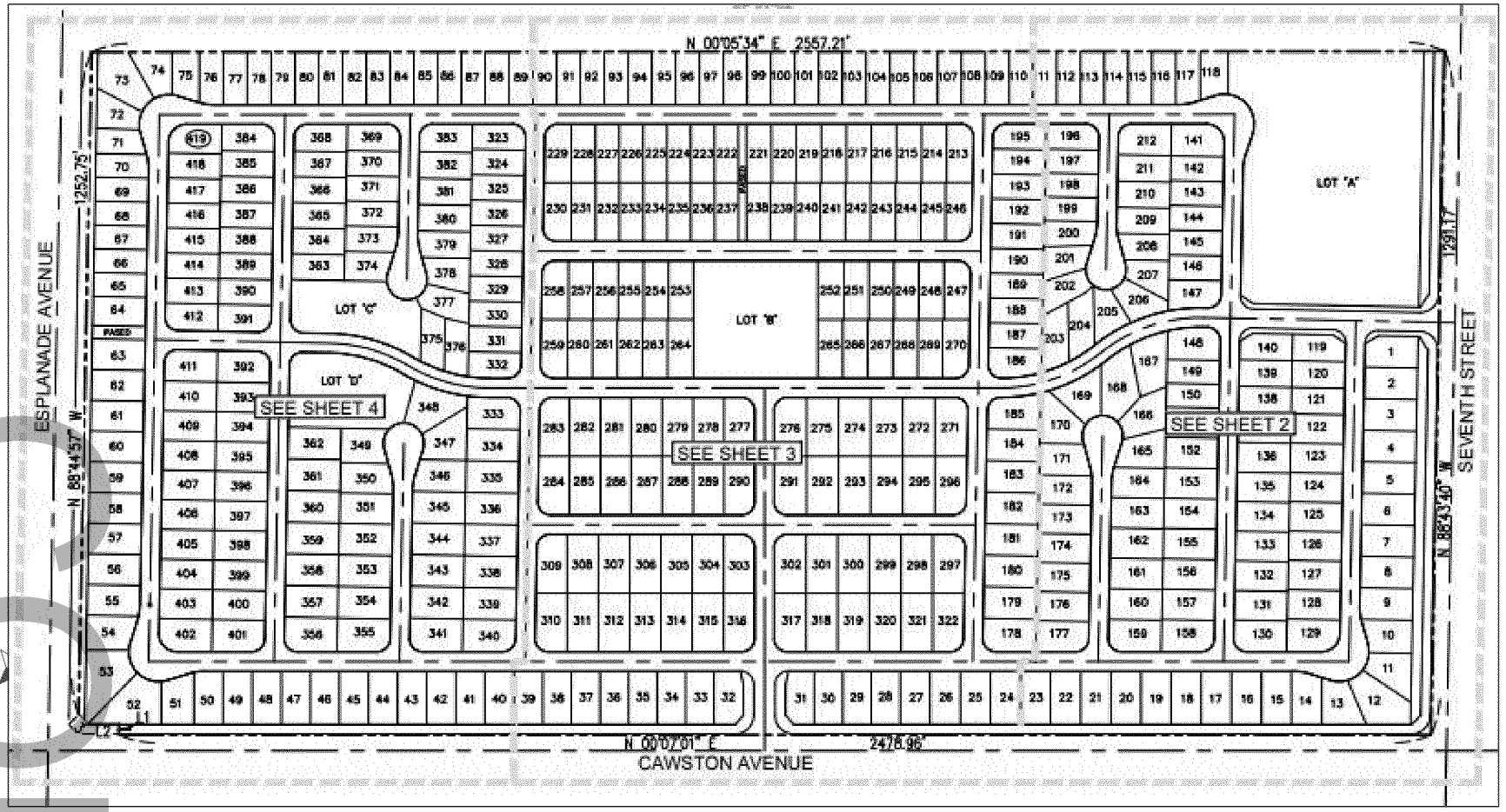

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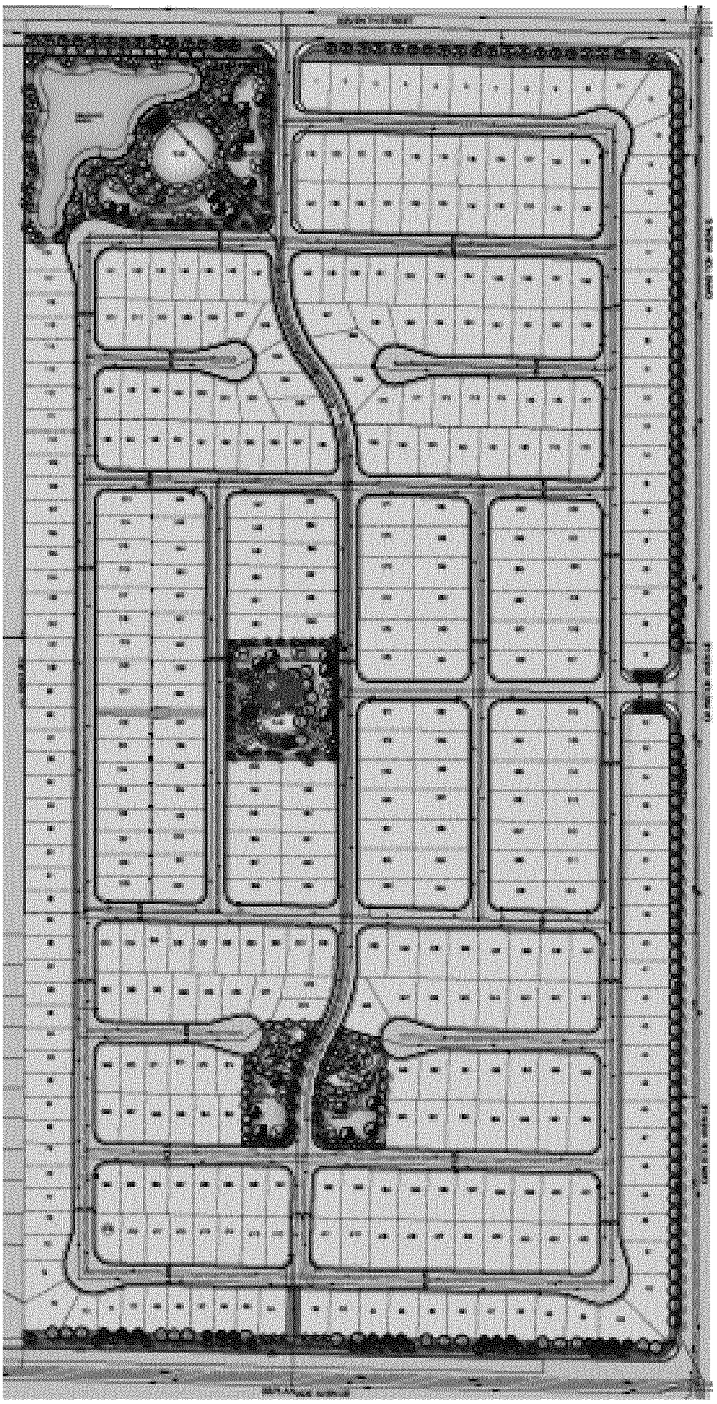
Figure 5 – Concept Landscaping Plan



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4. Environmental Impacts

4.1 Aesthetics

4.1.1 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. As stated in the San Jacinto General Plan Draft Environmental Impact Report, scenic vistas visible in the City include the Lakeview Mountains to the west, the San Jacinto Mountain foothills to the northeast, and the San Timoteo badlands to the northwest (San Jacinto 2022c). The Proposed Project Site is situated in a relatively low and flat area in the southwestern portion of the City.

Public vantage points of these scenic vistas are from Cawston Avenue and 7th Avenue. Cawson Avenue is on the east side of Project, site so views of the San Jacinto Mountains looking to the east will remain visible after development of the Project. However, views of the Lakeview Mountains looking to the west will be partially blocked by the Project post-development. The San Timoteo Badlands are not visible from Cawston Avenue or 7th Street because they are approximately 12 miles away, and views are already blocked by intervening topography and development.

From 7th Street, views of the Lakeview Mountains and San Jacinto Mountains would not be blocked by the Project because these views are visible to pedestrians and motorists traveling east and west along 7th Street, and the new structures will be located on the south side of the roadway.

Additionally, the proposed structures are limited to 40% lot coverage, a maximum height of 40 feet, and three stories tall, and would have setbacks between structures consistent with the design requirements of the SJMC. For these reasons, views of the Lakeview Mountains and Jacinto Mountains would still be visible from the internal public streets. The Project would also not significantly alter any

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views from public parks or open space areas. Therefore, the Project would not result in a substantial adverse effect on a scenic vista, and impacts would be less than significant. No mitigation is required.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact. Based on the California Department of Transportation (Caltrans) California State Scenic Highway System Map, there are no Officially Designated State scenic highways within the Project vicinity (Caltrans 2023). The closest Eligible highway is a portion of SR-74 from Interstate 5 at San Juan Capistrano to SR-111, located approximately 5 miles south of the Proposed Project Site at the nearest point[1]. Therefore, the Project Site does not exist within or near a State scenic highway. Due to distance, topographic changes, and intervening development, the Proposed Project Site is not visible from this segment of SR-74.

Additionally, none of the streets surrounding the Project Site are identified in the San Jacinto General Plan as being a local scenic roadway. The Project Site is fully disturbed with agricultural, limited residential uses, and a significant number of invasive tree species, and does not contain areas with native vegetation. The residential uses on the Project Site were found to not be historically significant (refer to Section 4.5.2 in this document).

Therefore, the proposed Project would not have an adverse effect on scenic resources (including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway) or a locally designated rural street or scenic corridor. There would be no impact, and no mitigation is required.

c) *In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Less than Significant Impact. The Project vicinity is characterized by a mix of both non-urbanized and urbanized areas. Surrounding land uses include a mix of undeveloped, rural residential, low-density residential, and heavy agriculture uses. The Project has been designed to be consistent with the surrounding area and development. Single family homes within Chacon Farms shall creatively use "architecture forward" designs, landscaping, and other innovative neighborhood design techniques to create a visually interesting street scene and identifiable neighborhood character. As the Project has been designed to match the existing visual character within the Project vicinity context, the Project would not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, impacts would be less than significant, and no mitigation is required.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Less than Significant Impact. As stated above, the area surrounding the Project is developed with agricultural and limited residential uses that provide various levels of existing nighttime lighting. Operation of the Proposed Project would introduce new sources of residential and street lighting into the Proposed Project Site. However, the proposed lighting would be similar to the type and level of existing lighting provided in the Project vicinity and be designed to direct light downward within the Proposed Project Site to minimize spillover illumination and glare consistent with the City's Development Code Section 17.300.080 – Outdoor Light and Glare (San Jacinto 2022d). In addition, the exteriors of the proposed residential structures would be constructed of low-glare materials. No

1 (Caltrans "List of eligible and officially designated State Scenic Highways (XLS), https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed February 9, 2025)

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prefabricated metal buildings would be allowed, and metal would only be utilized minimally in accent features. Therefore, potential light and glare impacts would be less than significant, and no mitigation is required.

4.1.2 Mitigation Measures

No mitigation measures associated with impacts to Aesthetics apply to the Proposed Project.

4.1.3 Conclusion

There are less than significant potential impacts of the Proposed Project associated with Aesthetics, and no mitigation would be required.

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4.2 Agriculture and Forestry Resources

4.2.1 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
AGRICULTURE AND FORESTRY RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?

Less Than Significant Impact. Based on review of the California Important Farmland Finder Map, prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), the Proposed Project Site is located on Prime Farmland and Farmland of Statewide Importance (FMMP 2023).

As stated in the General Plan Draft EIR, although there are existing agricultural activities within the City, the San Jacinto General Plan Land Use Map does not designate lands specifically for agricultural use. Areas identified as Prime Farmland or Farmland of Statewide Importance are mostly designated for a mix of residential and non-residential development. According to the General Plan, future development consistent with the General Plan along with changes in the economy are expected to

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result in the conversion of many of these Prime Farmland or Farmland of Statewide Importance areas to urban uses. Because there are no exclusive agricultural land use designations included as part of the General Plan, the General Plan identifies that future development, such as the proposed Project, could convert existing agricultural resources and Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to non-agricultural uses (City, 2022). Although the Project would convert areas of Prime Farmland and Farmland of Statewide Importance to non-agricultural uses, the City General Plan anticipated future development converting these uses. Therefore, impacts related to conversion of farmland would be less than significant, and no mitigation is required.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Less Than Significant Impact. As stated above, the Proposed Project Site is located on Prime Farmland and Farmland of Statewide Importance. As stated in the City of San Jacinto General Plan Draft EIR, land use designations for these parcels allow for non-agricultural uses including mixed-use and residential. Additionally, lands within the surrounding area are identified for urban development. Because there are no exclusive agricultural land use designations included as part of the General Plan, the General Plan identified that future development, such as the Proposed Project, and changes in the economy could result in conversion of preserved agricultural properties to urban uses (City, 2022). There is no Williamson Act contract for the Proposed Project Parcels, according to the Applicant's due diligence surveys and title reports performed prior to purchase. Therefore, the Proposed Project would not conflict with existing agricultural use as the City anticipated development to convert agricultural land.

The Project would request a Zoning Map Amendment (Zone Change) per the SJDC Section 17.720.020 from RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density) for the Proposed Project Site. The Project would not conflict with existing zoning for agricultural use. Therefore, impacts would be less than significant, and no mitigation is required.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. As stated in the General Plan Draft EIR, there are no forest lands within the City, nor are there suitable environmental conditions for forest land to be developed. Therefore, there are no forest lands on the Proposed Project Site and implementation of the Project would not result in the loss of forest land or convert forest land to non-forest use; no mitigation is required.

d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. As stated in the General Plan Draft EIR, there are no forest lands within the City, nor are there suitable environmental conditions for forest land to be developed. Therefore, there are no forest lands on the Proposed Project Site and implementation of the Proposed Project would not result in the loss of forest land or convert forest land to non-forest use; no mitigation is required.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?*

Less Than Significant Impact. As discussed previously, the Proposed Project site is located on Prime Farmland and Farmland of Statewide Importance. The construction and operation of the Project would be confined to the Project footprint and would not cause offsite conversion of farmland or forest land to non-agriculture uses or non-forest uses. And while the Proposed Project Site is occupied by agricultural operations ,the Proposed Project is consistent with the City's current land use and zoning for the Project Site. Additionally, General Plan Draft EIR addressed future development, such as the Proposed Project, would result in the conversion of preserved agricultural properties to urban uses

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(San Jacinto 2022c). As the General Plan anticipated such change from Farmland to non-agricultural uses, impacts would be less than significant, and no mitigation is required.

4.2.2 Mitigation Measures

No mitigation measures associated with impacts to Agriculture and Forestry Resources apply to the Proposed Project.

4.2.3 Conclusion

There are less than significant potential impacts of the Proposed Project associated with Agriculture and Forestry Services, and no mitigation would be required.

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4.3 Air Quality

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and the Air Quality and Greenhouse Report prepared included as **Appendix A-1 – *Chacon Farms, Air Quality, Greenhouse Gas, and Energy Impact Study,* MD Acoustics, April 28, 2025**. A Health Risk Assessment (HRA) was prepared to assess the potential health risks associated with construction of the Project within proximity to other nearby residential uses, and is included as **Appendix A-2 – *Health Risk Assessment for the Chacon Farms Project, City of San Jacinto*, MD Acoustics, April 28, 2025**.

4.3.1 Regulatory Setting

Federal Standards

The U.S. Environmental Protection Agency (EPA) is responsible for global, international, and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Air Quality Standards, also known as federal standards. There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970, including ozone, nitrogen dioxide, lead, particulate matter (PM10 and PM2.5), carbon monoxide, sulfur dioxide.

The federal standards were set to protect public health, including that of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants. Primary federal standards are the levels of air quality necessary, with an adequate margin of safety, to protect public health.

A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The State Implementation Plan for the State of California is administered by the Air Resources Board (ARB), which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's State Implementation Plan incorporates individual federal attainment plans for regional air districts—air district prepares their federal attainment plan, which sent to ARB to be approved and incorporated into the California State Implementation Plan. Federal attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms.

Federal and state ambient air quality standards are summarized in **Table 3: *Ambient Air Quality Standards***.

Table 3: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentrations[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (O_3)	1-Hour	0.09 ppm	Ultraviolet Photometry	- -	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.070 ppm		0.070 ppm (147 µg/m^3)		
Respirable Particulate Matter (PM10)[8]	24-Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µ/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		- -		

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Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentrations[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Fine Particulate Matter (PM2.5)[8]	24-Hour	- -	- -	35 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	12 µg/m^3	15 µg/m^3	
Carbon Monoxide (CO)	1-Hour	20 ppm (23 µg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 µg/m^3)	- -	Non-Dispersive Infrared Photometry (NDIR)
	8-Hour	9.0 ppm (10 µg/m^3)		9 ppm (10 µg/m^3)	- -	
	8-Hour (Lake Tahoe)	6 ppm (7 µg/m^3)		- -	- -	
Nitrogen Dioxide (NO_2)[9]	1-Hour	0.18 ppm (339 µg/m^3)	Gas Phase Chemiluminescence	100 ppb (188 µg/m^3)	- -	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (357 µg/m^3)		0.053 ppm (100 µg/m^3)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[10]	1-Hour	0.25 ppm (655 µg/m^3)	Ultraviolet Fluorescence	75 ppb (196 µg/m^3)	- -	Ultraviolet Fluorescence; Spectro-photometry (Pararosaniline Method)
	3-Hour	- -		- -	0.5 ppm (1300 mg/m^3)	
	24-Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (for certain areas)[10]	- -	
	Annual Arithmetic Mean	- -		0.130 ppm (for certain areas)[10]	- -	
Lead[11,12]	30 Day Average	1.5 µg/m^3	Atomic Absorption	- -		
	Calendar Qrtr	- -		1.5 µg/m^3 (for certain areas)[12]	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Average	- -		0.15 µg/m^3		
Visibility Reducing Particles[13]	8-Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24-Hour	25 µg/m3	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence			
Vinyl Chloride[11]	24-Hour	0.01 ppm (26 µg/m3)	Gas Chromatography			

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Notes:

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
9. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
10. On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1- hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
11. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
12. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
13. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Several pollutants listed are not addressed in this analysis. Analysis of lead is not included because the Project is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. The Project is not expected to generate or be exposed to vinyl chloride

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because proposed Project uses do not utilize the chemical processes that create this pollutant and there are no such uses in the Project vicinity. The proposed Project is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

South Coast Air Quality Management District

The Proposed Project Site is located within the Southern California Air Basin (SoCAB) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the basin. SCAQMD, in coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded.

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

On March 23, 2017, the California Air Resources Board (CARB) approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the National Ambient Air Quality Standards (NAAQS) are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of this AQMP is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the EPA for its review. If approved by EPA, the plan becomes federally enforceable.

SCAQMD adopted the 2022 AQMP on December 2, 2022, to address the attainment of the 2015 8-hour ozone standard (70 parts per billion [ppb]) for South Coast Air Basin and Coachella Valley. To meet this standard, the AQMP determined NOx emissions must be reduced by 67 percent more than is required by adopted rules and regulations by 2037. The control strategy for the 2022 AQMP includes aggressive new regulations and the development of incentive programs to support early deployment of advanced technologies. The two key areas for incentive programs are (1) promoting widespread deployment of available zero-emission (ZE) and low NOx technologies and (2) developing new ZE and ultra-low NOx technologies for use in cases where the technology is not currently available. SCAQMD will prioritize distribution of incentive funding in environmental justice areas and seek opportunities to focus benefits on the most disadvantaged communities. Cost-effectiveness and affordability will be further considered during the rulemaking or incentive program development process.

The AQMP for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. Some of the rules and regulations that apply to this Project include, but are not limited to, the following:

- SCAQMD Rule 402 - prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or

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safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- SCAQMD Rule 403 - governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.
- SCAQMD Rule 1113 - governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.
- Idling Diesel Vehicle Trucks - Idling for more than 5 minutes in any one location is prohibited within California borders.
- Rule 2702 - establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified greenhouse gas (GHG) emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board.

Local Climate and Meteorology

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the Proposed Project Site is located. The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. Year-to-year patterns in rainfall are unpredictable because of fluctuations in the weather.

Temperature inversions limit the vertical depth through which pollution can be mixed. Among the most common temperature inversions in the basin are radiation inversions, which form on clear winter nights when cold air off mountains sink to the valley floor while the air aloft over the valley remains warm. These inversions, in conjunction with calm winds, trap pollutants near the source. Other types of temperature inversions that affect the basin include marine, subsidence, and high-pressure inversions.

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Local Air Quality

The SCAQMD is divided into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The Proposed Project Site is located in the City of San Jacinto in the Hemet/San Jacinto Valley Source Receptor Area (SRA 28). The nearest air monitoring station to the Proposed Project Site is the Banning Airport Station. The Banning Airport Station is located approximately 13 miles northeast of the Proposed Project Site, at 200 South Hathaway Street, Banning. However, this location does not provide all ambient weather data. Therefore, additional data was pulled from the SCAQMD historical data for the Hemet/San Jacinto Area for both sulfur dioxide and carbon monoxide to provide the existing levels. **Table 4: *Local Area Air Quality Levels from the Banning Monitoring Stations*** presents the monitored pollutant levels within the vicinity. However, it should be noted that due to the air monitoring station distance from the Proposed Project Site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the Proposed Project Site. The monitoring data presented shows that ozone and particulate matter (PM10) are the air pollutants of primary concern in the Project area, which are detailed further in Table 4.

Table 4: Local Air Quality Levels from the Banning Monitoring Stations

Pollutant (Standard)[2]	Year		
	2020	2021	2022
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.150	0.139	0.116
Days > CAAQS (0.09 ppm)	29	41	30
Maximum 8-Hour Concentration (ppm)	0.115	0.116	0.100
Days > NAAQS (0.07 ppm)	68	80	56
Days > CAAQS (0.070 ppm)	71	82	59
Carbon Monoxide:			
Maximum 1-Hour Concentration (ppm)	*	*	*
Days > NAAQS (20 ppm)	*	*	*
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > NAAQS (9 ppm)	*	*	*
Nitrogen Dioxide:			
Maximum 1-Hour Concentration (ppm)	0.051	0.057	0.052
Days > NAAQS (0.25 ppm)	0	0	0
Sulfur Dioxide:			
Maximum 1-Hour Concentration (ppm)	*	*	*
Days > CAAQS (0.25 ppm)	*	*	*
Inhalable Particulates (PM10):			
Maximum 24-Hour Concentration (ug/m3)	69.3	48.6	52.4
Days > NAAQS (150 ug/m3)	0	0	0
Days > CAAQS (50 ug/m3)	1	0	0
Annual Average (ug/m3)	21.2	21.2	22.5
Annual > NAAQS (50 ug/m3)	No	No	No
Annual > CAAQS (20 ug/m3)	**Yes**	**Yes**	**Yes**
Ultra-Fine Particulates (PM2.5):			
Maximum 24-Hour Concentration (ug/m3)	46.7	40.9	37.9
Days > NAAQS (35 ug/m3)	-	-	-
Annual Average (ug/m3)	10.5	11.7	9.4
Annual > NAAQS (15 ug/m3)	No	No	No
Annual > CAAQS (12 ug/m3)	No	No	No

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Pollutant (Standard)[2]	Year		
	2020	2021	2022

1. Source: obtained from https://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year and/or https://www.arb.ca.gov/adam/topfour/topfour1.php
2 CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million
3 No data available.

Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. **Table 5: *South Coast Air Basin Attainment Status***, lists the attainment status for the criteria pollutants in the basin.

Table 5: South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards[1]	Attainment Date[2]	California Standards[3]
1979 1-Hour Ozone[4]	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained[4])	Extreme Nonattainment
1997 8-Hour Ozone[5]	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
2015 8-Hour Ozone	8-Hour (0.070 ppm)	Designations Pending	~2037	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO_2 [6]	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO_2[7]	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m^3)	Nonattainment (Serious)[8]	12/31/2006 (Redesignation request submitted)[8]	Nonattainment
PM2.5	24-Hour (35 µg/m^3)	Nonattainment	12/31/2006 (Redesignation request submitted)[8]	Unclassified
Lead	3-Months Rolling (0.15 µg/m^3)	Nonattainment (Partial)[9]	12/31/2015	Nonattainment (Partial)[9]

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Pollutant	Averaging Time	National Standards[1]	Attainment Date[2]	California Standards[3]

1 Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.

2 A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

3 Obtained from http://www.arb.ca.gov/desig/adm/adm.htm.

4 1-hour O3 standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

5 1997 8-hour O3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O3 standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.

6 New NO2 1-hour standard, effective August 2, 2010; attainment designations June, 2013; annual NO2 standard retained.

7 The 1971 annual and 24-hour SO2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO2 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.

8 Annual PM10 standard was revoked, effective December 18, 2006; redesignation request to Attainment of the 24-hour PM10 standard is pending with U.S. EPA

9 Partial Nonattainment designation - Los Angeles County portion of Basin only.

Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor for air quality would be a location where a sensitive individual could remain for 24 hours or longer, such as residencies, hospitals, and schools (etc.). The closest existing sensitive receptors (to the site area) for purposes of air quality are existing single-family residences located approximately 100 feet to the north.

Significance Criteria

Appendix G of the CEQA Guidelines states that the significance criteria established by the applicable air quality management district may be relied upon to make significance determinations. The SCAQMD has established significance thresholds to assess the regional and localized impacts of Project-related air pollutant emissions, as shown below.

Regional Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the Basin by the SCAQMD:

- 75 pounds per day (lbs/day) of VOC
- 100 lbs/day of NOx
- 550 lbs/day of CO
- 150 lbs/day of PM10
- 55 lbs/day of PM2.5
- 150 lbs/day of SO_2

Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the Project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of

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one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 parts per million (ppm) or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

Localized Significance Thresholds

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the Project-related air emissions in the Project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The LST Methodology found that the primary emissions of concern are NO_2, CO, PM10, and PM2.5.

The emission thresholds were calculated based on the Hemet/San Jacinto Valley Source Receptor Area and a disturbance of 4 acres per day at a distance of 25 meters (82 feet), for construction and 5 acres a day for screening of localized operational emissions

4.3.2 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The SCAQMD CEQA Handbook states that "new or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not

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required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The current regional plan applicable to the Project is the SCAQMD's 2022 AQMP, discussed in further detail above.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

1. Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

2. Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated below.

Criterion 1 - Increase in the Frequency or Severity of Violations – Based on the air quality modeling analysis discussed further below and in **Appendix A-1**, short-term construction impacts would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Additionally, as discussed further below and in **Appendix A-1**, long-term operations impacts would not result in significant impacts based on the SCAQMD regional thresholds of significance. Therefore, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP – Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), prepared by SCAG and adopted on April 4, 2024, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For the Proposed Project, the City of San Jacinto Land Use Plans define the assumptions that are represented in the AQMP.

The City of San Jacinto General Plan identifies the land use designation of the site as Very Low Density Residential. The Proposed Project is a residential development. The Proposed Project includes the application for a General Plan Amendment to revise the land use designation from VLDR (Very Low Density Residential) to LDR (Low Density Residential) and a Zoning Map Amendment (Zone Change) from the RR Zone (Rural Residential) to the LDR Zone (Residential – Low Density). Therefore, as the Proposed Project seeks to maintain the residential land uses, instead of changing them to commercial or industrial, the Proposed Project would not result in an inconsistency with the land use designation in the City's General Plan and is not anticipated to exceed the AQMP assumptions for the Proposed Project Site. As such, the Project is found to be consistent with the AQMP for the second criterion.

b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less Than Significant Impact. A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. The SCAQMD has

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developed construction and operations thresholds, as described above, to determine whether projects would potentially result in contributing toward a violation of ambient air quality standards.

Construction Emissions – Regional

Typical emission rates from construction activities were obtained from the California Emissions Estimator Model (CalEEMod) Version 2022.1.1.22 CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2017 (EMission Factor) computer program to calculate the emission rates specific for the southwestern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2017 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions were calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions.

Table 6: Regional Significance – Construction Emissions (pounds/day) identified the emissions for proposed Project (**Appendix A-1**). In addition, SCAQMD Rule 402 and 403 were incorporated into the model, and are not considered mitigation measures as the Project is, by default, required to incorporate these rules during construction

Table 6: Regional Significance – Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Demolition						
On-Site[2]	2.40	22.20	19.90	0.03	1.52	0.93
Off-Site[3]	0.08	0.91	1.36	0.01	0.41	0.12
Total	2.48	23.11	21.26	0.04	1.93	1.05
Site Preparation						
On-Site[2]	3.31	31.60	30.20	0.05	9.04	5.20
Off-Site[3]	0.07	0.08	1.02	0.00	0.23	0.05
Total	3.38	31.68	31.22	0.05	9.27	5.25
Grading						
On-Site[2]	3.20	29.70	28.30	0.06	4.87	2.57
Off-Site[3]	0.41	23.10	6.63	0.13	6.25	1.90
Total	3.61	52.80	34.93	0.19	11.12	4.47
Building Construction						
On-Site[2]	1.13	10.40	13.00	0.02	0.43	0.40
Off-Site[3]	0.71	2.31	12.08	0.01	2.37	0.59
Total	1.84	12.71	25.08	0.03	2.80	0.99
Paving						
On-Site[2]	0.74	6.94	9.95	0.01	0.30	0.27
Off-Site[3]	0.07	0.54	1.15	0.00	0.34	0.09
Total	0.81	7.48	11.10	0.01	0.64	0.36
Architectural Coating						
On-Site[2]	56.91	1.13	0.00	0.00	0.02	0.02
Off-Site[3]	0.11	0.12	1.51	0.00	0.39	0.09
Total	57.02	1.25	1.51	0.00	0.41	0.11
Total of overlapping phases[4]	59.67	21.44	37.69	0.04	3.85	1.46
SCAQMD Thresholds	75	100	550	150	150	55

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Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Exceeds Thresholds	No	No	No	No	No	No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 On-site emissions from equipment operated on-site that is not operated on public roads.
3 Off-site emissions from equipment operated on public roads.
4 Construction, architectural coatings and paving phases may overlap.

As shown in Table 6, the construction emissions for the Proposed Project would not exceed the SCAQMD's daily emission thresholds at the regional level, and therefore would be considered less than significant.

Construction Emissions – Localized Significance Thresholds

In addition to the mass daily emissions thresholds established by the SCAQMD, short-term local impacts to nearby sensitive receptors from on-site emissions of NO2, CO, PM10, and PM2.5 are examined based on SCAQMD LST methodology.

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds." CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

1. The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2. The maximum number of acres disturbed on the peak day.
3. Any emission control devices added onto off-road equipment.
4. Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The construction equipment showing the equipment associated with the maximum area of disturbance was assumed to be 4 acres per day for the previously proposed project (**Table 7: Construction Equipment Assumptions**), and no changes in equipment are anticipated for the currently proposed Project.

Table 7: Construction Equipment Assumptions

Activity	Equipment	Number	Acres/8 hr-day	Total Acres
Site Preparation	Rubber Tired Dozers	3	0.5	1.5
	Tractors/Loaders/Backhoes	4	0.5	2.0
Total Per Phase				3.5
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Scrapers	2	1.0	2.0
	Tractors/Loaders/Backhoes	2	0.5	1.0
Total Per Phase				4.0
Notes: Source: MD Acoustics 2024.				

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The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significance Threshold Look-up Tables and the methodology described in the Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the Proposed Project could result in a significant impact to the local air quality. The emission thresholds were based on the Hemet/San Jacinto Valley source receptor area and a disturbance of 4 acres per day at a distance of 25 meters (82 feet). The closest receptors are located 30 meters to the north of the site. The 4-acre threshold is interpolated from the 2- and 5-acre thresholds.

As shown in **Table 8: Localized Significance – Construction**, none of the analyzed criteria pollutants for the Proposed Project would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the Proposed Project. No mitigation is required.

Table 8: Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Demolition	22.20	19.90	1.52	0.93
Site Preparation	31.60	30.20	9.04	5.20
Grading	29.70	28.30	4.87	2.57
Building Construction	10.40	13.00	0.43	0.40
Paving	6.94	9.95	0.30	0.27
Architectural Coating	1.13	0.00	0.02	0.02
Total of overlapping phases	18.47	22.95	0.75	0.69
SCAQMD Threshold for 25 meters (82 feet) or less[2]	325.3	1,676.7	11.0	6.7
Exceeds Threshold?	No	No	No	No

Notes:

1 Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 4 acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 4.0 acres per day (see Table 7).

2 The nearest sensitive receptor is located 30 meters north; therefore, the 25-meter threshold has been used.

Long-Term Operational Emissions

Operational or long-term emissions occur would over the life of the Project. Mobile, area, and energy sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project. The operational emissions were estimated using the latest version of CalEEMod, as shown in **Appendix A-1**.

Mobile Sources: Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project are based upon the trip generation rates given in the ITE trip generation manual. The traffic analysis shows a trip generation rate of approximately 3,952 trips per day (**Appendix H**).

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The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis, as shown in **Appendix A-1**.

Area Sources: Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment, as shown in **Appendix A-1**.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default was utilized as the new model takes this rule into account.

Energy Usage: CalEEMod defaults were utilized to determine the approximate energy usage, as shown in **Appendix A-1**. The Project will be 100 percent electric. Solar photovoltaic panels have been included in the analysis per Title 24 requirements (Part 6 – Section 110.10).

The potential air quality impacts of created by the Proposed Project's long-term operations were calculated, and the highest emissions from either summer or winter are summarized in **Table 9: Regional Significance – Unmitigated Operational Emissions**.

Table 9: Regional Significance – Unmitigated Operational Emissions

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	21.00	0.23	23.80	0.00	0.01	0.01
Energy Usage[3]	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources[4]	14.40	13.10	116.00	0.30	27.60	7.17
Total Emissions	35.40	13.33	139.80	0.30	27.61	7.18
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3 Energy usage consists of emissions from on-site natural gas usage.
4 Mobile sources consist of emissions from vehicles and road dust.

As shown on Table 9, the Proposed Project does not exceed the SCAQMD daily emission threshold. Therefore, regional operational emissions would be less than significant. No mitigation is required.

Operational Localized Significance Thresholds

Table 10: Localized Significance – Unmitigated Operational Emissions, shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 10 include all on-site Project-related stationary sources and 10 percent of the Project-related new mobile sources. This percentage is an estimate of the amount of Project- related new vehicle traffic that will occur on-site.

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Table 10: Localized Significance – Unmitigated Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	CO	PM10	PM2.5
Area Sources[2]	0.23	23.80	0.01	0.01
Energy Usage[3]	0.00	0.00	0.00	0.00
On-Site Vehicle Emissions[4]	0.44	3.87	0.92	0.24
Total Emissions	0.67	27.67	0.93	0.25
SCAQMD Threshold for 25 meters (82 feet) or less[2]	371	1,965	4	2
Exceeds Threshold?	No	No	No	No

Notes:
1 Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will be approximately 76.3 acres.
2 Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3 Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
4 On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
5 The nearest sensitive receptor is located 30 meters north; therefore, the 25-meter threshold has been used.

Table 10 indicates that the local operational emissions would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the Project, the currently Proposed Project would not result in significant Localized Operational emissions. No mitigation is required.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.

The Project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The Project would not exceed any of the thresholds of significance and therefore is considered less than significant.

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Less Than Significant Impact. A significant impact may occur when a project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors, which include populations that are more susceptible to the effects of air pollution than the population at large. Exposure of sensitive receptors is addressed for the following situations: CO hotspots; criteria pollutants and toxic air contaminants (TACs, specifically diesel particulate matter [DPM]) from on-site construction; exposure to off-site TAC emissions; and asbestos and lead-based paint during demolition. Operational, long-term TACs may be generated by some industrial land uses; commercial land uses

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(e.g., gas stations and dry cleaners); and diesel trucks on freeways. Residential land uses do not generate substantial quantities of TACs and are therefore not addressed in this section of this document.

Carbon Monoxide Hotspot Emissions

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above.

To determine if the proposed Project could cause emission levels in excess of the CO standards discussed above, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The traffic analysis (**Appendix H**) showed that the Project would generate 3,952 trips per day. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at Project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore, no CO "hot spot" modeling was performed, and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the Proposed Project.

Exposure to On-Site Construction Toxic Air Contaminant Emissions

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a HRA under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non- cancer hazard via non-inhalation routes of exposure.

An HRA was prepared for the Proposed Project (**Appendix A-2**). According to the HRA, construction activities would result in short-term Project-generated emissions of DPM from the exhaust of off-road, heavy-duty diesel equipment used for site preparation (e.g., demolition, excavation, and grading); paving; building construction; and other miscellaneous activities. CARB identified DPM as a TAC in 1998. The dose to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of

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exposure to the substance. Thus, the risks estimated for a maximally exposed individual are higher if a fixed exposure occurs over a longer time period. According to the OEHHA, HRAs—which determine the exposure of sensitive receptors to TAC emissions—should be based on a 30-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the Project (**Appendix A-2**).

The Project would result in the development of residential uses which do not involve substantial levels of TACs due to the nature of the development. However, construction activities will result in emissions of DPM which is carcinogenic. The HRA report in **Appendix A-2** estimated the cancer risk to construction for 10 receptor locations near the Project Site (Table 3, **Appendix A-2**). The report identifies that the cancer risks from construction activities are estimated to range from a low of 0.21 per million at West Esplanade Ave to a high of 0.86 per million along West Seventh Street. All estimates are below the SCAQMD's significance threshold of 10 in a million. As such, Project-related construction emissions of TACs would not expose sensitive receptors to substantial emissions of TACs (**Appendix A-2**). The impact would be less than significant, and no mitigation is required.

Exposure to Off-Site Construction Toxic Air Contaminant Emissions

As stated in the HRA, the CARB Air Quality and Land Use Handbook: A Community Health Perspective provides guidance concerning land use compatibility with TAC sources (CARB 2005). While not a law or adopted policy, the handbook offers advisory recommendations for siting sensitive receptors near uses associated with TACs (such as freeways and high-traffic roads, commercial distribution centers, rail yards, ports, refineries, dry cleaners, gasoline stations, and industrial facilities) to help keep children and other sensitive populations out of harm's way. (**Appendix A-2**).

Projects of concern for mobile sources of TACs are typically those located within 500 feet of the following types of facilities that emit significant quantities of DPM: urban roads with more than 100,000 vehicles per day; freeways or roads with a high heavy truck concentration; and/or near rail yards, ports, and/or distribution centers. The Proposed Project Site is more than 500 feet from any freeway or major urban road. With respect to proximity to emissions from railroad sources, CARB recommends avoiding siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard (CARB 2005); the Proposed Project Site is not located within 1,000 feet of this type of facility. CARB recommends not placing sensitive receptors within the same building as a dry cleaner and avoiding siting residences within 300 feet of a large gas station or within 500 feet of dry-cleaning operations with 2 machines using perchloroethylene. There are no gas stations within 300 feet or dry cleaners within 500 feet of the Proposed Project Site. As such, the health risks associated with locating sensitive receptors proximate to a dry cleaner would be less than significant since there are no dry cleaners located within 500 feet of the site. It is important to note the CARB recommendation was published in 2005; however, subsequent to CARB's recommendation in 2007, the CARB established a phase-out of perchloroethylene usage at dry cleaners by 2023.

The HRA for the Project has also provided the relative health risk of the Project area as well as other locations in the general area and the air basin. The overall cancer risk at the Proposed Project Site of 254 per million health risk is generally lower than other areas identified within the HRA and substantially less than the basin-wide average of 455 in a million health risk. As such, no off-site sensitive uses would be exposed to significant levels TACs. Impacts would be less than significant, and no mitigation is required (**Appendix A-2**).

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d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Proposed Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the Proposed Project.

Potential sources that may emit odors during the on-going operations of the proposed Project would include odor emissions from trash storage areas and vehicle emissions. Due to the distance of the nearest receptors from the Proposed Project Site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed Project and no mitigation is required.

4.3.3 Mitigation Measures

No mitigation measures associated with impacts to Air Quality apply to the Proposed Project.

4.3.4 Conclusion

There are less than significant potential impacts of the Proposed Project associated with Air Quality, and no mitigation would be required.

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4.4 Biological Resources

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and biological surveys completed to determine potential impacts to biological services associated with the development of the Proposed Project, included as **Appendix B-1** – ***Habitat Assessment for Chacon Farms Property,* Psomas, March 5, 2024**, and **Appendix B-2 – *Tree Inventory Report for the Chacon Farms Property, City of San Jacinto, California,* Psomas, April 28, 2023.**

4.4.1 Regulatory Setting

Given the local environment, regulations governing biological resources for this Project include the following:

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C 703-711) provides protection for nesting birds that are both residents and migrants whether they are considered sensitive by resource agencies. The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed under 50 CFR 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The direct injury or death of a migratory bird, due to construction activities or other construction-related disturbance that causes nest abandonment, nestling abandonment, or forced fledging would be considered a take under federal law. The USFWS, in coordination with the California Department of Fish and Wildlife (CDFW) administers the MBTA. CDFW's authoritative nexus to MBTA is provided in California Fish and Game Code (FGC) Sections 3503.5 which protects all birds of prey and their nests and FGC Section 3800 which protects all non-game birds that occur naturally in the State.

Endangered Species Act - Federal

The purpose of the United States Endangered Species Act that was established in 1973 provides protections for fish, wildlife, and plants that are listed as threatened or endangered; provides for adding species to and removing them from the list of threatened and endangered species, and for preparing and implementing plans for their recovery; provides for interagency cooperation to avoid take of listed species and for issuing permits for otherwise prohibited activities; provides for cooperation with States, including authorization of financial assistance; and implements the provisions of the Convention on International Trade in Endangered Species of Wild Flora and Fauna. The US Fish and Wildlife administers the federal Endangered Species Act.

California Endangered Species Act

The California Endangered Species Act (CESA) is a California environmental law that conserves and protects plant and animal species at risk of extinction. Originally enacted in 1970, CESA was repealed and replaced by an updated version in 1984 and amended in 1997. Plant and animal species may be designated threatened or endangered under CESA after a formal listing process by the California Fish and Game Commission. Approximately 250 species are currently listed under CESA. A CESA-listed species, or any part or product of the plant or animal, may not be imported into the state, exported out of the state, "taken" (i.e., killed), possessed, purchased, or sold without proper authorization. Implementation of CESA has reduced and avoided impacts to California's most imperiled plants and animals, has protected hundreds of thousands of acres of vital habitat, and has led to a greater scientific understanding of California's incredible biodiversity.

The California Department of Fish and Wildlife (CDFW) works with agencies, organizations, and other interested persons to study, protect, and preserve CESA-listed species and their habitats. CDFW also conducts scientific reviews of species petitioned for listing under CESA, administers regulatory permitting programs to authorize take of listed species, maintains an extensive database of listed species occurrences, and conducts periodic reviews of listed species to determine if the conditions that led to original listing are still present.

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4.4.2 Environmental Setting

The Proposed Project Site consists of agricultural areas with developed and disturbed areas around the edges. Existing vegetation observed on the Proposed Project Site include field croplands and valley and foothill grassland; disturbed and developed landcovers are also present, as shown in **Appendix B-1** (refer to *Exhibit 4, Vegetation Types and Other Areas*).

Additionally, there is a detention basin located in the northwest corner of the Proposed Project Site. The detention basin undergoes routine maintenance and appears to have been plowed multiple times in the past based on historical aerials. The main source of water for this basin is irrigation from the adjacent agricultural fields; no natural inlet or outlet was observed in the field. It does not connect to a natural drainage, and no riparian vegetation is present.

4.4.3 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

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Discussion

a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact With Mitigation Incorporated.

No candidate, sensitive, or special status species are expected to occur on the Proposed Project Site due to lack of suitable habitat and/or because they were absent during focused surveys. The Proposed Project Site is not located within any designated critical habitat for federally or State-listed Threatened or Endangered species.

According to the Western Riverside County Regional Conservation Authority Multiple Species Habitat Conservation Plan (MSHCP) Information Mapping Application (2023), the Proposed Project Site was required to be assessed for Narrow Endemic plant species, burrowing owl (*Athene cunicularia*), Riparian/Riverine habitat (i.e., riparian bird species), and vernal pool branchiopods (i.e., fairy shrimp).

Narrow Endemic Plants

Per Section 6.1.3 of the MSHCP, habitat was assessed for the following Narrow Endemic plant species: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), Californica Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii*). Of these Narrow Endemic plant species, San Diego ambrosia, spreading navarretia, California Orcutt grass, and Wright's trichocoronis had limited potential to occur based on the presence of marginally suitable habitat (i.e., the on-site basin and/or margins of the agricultural field). Munz's onion and many- stemmed dudleya would not be expected to occur based on lack of suitable habitat. Additionally, the Proposed Project Site was determined to have potential for Salt Spring checkerbloom (*Sidalcea neomexicana*), which is a California Rare Plant Rank [CRPR] 2B.2[2] species and is not covered by the MSHCP. Focused surveys were conducted for Narrow Endemic and other special status plant species; no Narrow Endemic or special status plant species were observed. Therefore, there would be no impact on these species, and no mitigation would be required.

Burrowing Owl

On October 10, 2024, the California Fish and Game Commission (CFGC) accepted the petition to designate the western burrowing owl as a candidate species for protection under the California Endangered Species Act (CESA). The species will have full CESA protections until the California Department of Fish and Wildlife (CDFW) decides whether listing is warranted, which will likely occur in late 2025 or early 2026. The MSHCP identifies the burrowing owl as a covered species and requires surveys to determine habitat and presence prior to approving projects. The City of San Jacinto is signatory to the MSHCP.

Per Section 6.3.2 of the MSHCP, the Proposed Project Site was assessed for the presence of burrowing owl habitat. The habitat assessment determined that suitable habitat for the burrowing owl was present on the Proposed Project Site and adjacent areas (e.g., field croplands and disturbed areas); therefore, focused surveys were required. Potentially suitable burrows were observed; however, no burrowing owls, or other evidence of owl presence (e.g., cast pellets, white-wash, feathers, or prey

2 CRPR 2B.2: Plants rare, threatened, or endangered in California but common elsewhere; 20–80 percent of occurrences threatened.

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remains) were observed during the focused surveys. Therefore, there would be no impact on this species, and no compensatory mitigation would be required.

Because site conditions change over time and burrowing owls move seasonally, a burrowing owl could be on the Proposed Project Site in the future. All projects located within the Additional Survey Area for burrowing owl are required to conduct a pre-construction survey for burrowing owl within 30 days prior to construction to ensure the Project would not impact any active burrows. Therefore, the Project would implement **Mitigation Measure BIO-1**, which would require a pre-construction survey for burrowing owls.

Riparian Bird Species

Per Section 6.1.2 of the MSHCP, the Proposed Project Site must be assessed for the presence of Riparian/Riverine habitat; no Riparian/Riverine habitat was present on the Proposed Project Site. Therefore, there would be no impact on riparian bird species covered by this section of the MSHCP, and no mitigation would be required.

Vernal Pool Branchiopods (Fairy Shrimp)

Per Section 6.1.2 of the MSHCP, the Proposed Project Site must be assessed for the presence of vernal pools and associated vernal pool branchiopods. The detention basin at the northwest corner of the Proposed Project Site was observed to support ponding; the source of the water appears to be irrigation from the adjacent agricultural fields. Historic aerials were examined on Google Earth between 1996 to 2021 to examine the extent of ponding over time. The artificial basin appears to have been intermittently ponded beginning in 2009. During dry periods, the area appears to have been plowed and blends in with the surrounding agricultural field. As stated in the MSHCP, stock ponds, ephemeral pools, and other features that are artificially created are not considered vernal pools meeting the requirements of Section 6.1.2 (refer to Fair Shrimp Report in **Appendix B-1**). However, they may still provide habitat for vernal pool invertebrate species that are protected by the MSHCP.

One wet season focused survey and one dry season focused survey were conducted for Riverside fairy shrimp (*Streptocephalus woottoni*) and vernal pool fairy shrimp (*Branchinecta lynchi*) in 2022–2023; neither of these species was observed during the wet season fairy shrimp surveys. Dry season sampling was conducted in August 2023; *Branchinecta* cysts were observed but the lab results were inconclusive. Of the cysts observed, only one cyst hatched; it was identified as versatile fairy shrimp (*Branchinecta lindali*), a common species of fairy shrimp. The *Brancinecta* cysts collected during dry season sampling were then sent to Washington State University for a genetic analysis; results of the genetic analysis confirmed the genetic material was from versatile fairy shrimp (i.e., the common species). No Riverside fairy shrimp or vernal pool fairy shrimp were observed during focused surveys; therefore, there would be no impact on these species.

Crotch's Bumble Bee

Crotch's bumble bee (*Bombus crotchii*) was proposed as a Candidate to be State listed as Endangered in 2019; this species is not a Covered Species in the MSHCP. Crotch bumble bee is a ground nester and often makes its nest in abandoned mammal burrows; it can be found in most native habitat types, although it prefers grassland and scrub habitats. The Proposed Project Site has been utilized as an agricultural area that lacks vegetation, and the Proposed Project Site has been regularly tilled (detrimental to ground-nesting bees) and may have been exposed to pesticides. While the edges of the agricultural fields may be considered marginally suitable, this species is not expected to occur because the surrounding land uses are agricultural or residential; there are no adjacent areas of grassland or scrub habitats.

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Mountain Lion

The mountain lion (*Puma concolor*) is currently a Candidate to be State listed as Threatened as an Evolutionary Significant Unit (ESU). Regardless of the outcome of the proposed listing, this species is already a MSHCP Covered Species. The mountain lion occurs throughout most of California except for the Mojave and Colorado Deserts and the croplands of the Central Valley. Mountain lions occur in a variety of habitats, especially brushy habitats and riparian areas with interspersed irregular terrain, rocky outcrops, and tree/brush edges. Mountain lions use caves, natural cavities, and thickets for cover. A major threat to this species is fragmentation of habitat by spread of human developments and associated roads. Mountain lion is not expected to occur on the Proposed Project Site due to lack of suitable habitat. Additionally, the Proposed Project Site is also not within an area designated as a MSHCP linkage for wildlife movement.

Stephens' Kangaroo Rat

In response to the listing of Stephens' kangaroo rat (*Dipodomys stephensi*), the Riverside County Habitat Conservation Agency developed a Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The City of San Jacinto is not a participant in the SKR HCP; however, the MSHCP provides take authorization for projects outside the SKR HCP but within the MSHCP boundaries. Stephens' kangaroo rat is not expected to occur on the Proposed Project Site due to lack of suitable habitat.

b) *Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact. There is no riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service present on the Project Site (**Appendix B-1**). There would be no impact, and no mitigation is required.

c) *Have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. There are no jurisdictional features on the Proposed Project Site. The detention basin present in the northwest corner of the Proposed Project Site was artificially created in uplands that were previously used for croplands. This area is irrigated, as evidenced by rills in the banks adjacent to the active agricultural field. This type of waterbody is excluded from being classified as a Waters of the U.S. under the jurisdiction of U.S. Army Corps of Engineers (USACE) because it is isolated. Artificial wetlands less than one acre in size are not considered Waters of the State under the authority of the Regional Water Quality Control Board (RWQCB). Based on historic aerial imagery and topographic maps, this area does not appear to have been part of a historic drainage; therefore, it would not be under the regulatory authority of the CDFW. As such, no drainages or other waters that would be under the jurisdiction of the USACE, RWQCB, or CDFW occur on the Proposed Project Site.

As mentioned above, the detention basin at the northwest corner of the Proposed Project Site was observed to support ponding; the source of the water appears to be irrigation from the adjacent agricultural fields. Historic aerials were examined on Google Earth between 1996 to 2021 to examine the extent of ponding over time. The detention basin appears to have been intermittently ponded beginning in 2009. During dry periods, the area appears to have been plowed and blends in with the surrounding agricultural field. As stated in the MSHCP, stock ponds, ephemeral pools, and other features that are artificially created are not considered vernal pools meeting the requirements of

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Section 6.1.2 (**Appendix B-1**). Therefore, no impact would occur related to wetlands, and no mitigation would be required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact With Mitigation Incorporated. The Proposed Project Site is surrounded by existing development, with suburban development to the north and east, a dairy farm to the south, and construction an additional residential development to the west. Additionally, the Proposed Project Site is not located within a "Core" or "Linkage" area designated by the MSHCP. Wildlife could move locally through the Proposed Project Site and adjacent residential, agricultural, and dairy land. The Proposed Project Site is expected to be used for local movement by urban-tolerant species such as coyote (*Canis latrans*), which could also use the Proposed Project Site after Project implementation. Therefore, there would be no impact on wildlife movement.

Birds have potential to nest throughout the Proposed Project Site in vegetation, on bare ground, and on structures. The MBTA protects the taking of migratory birds and their nests and eggs. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Code of Federal Regulations, Title 50, Section 10.13). Section 3503 of the California Fish and Game Code makes it unlawful to take, possess, or destroy any bird's nest or any bird's eggs. Section 3513 of the California Fish and Game Code prohibits the take and possession of any migratory nongame bird, as designated in the MBTA. Any impact on an active bird nest would be considered a violation of the MBTA. Section 7.5.3 of the MSHCP requires implementation of Construction Minimization Measures, which include conducting vegetation clearing outside the peak nesting season (i.e., March 1 to June 30) to the extent practicable in order to avoid impacts on nesting birds. Implementation of **Mitigation Measure BIO-2** would require a pre-construction nesting bird/raptor survey and protection for any nests observed.

Existing trees located in the northeastern corner of the Proposed Project Site and adjacent to the Proposed Project Site also have potential to be used for nesting by raptors. Trees within the Proposed Project Site include Peruvian pepper tree (*Schinus mole*), Mexican fan palm (*Washingtonia robusta*), and California fan palm (*Washingtonia filifera*) (refer to **Appendix B-2**). If construction occurs during the raptor nesting season (i.e., February 1 to June 30), the loss of an active nest of any raptor species, including common raptor species, would be considered a violation of Sections 3503, 3503.5, and 3513 of the California Fish and Game Code. As discussed above, Section 7.5.3 of the MSHCP requires implementation of Construction Minimization Measures, which include conducting vegetation clearing outside the peak nesting season to the extent practicable in order to avoid impacts on nesting birds (including raptors); however, raptors nest slightly earlier than other nesting birds (i.e., February 1 to June 30). Implementation of **Mitigation Measure BIO-2** would require a pre-construction nesting bird/raptor survey and protection for any nests observed. Therefore, impacts related to migratory corridors or native nursery sites would be less than significant with mitigation measures incorporated.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant. The City of San Jacinto Municipal Code prohibits removal of trees from public streets or parkways, and authorization must be obtained from the City Council (Section 12.20). There is no restriction on the removal of trees located on private property; however, tentative tract maps must show the location of all trees having a diameter of 9.5 inches or greater. A total of 22 trees occur on the Proposed Project Site, as shown in the Tree Inventory Report (**Appendix B-2**) including one tree of heaven (*Ailanthus altissima*), one lemon tree (*Citrus limon*), two Mondell pine (*Pinus eldarica*), one peach tree (*Prunus persica*), four Peruvian pepper trees, four California fan palms, and nine Mexican

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fan palms. Removal of these trees does not conflict with the tree ordinance; they have been incorporated into Project plans. Therefore, there would be no impact, and no mitigation would be required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact With Mitigation Incorporated. The Proposed Project Site is located in the MSHCP area, specifically, within the San Jacinto Valley Area Plan. The City of San Jacinto is a signatory to the MSHCP; therefore, the Project would be subject to the provisions of the MSHCP. The Proposed Project Site is not located within an MSHCP Criteria Cell; the nearest Criteria Cell is approximately 0.25 miles southwest of the Proposed Project Site. Therefore, the Project would not conflict with assembly of the MSHCP Reserve.

Habitat assessments and focused surveys were conducted in accordance with MSHCP requirements. Focused surveys were negative for all the species that required additional surveys. As required by the MSHCP, a pre-construction survey for burrowing owl will be conducted (Mitigation Measure BIO-1). Also as required by the MSHCP, a per-acre mitigation fee will be required by the City of San Jacinto based on unit density (i.e., 5.5 dwelling units per acre), **Mitigation Measure BIO-3**. Lastly, the Project must be constructed following the standard MSHCP Construction Minimization Measures (MSHCP Section 7.5.3), **Mitigation Measure BIO-4**. With implementation of Mitigation Measures BIO-1, BIO-3, and BIO-4, the Project would not conflict with the MSHCP.

The City of San Jacinto is not a participant in the SKR HCP; however, the MSHCP provides take authorization for projects outside the SKR HCP but within the MSHCP boundaries. The Project does not occur within a SKR HCP Reserve area; therefore, the Project does not conflict with the SKR HCP. As such, impacts would be less than significant with mitigation incorporated.

4.4.4 Mitigation Measures

BIO-1 The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site (and including adjacent areas within 500 feet to the extent possible) within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). Following the survey, the Biologist shall prepare a Memorandum/Letter Report describing the methods and results of the survey for submittal to the City. If burrowing owl are observed, the Report shall also make recommendations for avoidance and minimization measures depending on the timing of construction and the location of the active burrow with respect to planned activities.

If burrowing owl are observed, the Project Applicant (or their designee) shall contact the City to discuss avoidance and minimization options. During the breeding season (i.e., March 1 to August 31), restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. The protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. The

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protective buffer shall be flagged clearly in the field, mapped as an "Environmentally Sensitive Area," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. The Project Applicant shall not proceed with construction until the avoidance and minimization measures have been approved by the City and all appropriate protections are in place.

BIO-2 To the extent possible, vegetation removal will be conducted during the non-breeding season (September 12 to January 31)[3] in order to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction (including demolition of structures). The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed.

If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. No work will be allowed within the protective buffer until nesting activity has ended, as determined by a qualified Biologist. Any protective buffers will be flagged clearly in the field, mapped as "Environmentally Sensitive Areas," and the maps provided to the Project Applicant, their designee (e.g., Construction Supervisor), and the City. Construction can proceed within the protective buffer when the qualified Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).

BIO-3 Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.

BIO-4 The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below.

- Plans for water pollution and erosion control will be prepared for all Discretionary Projects involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City prior to construction.
- Timing of construction activities will consider seasonal requirements for breeding birds and migratory non-resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30.
- Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.

3 These dates are outside the collective dates for the raptor nesting season (February 1 to June 30, peak nesting bird season (March 1 to June 3), and burrowing owl breeding season (March 1 to August 31).

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- Silt fencing or other sediment trapping materials will be installed at the downstream end of construction activities to minimize the transport of sediments off-site.
- The limits of disturbance, including the upstream, downstream, and lateral extents, will be clearly defined and marked in the field. Monitoring personnel will review the limits of disturbance prior to initiation of construction activities.
- Exotic species removed during construction will be properly handled to prevent sprouting or regrowth.
- Training of construction personnel will be provided.
- Ongoing monitoring and reporting will occur for the duration of the construction activity to ensure implementation of best management practices.
- When work is conducted during the fire season (as identified by the Riverside County Fire Department) adjacent to coastal sage scrub or chaparral vegetation, appropriate fire-fighting equipment (e.g., extinguishers, shovels, water tankers) shall be available on the site during all phases of project construction to help minimize the chance of human-caused wildfires. Shields, protective mats, and/or other fire preventative methods shall be used during grinding, welding, and other spark-inducing activities. Personnel trained in fire hazards, preventative actions, and responses to fires shall advise contractors regarding fire risk from all construction-related activities.
- Active construction areas shall be watered regularly to control dust and minimize impacts to adjacent vegetation.
- All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances shall occur only in designated areas within the proposed grading limits of the Proposed Project Site. These designated areas shall be clearly marked and located in such a manner as to contain run-off.
- Waste, dirt, rubble, or trash shall not be deposited in the Conservation Area or on native habitat.

4.4.5 Conclusion

Implementation of **Mitigation Measures BIO-1, BIO-2, BIO-3,** and **BIO-4** would reduce potential impacts of the Proposed Project associated with Biological Resources to less than significant.

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4.5 Cultural Resources

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and the Phase I Archaeological and Paleontological Resources Inventory, prepared by Psomas, dated October 2023, and included as **Appendix C**, which includes an Eastern Information Center (EIC) cultural resources literature and records search, a Native American Heritage Commission (NAHC) Sacred Lands Files (SLF) database search, Western Science Center (WSC) Paleontological Record Search, and pedestrian field survey. A Historic Built Environment Assessment, prepared by South Environmental, is included in **Appendix C**.

4.5.1 Environmental Setting

The study in **Appendix C** included a records search through the EIC, intensive-level pedestrian field survey and paleontological resources overview. The EIC record search identified 14 prior cultural resources studies within 0.8 km (one-half mile) of the Proposed Project Site were completed between 1990 and 2014 and are identified on **Table 11: *Prior Cultural Studies Within ½-mile of the Project Site***. Two of the cultural resource studies (RI-06821 and RI-08160) traversed the Proposed Project Site. The 14 studies consisted of archaeological field studies and literature reviews (**Appendix C**).

Table 11: Prior Cultural Studies Within ½-mile of the Project Site

Report No.	Year	Author(s)	Type of Study	Title of Study	Proximity to Proposed Project Site
RI-02885	1990	Arkush, Brooke	Cultural Resources Study	An Archaeological Assessment of Five Potential Sites for the Perris Water Treatment Plant, Located Near Lakeview in Western Riverside County, California	Outside
RI-04404	2000	Jones and Stokes Associates	Cultural Resources Study	Final Cultural Resources Inventory Report for the Williams Communications, Inc., Fiber Optic Cable System Installation Project, Riverside to San Diego, California Vol I–IV.	Outside
RI-04981	2003	McKenna et al.	Cultural Resources Study	A Phase I Cultural Resources Survey of the Esplanade Specific Plan Project Area Near Hemet, Riverside County, California	Outside
RI-05103	2002	Applied Earthworks	Cultural Resources Study	Cultural Resources Survey of Tentative Tract 30560, Hemet, California	Outside
RI-05555	2003	Applied Earthworks	Cultural Resources Study	Cultural Resources Survey of Tentative Tract 31184, Hemet, California	Outside
RI-06821	2006	Dudgeon-Commendador, Amy and Beth Padon	Cultural Resources Study	Phase I Cultural Resource Assessment for the Proposed Cawston Avenue Development Project, San Jacinto, Riverside County, California	Within
RI-06824	2007	Austerman, Virginia	Cultural Resources Study	Cultural Resources Assessment, Sanderson Avenue Development Project, San Jacinto, Riverside, California	Outside
RI-06846	2006	Padon, Beth and Sheila McElroy	Cultural Resources Study	Letter Report: Phase I Architectural Assessment for 40-Acre Parcel, San Jacinto, California	Outside

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Report No.	Year	Author(s)	Type of Study	Title of Study	Proximity to Proposed Project Site
RI-06944	2006	Demcak, Carol R.	Cultural Resources Study	Report of Phase I Archaeological Assessment of West Esplanade Project (APN 431-190-010 & APN 431-190-011), City of San Jacinto, Riverside County, California	Outside
RI-07558	2008	Joan, George	Cultural Resources Study	Phase I Cultural Resources Survey KZ Holdings Project, San Jacinto, California	Outside
RI-07883	2008	Smallwood, Josh and Laura Hensley Shaker	Cultural Resources Study	Historical & Archaeological Resources Survey Report: Cottonwood Avenue Mixed-Use Project, City of San Jacinto, Riverside County, California	Outside
RI-08160	2008	Hogan, Michael and Bai Tong	Cultural Resources Study	Historical & Archaeological Resources Survey Report San Jacinto Master Drainage Plan in and near the City of San Jacinto Riverside County, California	Within
RI-08495	2010	Joan George, Vanessa Mirro, and Elizabeth Dennison	Cultural Resources Study	Supplemental Cultural Resources Survey Report: Cultural Resources in Southern San Jacinto Valley: Realign State Route 79 between Domenigoni Parkway and Gilman Springs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California	Outside
RI-09689	2014	Delu, Antonina M., John J. Eddy, and Gabrielle Duff	Cultural Resources Study	First Supplemental Historic Property Survey Report Realign State Route 79 Between Domenigoni Parkway and Gilman Sprinfs Road in the Cities of Hemet and San Jacinto and the County of Riverside, Riverside County, California	Outside

Source: Appendix C

Previously Recorded Cultural Resources

The EIC records searches also identified five previously recorded cultural resources within 0.8 km (1/2-mile) of the Proposed Project Site and are identified on **Table 12: Previously Recorded Cultural Resources Within ½ Mile of the Project Site** (**Appendix C**). The previously recorded resources include historic buildings and structures. No precontact cultural resources (before the arrival of Europeans) were identified by the EIC. None of the five historic buildings and structures are located within the Proposed Project Site.

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Table 12: Previously Recorded Cultural Resources Within ½ Mile of the Project Site

Primary No.	Trinomial No.	Resource Description	Year Recorded/Recorder(s)	Proximity to Proposed Project Site
P-33-006287	–	Historic: building, structure	1982 (Warner, Jim); 2007 (Tibbet, Casey)	Outside
P-33-007301	–	Historic: building	1982 (Swift, Laura), 2006 (McElroy, Sheila)	Outside
P-33-014791	–	Historic: building, structure	2003 (Livingstone, D.)	Outside
P-33-015267	–	Historic: building	2006 (McElroy, Sheila)	Outside
P-33-017928	–	Historic: structure	2010 (Dice, Michael)	Outside

Source: Appendix C

Native American Heritage Commission Sacred Lands File Search

On September 19, 2022, Psomas requested that the NAHC conduct a search of its SLF database to determine if cultural resources important to Native Americans have been recorded in the Proposed Project Site or in the immediate vicinity. The results of the NAHC SLF search were received on November 22, 2022, and were negative; however, it should be noted that the records maintained by the NAHC, and the CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. Furthermore, a tribe may be the only source of information regarding the existence of a tribal cultural resource. The review included a list of tribes affiliated with the Proposed Project Site. If these tribal governments have requested to be listed on the City's Assembly Bill (AB) 52 contact list the tribal governments will be contacted by the City and offered an opportunity to consult on the Project to comply with the requirements of AB 52. The SLF search results summary letter from the NAHC is provided in the Phase I Archaeological and Paleontological Resources Inventory (**Appendix C**).

Field Survey

Psomas cultural resource specialist Heather Garnett, RPA, surveyed the Proposed Project Site on February 9, 2023. The cultural resources field survey did not identify archaeological resources; however, it should be noted ground visibility was obscured by dense vegetation and recent flooding from rain. Additionally, the structures located on at the northern end of the Proposed Project Site date to 1940s. A separate historic built environment assessment of the structures and report has been prepared by South Environmental, included in the Phase I Archaeological and Paleontological Resources Inventory (**Appendix C**).

4.5.2 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

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Discussion

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less Than Significant Impact. Public Resources Code Section 15064.5(a) defines historical resources, which includes: A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 14 CCR, Section 4850 et seq.). The EIC record search results identified five cultural resources located within a half-mile of the Proposed Project Site. These resources consist of five historic-era buildings and associated structures that establish historic-era land use within the generalized area. None of the five cultural resources are within the Proposed Project Site; therefore, the proposed Project will not impact these cultural resources. One built environment resource over 45 years old was identified within the Proposed Project Site: a residential farm located at 710 Cawston Avenue North comprising several buildings and structures. The Proposed Project Site was recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements. The Proposed Project Site was found not eligible under all State and local designation criteria due to a lack of significant historical associations, a lack of architectural merit, and compromised integrity. No historical resources were identified within the Proposed Project Site as a result of this analysis. Therefore, with respect to a historical resource pursuant to Section 15064.5, the proposed Project would not impact a historical resource under CEQA. No mitigation is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact With Mitigation Incorporated. A significant impact would occur if grading or excavation activities associated with the Project were to disturb archaeological resources that presently exist within the Proposed Project Site. The EIC record search results identified five cultural resources located within one-half-mile of the Proposed Project Site. These resources consist of five historic-era buildings and associated structures that establish historic-era land use within the generalized area. None of the five cultural resources are archaeological resources. However, there is the possibility that undiscovered intact archaeological resources may be present below the surface in native (alluvial) sediments. These potential effects would be mitigated to a less than significant level with the implementation of **Mitigation Measure CUL-1**, which recommends archaeological monitoring when excavations are required in native sediment.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact With Mitigation Incorporated. A significant adverse effect could occur if grading or excavation activities associated with the Project were to disturb previously interred human remains. The Proposed Project Site is located within a developed area that has been subject to earth-moving activities in the past, and no known burial sites are located on or adjacent to the Proposed Project Site. In the unlikely event of an unanticipated discovery of human remains in the Proposed Project Site during construction, the California Health and Safety Code and the California Public Resources Code require that any activity in the area of a potential find be halted and the Orange County Coroner be notified, as described in **Mitigation Measure CUL-2**. Implementation of CUL-2 would ensure impacts related to this threshold are less than significant, and no mitigation is required

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4.5.3 Mitigation Measures

CUL-1 The Project proponent shall retain a Project Archaeologist prior to the initiation of ground-disturbing activities to monitor ground-disturbing activities occurring within native sediment (in situ material).

In the event that archaeological resources are discovered at the Proposed Project Site, the handling of the discovered resources shall occur, as described below. All artifacts discovered shall be inventoried and analyzed by the Project Archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find (within a 50-foot radius) shall stop, and the Project Archaeologist shall notify the property owner and tribes identified by the NAHC as being affiliated with the area. The Project Archaeologist and Tribal Representative will analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. The significance of Native American resources shall be evaluated in accordance with the provisions of CEQA and shall consider the religious beliefs, customs, and practices of the affiliated tribes. All items found in association with Native American human remains shall be considered grave goods or sacred in origin and subject to special handling.

Non-Native American artifacts shall be inventoried, assessed, and analyzed for cultural affiliation, personal affiliation (prior ownership), function, and temporal placement. After analysis and reporting, these artifacts shall be subjected to curation or returned to the property owner, as deemed appropriate.

Once grading activities have ceased or the Project Archaeologist, in consultation with the lead agency and Tribal Representative, determines that monitoring is no longer necessary, monitoring activities can be discontinued. A report of findings, including an itemized inventory of recovered artifacts, shall be prepared upon completion of the steps outlined above. A copy of the report shall also be filed with the EIC.

CUL-2 All discovered human remains shall be treated with respect and dignity. California State law (California Health & Safety Code Section 7050.5) and federal law and regulations ([*Archaeological Resources Protection Act 16 United States Code* (USC) 470 & 43 Code of Federal Regulations (CFR) 7], [*Native American Graves Protection & Repatriation Act* 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1–7]) require a defined protocol if human remains are discovered in the State of California regardless of whether the remains are modern or archaeological in origin.

If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified.

In accordance with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination

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has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.

4.5.4 Conclusion

Implementation of Mitigation Measure **CUL-1** and **CUL-2,** would reduce potential impacts of the Proposed Project associated with Cultural Resources to less than significant.

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4.6 Energy

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and from the Air Quality, Greenhouse Gas, and Energy Impact Study prepared by MD Acoustics and dated April 28, 2025, and included as **Appendix A-1**.

Information from the CalEEMod 2022.1.1.22 Daily and Annual Outputs contained in **Appendix A-1** was utilized for this analysis, and the CalEEMod outputs detail Project related construction equipment, transportation energy demands, and facility energy demands.

4.6.1 Regulatory Setting

The discussion below provides a summary of key standards relative to this Project. A more detailed list of standards is provided in **Appendix A-1.**

Building Energy Efficiency Standards

California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6, which is California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) was first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 and 2016 standards have been approved and became effective July 1, 2014 and January 1, 2016, respectively.

California Code of Regulations (CCR) Title 24, Part 11, commonly referred to as the CALGreen Code, states that all buildings for which an application for a building permit is submitted on or after January 1, 2023 must follow the 2022 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

The CALGreen Code includes mandatory measures for non-residential development related to site development; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. Specifically, the code requires the following measures that are applicable to energy use:

- New buildings with tenant spaces that have 10 or more tenant-occupants to provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.
- New buildings that require 10 or more parking spaces to provide a specific number of spaces to facilitate the future installation of electric vehicle supply equipment. The raceways are required to be installed at the time of construction.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law September 2018 and increased the goal of the California RPS Program to achieve at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

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4.6.2 Environmental Setting

California is one of the lowest per capita energy users in the United States, ranked 48th in the nation, due to its energy efficiency programs and mild climate (United States Energy Information Administration [EIA] 2018). California consumed 292,039 gigawatt-hours (GWh) of electricity and 2,110,829 million cubic feet of natural gas in 2017 (California Energy Commission [CEC] 2019; EIA 2018). In addition, Californians consume approximately 18.9 billion gallons of motor vehicle fuels per year (Federal Highway Administration 2019). The single largest end-use sector for energy consumption in California is transportation (39.8 percent), followed by industry (23.7 percent), commercial (18.9 percent), and residential (17.7 percent) (EIA 2018).

Most of California's electricity is generated in-state with approximately 30 percent imported from the Northwest (Alberta, British Columbia, Idaho, Montana, Oregon, South Dakota, Washington, and Wyoming) and Southwest (Arizona, Baja California, Colorado, Mexico, Nevada, New Mexico, Texas, and Utah) in 2017. In addition, approximately 30 percent of California's electricity supply comes from renewable energy sources such as wind, solar photovoltaic, geothermal, and biomass (CEC 2018). Adopted on September 10, 2018, SB 100 accelerates the State's Renewables Portfolio Standards Program by requiring electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

To reduce statewide vehicle emissions, California requires that all motorists use California Reformulated Gasoline, which is sourced almost exclusively from refineries located in California. Gasoline is the most used transportation fuel in California with 15.5 billion gallons sold in 2017 and is used by light-duty cars, pickup trucks, and sport utility vehicles (California Department of Tax and Fee Administration 2018). Diesel is the second most used fuel in California with 4.2 billion gallons sold in 2015 and is used primarily by heavy duty-trucks, delivery vehicles, buses, trains, ships, boats and barges, farm equipment, and heavy-duty construction and military vehicles (CEC 2016). Both gasoline and diesel are primarily petroleum-based, and their consumption releases greenhouse gas (GHG) emissions, including CO_2 and NO_X. The transportation sector is the single largest source of GHG emissions in California, accounting for 41 percent of all inventoried emissions in 2016 (California Air Resources Board [CARB] 2018).

4.6.3 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
ENERGY: Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact.

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Construction Energy Demand

Construction Equipment Electricity Usage. Electrical service will be provided by SCE. Based on the 2017 National Construction Estimator, the typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The energy analysis provided in **Appendix A-1** was prepared assuming project plans to develop the site with approximately 817,050 square feet of new residential space over the course of approximately 39 months. Based on **Table 13, *Project Construction Power Cost and Electricity Usage***, the total power cost of the on-site electricity usage during the construction of the Proposed Project is estimated to be approximately $73,926.68 and the total electricity usage from Project construction related activities is estimated to be approximately 1,344,122 kilowatt-hours (kWh).

Table 13: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square feet of building per month of construction)	Total Building Size (1,000 Square Foot)*	Construction Duration (months)	Total Project Construction Power Cost	Cost per kWh	Total Project Construction Electricity Usage (kWh)
$2.32	817.050	39	$73,926.68	$0.06	1,344,122

* Assumes the project will be under the GS-1 General Service rate under SCE.
Source: Appendix A-1

Construction Equipment Fuel Estimates. Using the CalEEMod data input, the Project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 horsepower hours per gallon (hp-hr/gal). As presented in **Table 14, *Construction Equipment Fuel Consumption Estimates*** below, the Proposed Project construction activities would consume an estimated 108,685 gallons of diesel fuel.

Table 14: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/ day	Total Fuel Consumption (gal diesel fuel)[1]
Demolition	30	Concrete/Industrial Saws	1	8	33	0.73	193	313
	30	Excavators	3	8	36	0.38	328	532
	30	Rubber Tired Dozers	2	8	367	0.4	2,349	3,809
Site Preparation	40	Rubber Tired Dozers	3	8	367	0.4	3,523	7,618
	40	Tractors/Loaders/Backhoes	4	8	84	0.37	995	2,150
Grading	110	Excavators	2	8	36	0.38	219	1,301
	110	Graders	1	8	148	0.41	485	2,886
	110	Rubber Tired Dozers	1	8	367	0.4	1,174	6,983
	110	Scrapers	2	8	423	0.48	3,249	19,316
	110	Tractors/Loaders/Backhoes	2	8	84	0.37	497	2,957
Building Construction	500	Cranes	1	7	367	0.29	745	20,135
	500	Forklifts	3	8	82	0.2	394	10,638
	500	Generator Sets	1	8	14	0.74	83	2,240
	500	Tractors/Loaders/Backhoes	3	7	84	0.37	653	17,640

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Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/ day	Total Fuel Consumption (gal diesel fuel)[1]
	500	Welders	1	8	46	0.45	166	4,476
Paving	75	Pavers	2	8	81	0.42	544	2,207
	75	Paving Equipment	2	8	89	0.36	513	2,078
	75	Rollers	2	8	36	0.38	219	887
Architectural Coating	90	Air Compressors	1	6	37	0.48	107	518
Construction Fuel Demand (gallons of diesel fuel)								108,685

Notes:

[1] Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.

Construction Worker Fuel Estimates. It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated vehicle miles travelled (VMT), the construction worker trips would generate an estimated 3,772,243 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB's EMFAC model (see **Appendix A-1** for details). **Table 15: *Construction Worker Fuel Consumption Estimates***, shows that an estimated 121,882 gallons of fuel would be consumed for construction worker trips.

Table 15: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	30	15.0	18.5	8,325	30.95	269
Site Preparation	40	17.5	18.5	12,950	30.95	418
Grading	110	20.0	18.5	40,700	30.95	1,315
Building Construction	500	385.0	18.5	3,561,250	30.95	115,065
Paving	75	15.0	18.5	20,813	30.95	672
Architectural Coating	90	77.0	18.5	128,205	30.95	4,142
Total Construction Worker Fuel Consumption						121,882

Notes:

1 Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.22 defaults.

Construction Vendor/Hauling Fuel Estimates. **Table 16: *Construction Vendor Fuel Consumption Estimates (MHD Trucks)*** and **Table 17: *Construction Hauling Fuel Consumption Estimates (HHD Trucks)*** show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 1,000,455 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Table 16 and Table 17 show that an estimated 134,056 gallons of fuel would be consumed for vendor and hauling trips.

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Table 16: Construction Vendor Fuel Consumption Estimates (MHD Trucks)

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	30	0	10.2	0	9.22	0
Site Preparation	40	0	10.2	0	9.22	0
Grading	110	0	10.2	0	9.22	0
Building Construction	500	68.4	10.2	348,840	9.22	37,835
Paving	75	15.0	10.2	11,475	9.22	1,245
Architectural Coating	90	0	10.2	0	9.22	0
Total Vendor Fuel Consumption						39,080

Notes:
1 Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.22 defaults.

Table 17: Construction Hauling Fuel Consumption Estimates (HHD Trucks)

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Demolition	30	10.9	20	6,540	6.74	970
Site Preparation	40	0.0	20	0	6.74	0
Grading	110	288.0	20	633,600	6.74	94,006
Building Construction	500	0	20	0	6.74	0
Paving	75	0	20	0	6.74	0
Architectural Coating	90	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						94,976

Notes:
1 Assumptions for hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.22 defaults.

Construction Energy Efficiency/Conservation Measures. Construction equipment used over the approximately 39 month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the Project has been designed in compliance with California's Energy Efficiency Standards and 2022 California Green Building Standards Code, Title 24, Part 11 (CALGreen).

Construction of the proposed residential development would require the typical use of energy resources. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or equipment that would not conform to current emissions standards (and related fuel efficiencies). Therefore, the proposed construction activities would not result in inefficient, wasteful, or unnecessary fuel consumption and no mitigation is required.

Operational Energy Demand

Transportation Fuel Consumption. The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to transit stops.

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Using the CalEEMod output, it is assumed that an average trip length would be 9.944 miles. To show a worst-case analysis, as the Proposed Project is a residential project, it was assumed that vehicles would operate 365 days per year. **Table 18: *Estimated Vehicle Operations Fuel Consumption***, shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks. Table 18 shows that an estimated 571,336 gallons of fuel would be consumed per year for the operation of the proposed Project.

Table 18: Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles)[2]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	2,194	9.944	21,813	31.82	685.52	250,215
Light Truck	Automobile	229	9.944	2,280	27.16	83.96	30,645
Light Truck	Automobile	706	9.944	7,024	25.6	274.37	100,145
Medium Truck	Automobile	564	9.944	5,613	20.81	269.74	98,454
Light Heavy Truck	2-Axle Truck	106	9.944	1,051	13.81	76.08	27,769
Light Heavy Truck 10,000 lbs +	2-Axle Truck	29	9.944	292	14.18	20.57	7,507
Medium Heavy Truck	3-Axle Truck	47	9.944	464	9.58	48.46	17,688
Heavy Heavy Truck	4-Axle Truck	77	9.944	761	7.14	106.61	38,913
Total		3,952	--	39,298	--	1565.30	--
Total Annual Fuel Consumption							571,336

Notes:
1 The project is to generate 3,952 total net new trips after reduction of existing uses. Default CalEEMod vehicle fleet mix utilized.
2 Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Trip generation generated by the proposed Project are consistent with other similar residential uses of similar scale and configuration as reflected in the traffic data. That is, the Proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Facility Energy Demands (Electricity)

The annual electricity demands were provided per the CalEEMod output and are provided in **Table 19: *Project Unmitigated Annual Operational Energy Demand Summary***. The Project will be 100 percent electric and will not require natural gas.

Table 19: Project Unmitigated Annual Operational Energy Demand Summary

Electricity Demand	kWh/year
Single Family Housing	8,280,326
Total	8,280,326

Notes:
1 Taken from the CalEEMod 2022.1.1.22 annual output.

As shown in Table 19, the estimated electricity demand for the Proposed Project is approximately 8,280,326 kWh per year. In 2022, the residential sector of the County of Riverside consumed approximately 9,061 million kWh of electricity. Therefore, the increase in electricity demand from the proposed Project is insignificant compared to the County's 2022 demand. However, electricity for the

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homes in the Project will also be provided by onsite solar which will not affect the County's demand. Therefore, the increase in electricity demand from the proposed Project is insignificant compared to the County's 2022 demand, and impacts would be less than significant. No mitigation is required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. This analysis considers whether the Project would conflict with applicable federal transportation regulations, the State's Energy Plan, and the State's Renewable Energy Portfolio Standards.

Regarding federal transportation regulations, the Proposed Project Site is located in an already developed area. Access to/from the Proposed Project Site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or Projects that may be proposed pursuant to the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) because SCAG is not planning for intermodal facilities in the Project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the CALGreen Code. CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. Therefore, the Project would not conflict with or obstruct a State or the General Plan policies for energy efficiency, and less than significant impacts would occur. No mitigation is required.

4.6.4 Mitigation Measures

No mitigation measures associated with impacts to Energy apply to the Proposed Project.

4.6.5 Conclusion

There would be less than significant of the Proposed Project associated with Energy resources, and no mitigation would be required.

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4.7 Geology and Soils

4.7.1 Environmental Setting

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and from an updated, Project-specific Preliminary Geotechnical Investigation (Geotechnical Evaluation) prepared by Geocon West Inc., dated November 4, 2022, and included as **Appendix D-1**. An updated geotechnical evaluation was prepared in January 2024 and it is provided in **Appendix D-2**.

4.7.2 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
• Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
• Strong seismic ground shaking?			X	
• Seismic-related ground failure, including liquefaction?			X	
• Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

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Discussion

a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- *Rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

  Less Than Significant Impact. According to the Geotechnical Evaluation, the Proposed Project Site is not located within a currently established State of California Alquist-Priolo Earthquake Fault Zone or Riverside County Fault Hazard Zone for surface fault rupture hazards (**Appendix D-1**). No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, impacts would be less than significant, and no mitigation is required.

- *Strong seismic ground shaking?*

  Less Than Significant Impact. The Proposed Project Site is located in a seismically active area, as is the majority of southern California, and there is potential for strong ground motion in the Project areas during the Project's lifetime. The closest active fault to the site is the Casa Loma branch of the San Jacinto fault located approximately ¾ mile northeast of the site. This fault, among others within the area, would have the potential to produce an earthquake estimated up to 6.9 on the Richter Scale (**Appendix D**). In the event an earthquake of this magnitude occurs, the Proposed Project Site could experience periodic shaking, possibly of considerable intensity. The Project's proposed structures would be required to meet the City's construction development standards and the seismic design parameters of the California Uniform Building Code to withstand potential seismic shaking impacts caused by an earthquake within an acceptable level of risk. In addition, the specific recommendations of the Geotechnical Evaluation prepared for the Project would be fully incorporated in the design and construction of the Project. Compliance with the California Uniform Building Code Seismic Safety Standards and Geotechnical Investigation recommendations would minimize risks related to seismic shaking impacts and reduce the potential for adverse effects to less than significant, and no mitigation is required.

- *Seismic related ground failure, including liquefaction?*

  Less Than Significant Impact. Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations. The County of Riverside indicates that the site is located within a zone of moderate liquefaction potential. However, based on historic well records, static groundwater is more than 100 feet below ground surface in the vicinity of the site and the Geotechnical Investigation concluded the potential for liquefaction to occur beneath the site is considered very low (**Appendix D**). In addition, the specific recommendations of the Geotechnical Evaluation prepared for the Project would be fully incorporated in the design and construction of the Project. Therefore, impacts related to liquefaction would be less than significant levels, and no mitigation is required.

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- *Landslides?*

  No Impact. Landslides may be induced by strong vibratory motion produced by earthquakes. The Proposed Project Site would not be subject to landslides. According to the California Department of Conservation Earthquake Zones of Required Investigation mapper (CDC 2024), the Proposed Project Site is not identified as being within an area susceptible to landslides. The Proposed Project Site is relatively flat, with elevations ranging from 1,505 feet above mean sea level (AMSL) on the northwestern portion of the site to approximately 1,515 feet AMSL on the southwestern corner of the site. In addition, the specific recommendations of the Geotechnical Evaluation prepared for the Project, including slope stability features, would be fully incorporated in the design and construction of the Project. Due to the relatively low topography, and since the Project does not propose to create slopes or features that would increase the potential for landslides, no adverse impacts are anticipated, and no mitigation is required.

Based on the above, the Project will have a less than significant impact regarding exposure people or structures to potential substantial adverse effects of earthquakes, ground shaking, liquefaction and landsides, and no mitigation is required.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The largest source of erosion and topsoil loss is uncontrolled drainage during construction. As discussed in more detail in Section XI, Hydrology and Water Quality, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into "waters of the U.S." Construction activities shall be conducted in compliance with the statewide NPDES General Permit for Storm Water Discharges Associated with the Construction and Land Disturbance Activities (Order No 2022-0057-DWQ, NPDES No. CAS000002), adopted by the State Water Resources Control Board on September 8, 2022. In compliance with the NPDES permit, erosion potential during construction of the proposed Project would be managed with Best Management Practices (BMPs) implemented on the Proposed Project Site as part of a Storm Water Pollution Prevention Plan (SWPPP) during construction activities in accordance with NPDES requirements. Implementation of the BMPs would reduce construction-related erosion impacts to less than significant levels. Additionally, the specific recommendations of the Geotechnical Evaluation prepared for the Project, including grading and earthwork related recommendations, would be fully incorporated in the design and construction of the Project. Therefore, impacts related to soil erosion would be less than significant, and no mitigation is required.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. As discussed above, the potential for liquefaction at the Proposed Project Site is considered low and the Proposed Project Site is not located in a potential landslide zone. The proposed Project would not introduce any new topographical features or elements that would change the existing geologic setting of the Project area, and the majority of the area is relatively flat. As such, on-site geologic and soils issues such as on-site soil stability including landslides, lateral spreading, liquefaction, and collapse are not significant due to the nature of the Project. The report in **Appendix D-2** also identified that the potential for subsidence was low because: the site is not located in an Area of Land Subsidence in California according to the United States Geological Survey (USGS); the San Jacinto Valley is not included in an area currently undergoing a USGS subsidence study; Riverside County does include the site in an area of active subsidence; the California Geological Survey does not address subsidence risk on its website; and a search of the City of the San Jacinto website GIS system did not yield results when the term "subsidence" was searched. Additionally, the specific

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recommendations of the Geotechnical Investigation prepared for the Project (**Appendix D-1** and **Appendix D-2**) would be fully incorporated in the design and construction of the Project. Therefore, implementation of the proposed Project would not result in impacts associated with unstable geologic conditions. Impacts related to geologic unit stability that could result in lateral spreading, subsidence, liquefaction, or collapse would be less than significant. No mitigation is required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content the onsite fill consists of sandy silt within the soils encountered near the ground surface. Expansive soils are a contributing factor to building foundation settlement. According to the Geotechnical Evaluation, the upper five feet of existing site soils encountered during the investigation were considered to have a "very low" expansive potential and are classified as "non-expansive" (**Appendix D-1**). Additionally, the specific recommendations of the Geotechnical Evaluation prepared for the Project would be fully incorporated in the design and construction of the Project. Therefore, Project impacts related to expansive soils would be less than significant, and no mitigation is required.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project does not propose to install septic tanks or alternative wastewater disposal systems. No impacts would occur, and no mitigation is required.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact With Mitigation Incorporated. Psomas requested a literature and records search from the WSC on November 21, 2022 (refer to the *Phase I Archaeological and Paleontological Resources Inventory* in **Appendix C**). The WSC houses records regarding paleontological resources recorded in Riverside County. The records search included a 1.6-km (1-mile) search radius around the Proposed Project Site and consisted of a detailed examination of the USGS' 7.5-minute Lakeview Quadrangle. The purpose of the literature search was to identify paleontological resources and/or unique geological units previously recorded within and around the Proposed Project Site. The WSC paleontological literature review and record searches did not identify paleontological resources within the Proposed Project Site or the 1-mile search buffer/radius. Furthermore, the WSC noted that the geologic units underlying the Proposed Project Site are mapped entirely as active valley deposits dating to the Holocene which is estimated to be between 5,000 years old and present. While Holocene alluvial units are of high preservation value, material found is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, the WSC also noted that if development requires any substantial depth of disturbance, the likelihood of reaching older Holocene or Late Pleistocene alluvial sediments would increase. The paleontological search results summary letter from WSC is presented in **Appendix C**.

Psomas surveyed the Proposed Project Site on February 9, 2023. The results of the field survey were negative for paleontological resources. However, the negative results only include an examination of the surface. Therefore, there is a possibility that intact paleontological resources may be present below the surface. A significant impact could occur if grading or excavation activities associated with the Project were to disturb paleontological resources that presently exist within the Project site. These potential effects may be mitigated to a less than significant level with the implementation of **Mitigation Measure GEO-1**, which requires retention of a qualified Paleontologist to be available "on-call"

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throughout the duration of grading activities, would reduce potential impacts to less than significant levels.

4.7.3 Mitigation Measures

GEO-1 In the event that potential paleontological resources are discovered during ground-disturbing activities, work will stop in that area and within 30 feet of the find until a qualified paleontologist can assess the significance of the find and, if necessary, develop appropriate treatment measures. Treatment measures may include monitoring by a qualified paleontologist during construction-related ground- disturbing activities. The monitor will retain the option to reduce monitoring if it is determined that the sediments were previously disturbed. Monitoring may also be reduced if potentially fossiliferous units are not present or, if present, are determined to have a low potential to contain fossil resources. The monitor will be equipped to salvage fossils and samples of sediments as they are unearthed and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, will be prepared and will signify completion of the mitigation.

4.7.4 Conclusion

Implementation of **Mitigation Measure GEO-1** would reduce potential impacts of the Proposed Project associated with Geology and Soils to less than significant.

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4.8 Greenhouse Gas Emissions

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and the Greenhouse Gas Analysis prepared for the Project as part of the Air Quality, Greenhouse Gas, and Energy Impact Study (**Appendix A-1**), and all information in this section is derived from **Appendix A-1**.

4.8.1 Environmental Setting

Constituent gases of the Earth's atmosphere, called atmospheric GHGs, play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone, water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO_2 and N_2O are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO_2, where CO_2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. **Table 20: *GHG Descriptions***, provides a description of each of the greenhouse gases and their global warming potential.

Table 20: GHG Descriptions

Greenhouse Gas	Description and Physical Properties	Sources
Nitrous oxide	Nitrous oxide (N_2O), also known as laughing gas is a colorless gas. It has a lifetime of 114 years. Its global warming potential is 298.	Microbial processes in soil and water, fuel combustion, and industrial processes. In addition to agricultural sources, some industrial processes (nylon production, nitric acid production) also emit N_2O.
Methane	Methane (CH_4) is a flammable gas and is the main component of natural gas. It has a lifetime of 12 years. Its global warming potential is 25.	A natural source of CH4 is from the decay of organic matter. Methane is extracted from geological deposits (natural gas fields). Other sources are from the decay of organic material in landfills, fermentation of manure, and cattle farming.
Carbon dioxide	Carbon dioxide (CO_2) is an odorless, colorless, natural greenhouse gas. Carbon dioxide's global warming potential is 1. The concentration in 2005 was 379 parts per million (ppm), which is an increase of about 1.4 ppm per year since 1960.	Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.

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Greenhouse Gas	Description and Physical Properties	Sources
Chlorofluorocarbons	CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). They are gases formed synthetically by replacing all hydrogen atoms in methane or methane with chlorine and/or fluorine atoms. Global warming potentials range from 3,800 to 8,100.	Chlorofluorocarbons were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone, therefore their production was stopped as required by the Montreal Protocol.
Hydrofluorocarbons	Hydrofluorocarbons (HFCs) are a group of greenhouse gases containing carbon, chlorine, and at least one hydrogen atom. Global warming potentials range from 140 to 11,700.	Hydrofluorocarbons are synthetic manmade chemicals used as a substitute for chlorofluorocarbons in applications such as automobile air conditioners and refrigerants.
Perfluorocarbons	Perfluorocarbons (PFCs) have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above the Earth's surface. They have a lifetime 10,000 to 50,000 years. They have a global warming potential range of 6,200 to 9,500.	Two main sources of perfluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur hexafluoride	Sulfur hexafluoride (SF6) is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. It has a high global warming potential, 23,900.	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Source: MD Acoustics 2024.

4.8.2 Regulatory Background

Federal

Greenhouse Gas Endangerment**.** On December 2, 2009, the EPA announced that GHGs threaten the public health and welfare of the American people. The EPA also states that GHG emissions from on-road vehicles contribute to that threat. The decision was based on Massachusetts v. EPA (Supreme Court Case 05-1120) which argued that GHGs are air pollutants covered by the Clean Air Act and that the EPA has authority to regulate those emissions.

Clean Vehicles**.** Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the United States. On April 1, 2010, the EPA and the Department of Transportation's National Highway Safety Administration announced a joint final rule establishing a national program that would reduce greenhouse gas emissions and improve fuel economy for new cars and trucks sold in the United States.

The first phase of the national program would apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of carbon dioxide per mile, equivalent to 35.5 miles per gallon if the automobile industry were to meet this carbon dioxide level solely through fuel economy improvements. Together, these standards would cut carbon dioxide emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years

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2012-2016). The second phase of the national program would involve proposing new fuel economy and greenhouse gas standards for model years 2017-2025 by September 1, 2011.

On October 25, 2010, the EPA and the U.S. Department of Transportation proposed the first national standards to reduce greenhouse gas emissions and improve fuel efficiency of heavy- duty trucks and buses. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20 percent reduction in carbon dioxide emissions and fuel consumption by the 2018 model year. For heavy-duty pickup trucks and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10 percent reduction for gasoline vehicles and 15 percent reduction for diesel vehicles by 2018 model year (12 and 17 percent respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the agencies are proposing engine and vehicle standards starting in the 2014 model year which would achieve up to a 10 percent reduction in fuel consumption and carbon dioxide emissions by 2018 model year.

Mandatory Reporting of Greenhouse Gases**.** On January 1, 2010, the EPA started requiring large emitters of heat-trapping emissions to begin collecting GHG data under a new reporting system. Under the rule, suppliers of fossil fuels or industrial greenhouse gases, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of greenhouse gas emissions are required to submit annual reports to the EPA.

Climate Adaption Plan. The EPA Plan identifies priority actions the Agency will take to incorporate considerations of climate change into its programs, policies, rules and operations to ensure they are effective under future climatic conditions.

State

California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 and 2016 standards have been approved and became effective July 1, 2014 and January 1, 2016, respectively.

California Code of Regulations (CCR) Title 24, Part 11. All buildings for which an application for a building permit is submitted on or after January 1, 2023 must follow the 2022 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

California Green Building Standards**.** On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Housing and Community Development (HCD) updated CALGreen through the 2015 Triennial Code Adoption Cycle, during the 2016 to 2017 fiscal year. During the 2022-2023 fiscal year, the HCD updated CALGreen through the 2023 Triennial Code Adoption Cycle.

The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. CCR Title 24, Part 11: California Green Building Standards (Title 24) became effective in 2001 in response to continued efforts to reduce GHG emissions associated with energy consumption. CCR Title 24,

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Part 11 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

The CEC estimates that over 30 years the 2022 Energy Code will provide $1.5 billion in consumer benefits and reduce 10 million metric tons of GHG. Changes compared to the 2019 Energy Code include increases to on-site renewable energy generation from solar, increases to electric load flexibility to support grid reliability, reduction of emissions from newly constructed buildings, reduction of air pollution for improved public health, and increased adoption of environmentally beneficial efficient electric technologies.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided, they provide a minimum 50- percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy.

Executive Order S-3-05**.** California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following targets:

- By 2010, California shall reduce greenhouse gas emissions to 2000 levels;
- By 2020, California shall reduce greenhouse gas emissions to 1990 levels.
- By 2050, California shall reduce greenhouse gas emissions to 80 percent below 1990 levels.

The executive order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

Executive Order S-01-07**.** Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009, CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 million metric tons (MMT) per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded," with more reductions required in the last five years, than the first five years. This schedule

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allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug- in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

SB 97. Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Resource Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009 the Natural Resources Agency adopted amendments to the CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance are provided and no specific mitigation measures are identified. The GHG emission reduction amendments went into effect on March 18, 2010 and are summarized below:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.
- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

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AB 32. The California State Legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. "Greenhouse gases" as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. ARB is the state agency charged with monitoring and regulating sources of greenhouse gases. AB 32 states the following:

Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

The ARB Board approved the 1990 greenhouse gas emissions level of 427 million metric tons of carbon dioxide equivalent ($MTCO_2e$) on December 6, 2007 (CARB 2007). Therefore, emissions generated in California in 2020 are required to be equal to or less than 427 million $MTCO_2e$. Emissions in 2020 in a "business as usual" scenario are estimated to be 596 million $MTCO_2e$.

Under AB 32, the ARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. Discrete early action measures are currently underway or are enforceable by January 1, 2010. The ARB has 44 early action measures that apply to the transportation, commercial, forestry, agriculture, cement, oil and gas, fire suppression, fuels, education, energy efficiency, electricity, and waste sectors. Of these early action measures, nine are considered discrete early action measures, as they are regulatory and enforceable by January 1, 2010. The ARB estimates that the 44 recommendations are expected to result in reductions of at least 42 million $MTCO_2e$ by 2020, representing approximately 25 percent of the 2020 target.

The ARB's Climate Change Scoping Plan (Scoping Plan) contains measures designed to reduce the State's emissions to 1990 levels by the year 2020 (CARB 2008). The Scoping Plan identifies recommended measures for multiple greenhouse gas emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 greenhouse gas target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, Including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long- term commitment to AB 32 implementation.

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In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping Plan states that the inclusion of these emissions within the cap-and trade program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. "Uncapped" strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional greenhouse gas emission reductions.

The 2022 Scoping Plan was adopted by CARB in November 2022 and expands upon earlier plans with a target of reducing GHG emissions to 85 percent below 1990 levels by 2045.

Senate Bill 100. Senate Bill 100 (SB 100) requires 100 percent of total retail sales of electricity in California to come from eligible renewable energy resources and zero-carbon resources by December 31, 2045. SB 100 was adopted September 2018.

The interim thresholds from prior Senate Bills and Executive Orders would also remain in effect. These include Senate Bill 1078 (SB 1078), which requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. Senate Bill 107 (SB 107) which changed the target date to 2010. Executive Order S-14-08, which was signed on November 2008 and expanded the State's Renewable Energy Standard to 33 percent renewable energy by 2020. Executive Order S-21-09 directed the CARB to adopt regulations by July 31, 2010 to enforce S-14-08. Senate Bill X1-2 codifies the 33 percent renewable energy requirement by 2020.

SB 375. Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a Sustainable Communities Strategy (SCS) or Alternate Planning Strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's Sustainable Communities Strategy or Alternate Planning Strategy for consistency with its assigned targets.

The Proposed Project is located within the Southern California Association of Governments (SCAG), which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 13 percent below 2005 per capita GHG emissions levels by 2035. On April 4, 2024, SCAG adopted the 2024-2050 RTP/SCS, which meets the CARB emission reduction requirements.

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS or APS. However, new provisions of CEQA would incentivize, through streamlining and other provisions, qualified projects that are consistent with an approved SCS or APS and categorized as "transit priority projects."

Assembly Bill 939 and Senate Bill 1374. Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

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Executive Order S-13-08. Executive Order S-13-08 indicates that "climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California's economy, to the health and welfare of its population and to its natural resources." Pursuant to the requirements in the order, the 2009 California Climate Adaptation Strategy (California Natural Resource Agency 2009) was adopted, which is the "... first statewide, multi-sector, region-specific, and information-based climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

Executive Order B-30-15. Executive Order B-30-15, establishing a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

Executive Order B-29-15. Executive Order B-29-15, mandates a statewide 25 percent reduction in potable water usage and was signed into law on April 1, 2015.

Executive Order B-37-16. Executive Order B-37-16, continuing the State's adopted water reduction, was signed into law on May 9, 2016. The water reduction builds off the mandatory 25 percent reduction called for in EO B-29-15.

Regional

The Project is within the South Coast Air Basin, which is under the jurisdiction of the SCAQMD. SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD Threshold Development

The SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). SCAQMD has published a five-tiered draft GHG threshold which includes a 10,000 metric ton of CO_2e per year for stationary/industrial sources and 3,000 metric tons of CO_2e per year significance threshold for residential/commercial projects. Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90-precent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90-percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the SCAQMD's annual Emissions Reporting Program.

The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.

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- Tier 2 consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 $MTCO_2e$ per year
  - Based on land use types: residential is 3,500 $MTCO_2e$ per year; commercial is 1,400 $MTCO_2e$ per year; mixed use is 3,000 $MTCO_2e$ per year; and industrial is 10,000 $MTCO_2e$ per year
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$/SP/year for projects and 6.6 $MTCO_2e$/SP/year for plans;
  - Option 3, 2035 target: 3.0 $MTCO_2e$/SP/year for projects and 4.1 $MTCO_2e$/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

WRCOG Subregional Climate Action Plan

The City of San Jacinto is part of the Western Riverside Council of Government (WRCOG). The WRCOG adopted the WRCOG Subregional Climate Action Plan (CAP) in September 2014. Twelve cities in the subregion joined efforts to develop the Subregional CAP, which set forth a subregional emissions reduction target, emissions reduction measures, and action steps to assist each community to demonstrate consistency with California's Global Warming Solutions Act of 2006 (AB 32). The CAP consists of an emissions reduction target of 15 percent below 2010 levels by 2020, and 49 percent below 2010 levels by 2035. As indicated in the CAP the emission reduction target of 15 percent from 2010 levels equates to a GHG emissions reduction of nearly 2,330,647 metric tons below business-as-usual (BAU) conditions by 2020. In order to reach these goals, the CAP provides feasible strategies, while affording its communities other economic and environmental benefits.

Therefore, to determine whether the Project's GHG emissions are significant, this analysis uses the WRCOG CAP.

The Project will be subject to the latest requirements of the California Green Building and Title 24 Energy Efficiency Standards (currently 2022) which would reduce project-related greenhouse gas emissions.

Significance Criteria

To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated. The following greenhouse gas significance thresholds are contained in Appendix G of the CEQA Guidelines, and a significant impact would occur if the project would:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

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However, despite this, currently neither the CEQA statutes, the OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency. The SCAQMD has adopted draft interim thresholds. The Project was compared to the Tier 4 per service population threshold, interpolated for opening year 2027 at 3.96 $MTCO_2e$ per year per service population. The Project was also compared to the goals of the WRCOG CAP for this analysis.

4.8.3 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction GHG Impact

Less Than Significant Impact. The greenhouse gas emissions from Project construction equipment and worker vehicles are shown in **Table 21: *Construction Greenhouse Gas Emissions***. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 97.95 metric tons of CO_2e per year. Annual CalEEMod output calculations are provided in **Appendix A-1**.

Table 21: Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)[1]		
	Onsite	Offsite	Total
Demolition	46.80	13.52	60.32
Site Preparation	96.40	4.23	100.63
Grading	330.00	1,050.30	1,380.30
Building Construction	545.00	765.30	1,310.30
Paving	51.60	22.32	73.92
Coating	3.39	9.74	13.13
Total	1,073.19	1,865.41	2,938.60
Averaged over 30 years[2]	35.77	62.18	97.95

Notes:
1. $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).
2. The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.

* CalEEMod output (Appendix A)

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Operational GHG Impact

Operational emissions occur over the life of the Proposed Project. The operational emissions for the Project are 5,354 metric tons of CO2e per year or 3.957 metric tons of CO2e per service population as shown in **Table 22: *Opening Year Unmitigated Project-Related Greenhouse Gas Emissions***. The Project would be below the 2027 interpolated SCAQMD threshold of 3.96 metric tons of CO2e per service population, and therefore the Project would have a less than significant impact.

Table 22: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]						
	Bio-CO2	Non Bio-CO_2	CO_2	CH_4	N_2O	R	CO_2e
Area Sources[2]	0.00	7.21	7.21	0.00	0.00	0.00	7.23
Energy Usage[3]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources[4]	0.00	4,873.00	4,873.00	0.21	0.23	6.35	4,954.00
Solid Waste[5]	34.20	0.00	34.20	3.42	0.00	0.00	120.00
Water[6]	5.41	150.00	155.41	0.56	0.01	0.00	174.00
Refrigeration	0.00	0.00	0.00	0.00	0.00	0.97	0.97
Construction[7]	0.00	95.24	95.24	0.00	0.01	0.07	97.95
Total Emissions	39.61	5,124.01	5,163.62	4.19	0.25	7.39	5,354.15
Service Population							1,353
Total Emissions per Service Population (MTCO2e/yr/SP)							3.957
2027 Interpolated SCAQMD Threshold (MTCO2e/yr/SP)							3.960
Exceeds Threshold?							No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3 Energy usage consist of GHG emissions from electricity and natural gas usage.
4 Mobile sources consist of GHG emissions from vehicles.
5 Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7 Construction GHG emissions based on a 30-year amortization rate.

b) *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant Impact. The proposed Project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The City of San Jacinto is participating the WRCOG Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15 percent below 2010, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.

As shown in **Table 23: *Applicable WRCPG Subregional CAP Local Reduction Measure Project Comparison***, below, the Project is consistent with applicable local reduction measures identified in the WRCOG Subregional CAP and would result in a less than significant impact.

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Table 23: Applicable WRCPG Subregional CAP Local Reduction Measure Project Comparison

WRCOG Local Reduction Measure	Measure Description	Project Compliance with Measure
E-1: Energy Action Plan	Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP).	Not directly applicable to the Proposed Project; however, the Proposed Project will be compliant with the current Title 24 standards, including solar PV installations.
E-3: Shade Trees	Strategically plant trees to reduce the urban heat island effect.	The Proposed Project is to include trees per City requirements for new developments.
T-2: Bicycle Parking	Provide additional options for bicycle parking.	The Proposed Project will follow City requirements for bicycle parking.
T-8: Density	Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	The Proposed Project is residential and located within 0.5 miles of a multiple schools and commercial uses.
T-10: Design/Site Planning	Design neighborhoods and sites to reduce VMT.	The Proposed Project is residential and located within 0.5 miles of a multiple schools and commercial uses.
T-14: Voluntary Transportation Demand Management	Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving	The Proposed Project is residential and located within 0.5 mile of a multiple schools and commercial uses.
SW-1: Yard Waste Collection	Provide green waste collection bins community-wide.	The Proposed Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
SW-2: Food Scrap and Paper Division	Divert food and paper waste from landfills by implementing collection system.	The Proposed Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Source: Appendix A-1

CARB Scoping Plan Consistency

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (CARB 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

In May 2014, CARB released its First Update to the Climate Change Scoping Plan (CARB 2014). This Update identifies the next steps for California's leadership on climate change. While California

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continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

In November 2017, CARB release the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. In addition, Chapter 4 provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State's mid and long-term climate goals.

Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources.

As the latest, 2022 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 24. As shown in **Table 24: *Project Consistency with CARB Scoping Plan Policies and Measures***, the Project is consistent with the applicable strategies and would result in a less than significant impact.

Therefore, the Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, the Project will also comply with applicable Green Building Standards and City of San Jacinto's policies regarding sustainability (as dictated by the City's General Plan). With incorporation of regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, impacts are considered to be less than significant, further analysis is not warranted.

Table 24: Project Consistency with CARB Scoping Plan Policies and Measures

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards would comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	**Consistent.** The Project would be compliant with the current Title 24 standards.

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Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are **required** to comply with the standards would comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards would comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards would comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	**Consistent.** The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The Project would be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	**Consistent.** CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the Project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	**Consistent.** The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The Proposed Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	**Consistent.** The Project would comply with all applicable City ordinances and CAL Green requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light- duty electric vehicles by 2030.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero- emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.

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Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3-7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	**Consistent.** These are CARB enforced standards; vehicles that access the Project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	**Consistent.** The Project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	**Consistent.** The Project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Source: Appendix A-1

The Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment and would be consistent with the GHG reduction policies adopted in the WRCOG CAP and consequently would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The impact would be less than significant, and no mitigation is required.

4.8.4 Mitigation Measures

No mitigation measures associated with impacts to Greenhouse Gas apply to the Proposed Project.

4.8.5 Conclusion

Potential impacts of the Proposed Project associated with Greenhouse Gas Emissions would be less than significant, and no mitigation would be required.

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4.9 Hazards and Hazardous Materials

Information and analysis in this section is derived from the documents incorporated by reference as identified in Section 1.3 of this document and from the Project-specific Phase I Environmental Site Assessment (Phase I ESA) prepared by Partner Engineering and Science Inc., dated September 30, 2024 and included as **Appendix E**.

4.9.1 Impact Analysis

CEQA Thresholds	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact or Does Not Apply
HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard or excessive noise to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?				X

Discussion

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Demolition and construction activities for the proposed Project would involve the use of chemical substances such as solvents, paints, fuel for equipment, and other potentially hazardous materials. Hazards to the environment or the public would typically occur with the transport, use, storage, or disposal of hazardous materials. Demolition and construction activities would be relatively short-term and the transport, use, and disposal of hazardous materials as part of

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these activities would utilize small quantities and be temporary. The contractor would be required to comply with existing regulations for the transport, use, storage, and disposal of hazardous materials to prevent public safety hazards. These regulations include the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, California Hazardous Waste Control Act, and California Accidental Release Prevention Program, among others.

Long-term Project operation is not expected to involve the routine transport, use, or disposal of hazardous materials in quantities or conditions that would pose a hazard to public health and safety or the environment. No industrial uses or facilities are proposed that might be associated with such routine use, transport, or disposal of such materials. Proposed residential operations would involve the use of cleaning products and occasional use of pesticides and herbicides for landscape maintenance. These materials are common for general maintenance and would not be stored in large quantities that pose a significant health hazard to the public or environment. Therefore, potential impacts would be less than significant.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less than Significant With Mitigation Incorporated. As discussed in the Phase I ESA, review of historic sources indicates the site has been used for agricultural purposes since the early 1930s. The Proposed Project Site was initially developed with an ostrich farm and residence which operated as such until the 1940s. The Proposed Project Site was occupied by a cattle ranch between the 1940s until 1976 when Chacon Farms purchased the Proposed Project Site. Operations at Chacon Farms included cattle farming; cultivation of onions, hay, banana squash, carrots, and potatoes; and onion processing and packaging. Formal operation of Chacon Farms concluded in circa 1995 and the agricultural portion of the Proposed Project Site has been leased to various tenant farmers since then and up to the present. Bruno Ranches is the current tenant farmer leasing the agricultural portion of the Proposed Project Site, which cultivates a "Roundup ready" strain of alfalfa not requiring application of pesticides **Appendix E**).

The objective of a Phase I ESA is to identify the presence of Recognized Environmental Conditions (RECs), defined by the American Society for Testing and Materials as: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions which pose a material threat of future release to the environment. As stated above, agricultural chemicals such as pesticides and fertilizers have likely been applied to crops grown on the Proposed Project Site. However, the Phase I ESA does not consider the legal application of agricultural chemicals as an REC, since agricultural chemicals in use today are typically regulated by State or local agencies and experience with surface soil sampling and analysis from properties with similar agricultural histories has typically revealed non-detectable or very low concentrations of environmentally persistent agricultural chemicals. In addition, the Phase I ESA notes that no specific areas of concern (e.g. product mishandling, releases, spills, incidents, etc.) related to agricultural chemical storage and use at the Proposed Project Site were identified. Based on the continued use of the Proposed Project Site for agricultural purposes and the absence of specific areas of concern associated with agricultural chemical storage and use, the current and historical agricultural use of the Proposed Project Site is not expected to represent a significant environmental concern (**Appendix E**).

During site reconnaissance, hydraulic oil, propane, and gasoline tanks were found on-site. However, the materials were found to be properly labeled and stored with no signs of leaks, stains, or spills. Based on the nature of use and overall small quantities and lack of violations on-file with the local health department, these materials are not expected to represent a significant environmental concern. Three 250-gallon diesel aboveground storage tanks (ASTs) were also observed stored atop a truck bed

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parked east of the barns. The ASTs were not in use and do not appear to have been used in the last decade or more. No evidence of leakage, surface staining, or petroleum hydrocarbon odors was identified in the area of the ASTs. Based on the absence of evidence of a release, the presence of the ASTs on the Proposed Project Site is not expected to represent a significant environmental concern at this time.

Due to the age of the residential building on-site, which was constructed in 1946, there is potential for Asbestos-Containing Materials (ACMs) and Lead Based Paint to be present. Interior and exterior painted surfaces were observed in good condition and therefore not expected to represent a hazard. As such, the Project would implement **Mitigation Measure HAZ-1**, which would require a comprehensive survey prior to the disturbance of any suspect ACMs to determine if the subject materials are regulated. If such materials are identified and need to be disturbed, repaired, or removed, a licensed abatement contractor should be consulted further.

Additionally, due to the historical presence of cattle farming on-site, the Project would be required to conduct methane testing prior to the issuance of building permits to reduce concentration of methane to an acceptable level if found on-site. Therefore, with implementation of **Mitigation Measure HAZ-2**, the Project would result in less than significant impacts related to methane.

Overall, the Phase I ESA did not identify evidence of RECs, Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs) at the Proposed Project Site. With implementation of Mitigation Measure HAZ-1 and Mitigation Measure HAZ-2, Project impacts related to creation of a significant hazard to the public involving release of hazards into the environment would be less than significant.

c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. The nearest school to the Proposed Project Site is Tahquitz High School, located approximately 0.27 mile south of the most southern Project boundary. As stated above, hazardous materials used during temporary construction activities and residential occupation would be common in type and of low-concentration properties. Therefore, the potential impacts associated with the transport and use of hazardous materials during construction and operations would be less than significant, and no mitigation is required.

D) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. Government Code Section §65962.5(a)(1) requires that Department of Toxic Substance Control (DTSC) "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: (1) all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code ("HSC")." The hazardous waste facilities identified in HSC Section 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC Section 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This is known as the "Cortese List." This is a very small and specific subgroup of facilities and they are not separately posted on the DTSC or Cal/EPA's website. The following databases that meet the "Cortese List" requirements were reviewed for this Project.

Envirostore Database. There are no sites listed in the Envirostore Database within 1,000 feet of the Proposed Project Site.

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FINDINGS OF FACTS
Chacon Farms Residential Development

GENERAL PLAN AMENDMENT FINDINGS:

1. **The amendment is internally consistent with all other provisions of the General Plan and any applicable specific plan;**

   The proposed General Plan Amendment from VLDR (Very Low Density Residential) to LDR (Low Density Residential) will further the intent of the General Plan by providing a variety of new housing opportunities that will complement surrounding uses of primarily residential developments. Specifically the General Plan Amendment will continue to allow the development of residences on the project site with a density range of 2.1 to 7 dwelling units to the acre in lieu of the current density range of 0-2 dwelling units to the acre with the VLDR designation. With proposed General Plan Amendment, the proposed project will conform with the goals and policies of the General Plan, including the applicable goals and policies of the Land Use Element and Housing Element, as detailed below:

   Land Use Goal 1: A community with a land use plan that accommodates a mix of uses to meet current and future needs.
   Specifically implementing policy 1.3 & 1.6

   - The Project supports Policy LU-1.3 by increasing the City's housing supply within an established growth area and contributing toward the City's Regional Housing Needs Allocation (RHNA). The Project includes 419 single-family residential units within the allowable density range of the Low Density Residential designation, helping to meet current and future housing needs.

   - The Project is consistent with Policy LU-1.6 through the incorporation of multiple neighborhood parks, open space areas, and an interconnected system of pedestrian paseos. These features provide accessible recreational opportunities and functional gathering spaces for future residents.

   Land Use Goal 2: A City that manages and directs growth so that the community and its neighborhoods are protected and enhanced.
   Specifically implementing policy 2.1 & 2.2

   - The Project supports Policies LU-2.1 and LU-2.2 by promoting an orderly and coordinated pattern of development that is compatible with surrounding residential uses. The Project site is adjacent to existing and

planned residential neighborhoods and proposes a density that is consistent with the Low Density Residential designation.

- The Project includes an interconnected circulation network designed to improve internal connectivity, provide efficient vehicular and pedestrian access, and enhance access to on-site open space and neighborhood amenities. The Project also provides connectivity to the Class I multi-use path along Esplanade Avenue, supporting multimodal access.

- The Project provides a balanced distribution of open space and recreational amenities throughout the site, ensuring that residents have convenient access to neighborhood parks and contributing to the overall quality and livability of the community.

The Project has been reviewed for consistency with applicable infrastructure and service requirements and will coordinate with appropriate service providers, including Eastern Municipal Water District, to ensure adequate utilities and public services are provided.

Based on the foregoing, the proposed General Plan Amendment is internally consistent with the goals, policies, and land use framework of the General Plan and will not create inconsistencies with other provisions of the Plan.

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City;

Public Interest

The proposed project is consistent with the General Plan and serves the public interest by providing a balanced mix of housing and amenities that meet community needs and enhance recreational and social opportunities. The project would contribute 419 residential units toward the Regional Housing Needs Allocation (RHNA), offering a variety of housing types to accommodate diverse ages, incomes, and household needs. The homes are designed with architectural styles that complement the area's rural character. Overall, the development promotes livability through walkability, community engagement, integrated open space, pedestrian safety, and support for an active lifestyle.

Health and Safety

The proposed project is consistent with the General Plan and promotes public health and safety by incorporating a planned layout that emphasizes pedestrian safety and encourages physical activity and well-being. Four community parks, connected by an integrated network of pathways, will provide residents with a range of social and recreational opportunities.

Convenience

The proposed project conforms with the provision of public convenience according to the General Plan. This development will create an additional 419 homes that are within a convenient distance to surrounding amenities and public infrastructure, including the following:

- *Transit*
  The Project Site is approximately 0.6 miles (a 12-minute walk), from the Riverside Transit Agency (RTA) Go Micro service zone. Go Micro is RTA's on-demand public transit service available within the Hemet-San Jacinto micro transit zone. Shared rides can be booked via the Go Micro app at user convenience, rather than relying on a predetermined bus schedule. Go Micro minibuses directly pick up and drop off passengers at desired locations, at desired times (provided both locations are within the micro transit zone and that the trip does not begin and end at route 44 bus stops).

- *Schools*
  The Project Site is located within the Hemet Unified School District and would likely be served by nearby schools, including Cawston Elementary School (1.3 miles), Rancho Viejo Middle School (0.9 miles), and Tahquitz High School (0.7 miles). The site may also be served by Megan Cope Elementary School (0.7 miles), which is within the San Jacinto Unified School District. In addition, Mt. San Jacinto College is approximately five miles from the Project Site and is directly accessible via RTA's on-demand transit service, Go Micro.

Welfare

The proposed project with the support of the General Plan Amendment and Zoning Map Amendment, will support and promote the general welfare of San Jacinto residents. The proposed project, specifically, will support and promote walkability, community engagement, integrated open space, pedestrian safety, and an active lifestyle. Integrated Community Parks connected by a network of paths will facilitate recreation and socialization.

3. **If an amendment to the Land Use Element, the affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located; and**

Physical Suitability

The proposed project, with the support of the General Plan Amendment and Zoning Map Amendment, will not endanger, jeopardize, or otherwise constitute hazard to property in the vicinity in which the property is located and will be physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public emergency vehicle access and public services as follows:

- *Design*

  The Proposed Project is designed to be compatible with the surrounding San Jacinto community and consistent with adjacent residential uses. The development features an interconnected grid of streets that enhances walkability and provides convenient vehicle and pedestrian access to homes, community parks, and recreational amenities distributed throughout the site.

  Residential architecture will include farmhouse, Spanish, and prairie styles, using quality materials such as stucco, brick, and stone, along with a varied but cohesive color palette that complements the broader community and individual streetscapes. These design elements enhance the visual character of the Chacon Farms community.

  The project will not interfere with existing water or sewer easements, as confirmed by the site boundary survey, and will comply with applicable landscaping and setback requirements. The site's north–south orientation supports efficient solar design, with some east–west–oriented homes incorporated where feasible to allow for additional passive solar opportunities.

- *Location*

  The proposed development will complement and enhance surrounding land uses. Existing single-family residential neighborhoods are located to the north, northeast, and northwest across West 7th Street, as well as to the east across Cawston Avenue. To the west, the Esplanade Specific Plan includes approximately 130.7 acres of planned single-family residential development.

- *Shape and Size*

  The project site is generally rectangular in configuration and consists of three smaller rectangular parcels. The proposed project is designed to minimize sprawl and efficiently utilize the approximately 75.70 acres of site area. The site will accommodate 419 single-family homes with a minimum lot size of 3,717 square feet, along with designated open space for parks and a basin.

- *Operating Characteristics*
  The proposed projects operating characteristics will be consistent with those of surrounding single-family developments. The proposed project will operate as a place of housing, enhanced by various amenities within several community parks, to prospective residents.

- *Public Emergency Vehicle Access*
  The proposed project's inter-connected network of thoroughfares will contribute to emergency vehicle accessibility. The applicant will comply with any easement requirements for public emergency vehicle access. Further, the proposed public emergency vehicle access will be reviewed by City and County Departments including the City's engineering department and Riverside County Fire, to ensure efficiency and safety for future residents.

- *Public Service and Utilities*
  Adequate City infrastructure exists to support the Project. Additionally, the project has been reviewed by Police, Fire, Public Utilities and Engineering to ensure that the design accommodates public and emergency vehicles including solid waste haulers, City crews, and other service providers.

4. **The City may reduce, require, or permit the reduction of, the residential density for any parcel to, or allow development of any parcel at, a lower residential density, as defined in Government Code Section 65863, only if the following two additional findings are first made:**

   a. **The reduction is consistent with the adopted General Plan, including the Housing Element; and**

      The proposed Project does not involve a reduction in residential density. The proposed General Plan Amendment would change the land use designation from Very Low Density Residential (0 to 2 dwelling units per acre) to Low Density Residential (2.1 to 7 dwelling units per acre), thereby allowing for an increase in residential density on the Project site. Accordingly, this finding is not applicable. Notwithstanding, the Project is consistent with the General Plan and Housing Element.

   b. **The remaining sites identified in the Housing Element are adequate to accommodate the jurisdiction's share of the regional housing needs in compliance with Government Code Section 65584.**

      The proposed Project does not reduce residential density and

therefore does not trigger this finding. Notwithstanding, the Housing Element identifies adequate sites to accommodate the City's remaining Regional Housing Needs Allocation (RHNA), and the Project would increase the City's housing supply and contribute toward meeting its RHNA obligations.

CHANGE OF ZONE FINDINGS:

1. **Findings required for all Development Code and Zoning Map amendments.**

   a. **The proposed amendment is consistent with the General Plan and any applicable specific plan;**

      The proposed Change of Zone from Rural Residential (RR) to Residential Low Density (RL) is consistent with the General Plan with the adoption of the proposed General Plan Amendment. The RL zoning designation is the implementing zone for the Low Density Residential (LDR) General Plan land use designation and will ensure consistency between the General Plan and Zoning Map. The Project site is not located within a Specific Plan area; therefore, no Specific Plan applies.

   b. **The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.**

      The proposed Change of Zone will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The amendment will facilitate the development of a planned residential community that is consistent with the General Plan and Development Code. The Project incorporates an interconnected circulation system, neighborhood parks, and pedestrian amenities that promote walkability and community interaction.

      The Project has been reviewed by applicable City departments and service providers to ensure that adequate infrastructure and public services, including police, fire, utilities, and emergency access, are available to serve the site. As conditioned, the Project will not result in adverse impacts to the surrounding area and will support orderly and coordinated development.

2. **Additional findings for Zoning Map amendments**

   a. **The affected site(s) is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the requested zoning designation and the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.**

      The Project site is physically suitable for the proposed Residential Low

Density (RL) zoning designation in terms of design, location, shape, size, and operating characteristics. The site is of sufficient size and configuration to accommodate the proposed residential development, including internal circulation, open space, and required infrastructure.

The Project is located adjacent to existing and planned residential development and represents a logical extension of the surrounding land use pattern. The proposed street network is designed to provide adequate access for residents, service providers, and emergency response vehicles and will be subject to review and approval by the City's Engineering Department and Riverside County Fire Department.

Adequate public services and utilities are available, or will be provided, to serve the Project, including potable water, wastewater, storm drainage, solid waste services, and schools. The Project has been reviewed by relevant agencies and departments to ensure that the proposed zoning and anticipated development will not endanger or otherwise constitute a hazard to surrounding properties or improvements.

SUBDIVISION FINDINGS (TTM 39076):

1. **The proposed subdivision of land has been found to be consistent with the Development Code, General Plan, and the San Jacinto Municipal Code.**

   The proposed Tentative Tract Map (TTM 39076) is consistent with the San Jacinto Municipal Code and has been reviewed in accordance with the applicable provisions of Titles 16 and 17. The Project includes a Planned Development Permit to allow limited, controlled modifications to the development standards of the Residential Low Density (RL) zone, which are intended to facilitate a cohesive and well-designed residential community.

   Upon approval of the General Plan Amendment and Change of Zone, the Project will be consistent with the Low Density Residential (LDR) General Plan land use designation and the corresponding RL zoning designation. The proposed subdivision is consistent with the permitted density range and establishes a logical and orderly pattern of residential development.

   The Project implements applicable General Plan goals and policies, including:

   - Land Use Goal 2 and Policies LU-2.1 and LU-2.2, by promoting orderly and coordinated growth that is compatible with surrounding residential neighborhoods and supported by an interconnected circulation network and accessible open space; and

   - Land Use Goal 3 and Policies LU-3.1 and LU-3.2, by facilitating high-quality residential development that is compatible with adjacent land uses and incorporates design features that enhance neighborhood character and connectivity.

   Based on the foregoing, the proposed subdivision is consistent with the Development Code, General Plan, and Municipal Code.

2. **The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will be of an adequate size to sustain their agricultural use**

   The project site is not subject to a contract pursuant to the California Land Conservation Act of 1965 as detailed in the analysis completed through the Mitigated Negative Declaration document. In addition, the projects title report did not have indication of a Williamson Act Contract.

3. **The site is physically suitable for the type and proposed density of development proposed by the tentative map.**

   The Project site is physically suitable for the proposed subdivision of 419 single-family residential lots. The proposed use is consistent with the Residential Low Density (RL) zoning designation and the Low Density Residential (LDR) General Plan land use designation, which permits residential development within the proposed density range.

   The site is of sufficient size and configuration to accommodate the proposed subdivision, including residential lots, internal circulation, and open space areas. The Project represents a logical expansion of existing and planned residential development in the surrounding area, including neighborhoods to the north, east, and west.

   The Project site has access to existing and planned infrastructure necessary to support the proposed development, including potable water, wastewater, natural gas, and electrical services, which are available within adjacent roadways. The site is also located in proximity to existing community amenities, including parks and schools, which support the residential character of the Project.

   Based on the foregoing, the site is physically suitable for the type and density of development proposed.

4. **The design of the subdivision and the proposed improvements, with conditions of approval, are either:**

   a. **Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat; or**

      An Initial Study was prepared for the Project in accordance with the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts. The Initial Study determined that, with the incorporation of mitigation measures, the Project will not have a significant effect on the environment, including impacts to biological resources such as fish and wildlife and their habitat.

      All mitigation measures identified in the Initial Study have been incorporated into the Project and will be implemented through the Mitigation Monitoring and Reporting Program. Accordingly, the design of the subdivision and proposed improvements is not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

b. An environmental impact report under which a finding has been made pursuant to Public Resources Code Section 21081(a)(3) that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.

The project's impacts were not significant enough to require the preparation of an environmental impact report. A Mitigated Negative Declaration was prepared for the Project to assess any significant environmental impacts, and it was determined that a Mitigated Negative Declaration is the appropriate level of environmental document. Therefore, findings pursuant to Public Resources Code Section 21081(a)(3) are not necessary.

5. The design of the subdivision of land and the type of improvements are not likely to cause serious public health problems.

The implementation of the proposed conditions will ensure that the Project will not be detrimental to the public interest, health, safety, convenience, or welfare of the City or the future residents of the development. As previously mentioned, a Mitigated Negative Declaration was prepared for the proposed subdivision, which analyzed items that can cause public health problems such as Air Quality, Hazardous Materials, and Utilities. It was determined through the environmental document that with incorporation of mitigation measures, the impacts to public health problems would be less than significant

6. That design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.

The design of the subdivision will provide for future passive cooling opportunities with the implementation of building setbacks, lot coverage requirements, landscaping requirements, including required street trees, and open space areas. This can also include configuration to permit orientation of a structure to take advantage of shade and prevailing breezes. Furthermore, natural heating opportunities can be provided with orientation of a structure in an east-west alignment for southern exposure.

The proposed project is a subdivision and Planned Development Permit, subsequent development will be analyzed and conditioned through a Site Plan and Design Review. As part of the Site Plan and Design Review process, the Planning Department will ensure that natural heating and cooling opportunities are explored to the extent feasible and condition the project accordingly.

7. **The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.**

   Per the title report provided by the project applicant, the site consists of two easements for a right-of-way over a strip of land 30 feet wide located outside the property line on Cawston Avenue. The second easement is granted to Easter Municipal Water District for sewage transmission and collection facilities. This easement is located outside the property lines along Cawston Avenue. These two easements are shown in the Tentative Tract Map and will not conflict with the development of the proposed Project.

8. **The subdivision is consistent with the City's parkland dedication requirements (per the Quimby Act), as applicable, in accordance with Chapter 16.75 (Parkland Dedication and Fees).**

   The proposed subdivision is consistent with the City's parkland dedication requirements pursuant to Chapter 16.75 of the San Jacinto Municipal Code. The Project provides approximately 3.26 acres of usable parkland within designated park lots, which contributes toward satisfying the City's parkland dedication requirement.

   Any remaining parkland obligation will be satisfied through the payment of in-lieu fees, in accordance with Chapter 16.75, as required by the Conditions of Approval.

   Based on the foregoing, the Project complies with the City's parkland dedication requirements..

PLANNED DEVELOPMENT PERMIT FINDINGS:

1. **The Planned Development Permit will:**

    a. **Be allowed within the subject base zone;**

    The Project includes a Change of Zone to the Residential Low Density (RL) zone. The RL zone is intended to accommodate detached single-family residential development, along with accessory uses and other compatible uses, at a density range of 2.1 to 7.0 dwelling units per acre.

    The Planned Development Permit is an allowed entitlement within the RL zone and is intended to provide flexibility from standard development requirements in order to achieve superior site design and community planning. Accordingly, the Planned Development Permit is permitted within the proposed base zone..

    b. **Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;**

    The Project site is proposed to be designated Low Density Residential (LDR) under the General Plan, which permits detached single-family residential development at a density of 2.1 to 7.0 dwelling units per acre. The Project proposes a density of 5.53 dwelling units per acre, which is within the allowable range and consistent with the intended use of the LDR designation. The Project site is not located within a Specific Plan area.

    The Project is consistent with the purpose and intent of the General Plan by facilitating a well-planned residential community that balances efficient land use with neighborhood compatibility and access to amenities. The Planned Development Permit allows for modifications to development standards that support a cohesive site design while maintaining consistency with the overall density and character envisioned by the General Plan.

    The Project implements applicable General Plan goals and policies, including:

    - Land Use Policy LU-1.6, by incorporating an integrated system of open space and recreational amenities, including multiple parks, paseos, and gathering areas that support community interaction and outdoor activity;

    - Land Use Policy LU-4.4, by promoting pedestrian-oriented design through internal walkways, paseo connections, and

access to the Class I multi-use trail along Esplanade Avenue; and

- Land Use Policy LU-5.4, by providing well-designed, multi-functional open spaces, including neighborhood parks and a basin park, that serve a variety of recreational and community needs.

Based on the foregoing, the Planned Development Permit is consistent with the purpose, intent, goals, policies, and land use designations of the General Plan.

c. **Be generally in compliance with all of the applicable provisions of this Development Code relating to both on-site and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Chapter and the subject base zone, including prescribed development standards and applicable design guidelines, except for those provisions modified in compliance with this Chapter.**

The Project is compliant with the Provisions of the Development Code relating to on-site and off-site improvements. The Project's off-site improvements will include a Class 1 Multi-Use along Esplanade Avenue as required per the Trails Master Plan. Additionally, the Project will be conditioned to dedicate and provide improvement along Esplanade Avenue, Cawston Avenue, and Seventh Street. On-site improvements will include 3.26-acres of open space amenities and connections to the proposed Class I Multi-Use Trail. The proposed modified development standards for the Project will accommodate flexibility in site planning and property development, while still upholding the intentions and goals of the Development Code by creating a cohesive neighborhood community. Therefore, the Project is found to be compliant with all the applicable provisions of the development code relating to both on-site and off-site improvements.

d. Ensure compatibility of property uses within the zone and general neighborhood of the proposed development.

The Project will include single-family residential uses and complementary recreational and open space areas. The combination of uses is generally considered compatible and will create a cohesive residential neighborhood. The development of the Class I Multi-Use Trail will continue the intent of creating an integrated trails network throughout the City and will serve as an amenity for residents nearby and within the development. The Project site is bound by residential uses.

The surrounding land uses designations include: Specific Plan to the west, Low Density Residential to the north, Very Low Density Residential to the east, and City of Hemet to the south. Development surrounding the Project Site is planned to be of similar character, land use, and density. Therefore, the proposed Project is found to be compatible the zone and with the general neighborhood of the proposed development.

2. **The proposed project will produce a comprehensive development of superior quality and excellence of design (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, significantly increased amounts of landscaping and improved open space, improved solutions to the design and placement of parking and loading facilities, incorporation of a program of highly enhanced amenities [e.g., additional public art], LEED or other "green" related standards, etc.) than might otherwise occur from more typical development applications;**

   The proposed Project includes 3.26-acres of common areas and recreational amenities. This includes play areas, turf / open space area, and picnic areas. The Project additionally proposes to construct a Class I Multi-Use Trail along Esplanade Avenue. This trail will include a meandering six (6) foot sidewalk, landscaped parkway located on both sides of the walkway, and proposed channel. This trail will connect to the internal pedestrian paths.

   The architectural styles proposed will reflect styles farm style inspired. The Project, with its architectural styles, supporting landscape palette, open spaces, and monumentation, offers a development with excellence of design. The architectural styles include Spanish, Prairie, and Farmhouse for the future 419 dwelling units, accompanied by nine (9) color schemes. The incorporation of multiple styles and color options is intended to enhance visual interest while maintaining a unified aesthetic throughout the subdivision. In addition, the PDP proposes five (5) distinct floor plans, each offering three (3) elevation types. The design of the residential lots and variation in architecture creates a diverse community and avoids a monotonous appearance.

3. **Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;**

   The Project Site is currently and has historically been used for agricultural purposes. Due to this fact, the environmental analysis of the Project Site included a Phase I Environmental Safety Assessment (Phase I ESA) to analyze any hazards that could result from development of the site. The Phase I ESA found that due to the historical use of this property for agricultural purposes dating back from at least 1930's, it is possible agricultural chemicals

such as pesticides and fertilizers have likely been applied to crops grown on the Proposed Project Site. Through the adoption of the Mitigation and Monitoring Program within the Conditions of Approval for the Project, any hazards that could create a significant hazard to the public or the environment through the conversion of agricultural land to residential uses will be significantly reduced to create a safe, healthy environment. Additionally, plans for the proposed residential development will be required to be submitted and approved through Site Plan and Design Review process.

Additionally, the Zoning, Fire, and Building Codes will ensure that that the development of the project will meet applicable safety standards. Therefore, it is found that with the incorporation of the above mentioned Mitigation Measures, Conditions of Approval, and the requirements of the Zoning, Fire, and Building Codes will ensure the protection of the public health, safety and welfare.

4. **Proper on-site traffic circulation (e.g., pedestrian and vehicular) and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zones, Allowable Land Uses, and Zone Specific Standards);**

   The proposed Planned Development Permit incorporates a comprehensive internal circulation system designed to accommodate both vehicular and pedestrian traffic while ensuring adequate access for emergency response and public safety services. The Project has been reviewed for compliance with applicable City standards and the requirements of the City Engineer, Riverside County Fire Department, and Sheriff's Department.

   The internal street network is designed to provide efficient circulation and connectivity throughout the Project site. Roadway widths, including minimum 24-foot fire access lanes where applicable, and turning radii have been designed to accommodate emergency vehicles, service vehicles, and passenger traffic. The interconnected street system enhances accessibility for fire suppression and law enforcement response.

   Pedestrian circulation is supported through sidewalks, paseos, and connections to on-site parks and adjacent improvements, including the Class I multi-use trail along Esplanade Avenue. These features promote safe and convenient pedestrian movement throughout the community.

   Based on the foregoing, the Project provides proper on-site traffic circulation and control for both vehicular and pedestrian movement and ensures protection for fire suppression and police services equal to or better than that which would be achieved through strict compliance with standard

development requirements..

5. **The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;**

   The proposed Project Site is generally flat and is shaped to accommodate a proper lot layout. Section 17.620.020 of the Development Code states that the minimum lot size for a Planned Development Permit is 2 acres. The proposed Project site greatly exceeds this requirement and is 73.06-net acres. The proposed Project will provide an efficient use of land that will meet the purpose and intent of the Low Density Residential (LDR) General Plan land use designation by modifying the development standards to accommodate a 2-7 dwelling unit per acre development as required by the 2024 General Plan. Therefore, the subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development.

6. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare;**

   Adequate public services and facilities exist, or will be provided, to serve the proposed development. The Project has been reviewed by applicable City departments and service providers, including Public Works, Public Utilities, Sheriff's Department, and Riverside County Fire Department, to ensure that the development can be adequately served.

   Utility services, including potable water, wastewater, electricity, natural gas, telecommunications, and solid waste services, are available within the vicinity of the Project site or will be extended to serve the development. Eastern Municipal Water District has indicated its willingness and ability to provide water and wastewater service to the Project.

   The Project will be conditioned to ensure that all required infrastructure improvements are constructed and that service connections and applicable fees are provided prior to occupancy. Emergency access and response capabilities have been incorporated into the Project design and will be subject to review and approval by the appropriate agencies.

   Based on the foregoing, adequate public services and facilities exist, or will be provided, to serve the Project, and the proposed development will not result in a reduction of service levels to surrounding properties.

7. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use;**

   The proposed development will not have a substantial adverse effect on surrounding properties or their allowed uses. The Project is consistent with the General Plan and zoning designations of the surrounding area and represents a logical extension of existing and planned residential development.

   The Project has been designed to be compatible with adjacent uses through site planning, building placement, and the incorporation of landscaping, open space, and internal circulation. The transition from the Project site to surrounding properties is appropriate for the area, whether adjacent lands remain in agricultural use or develop in accordance with the General Plan.

   The Project is subject to Conditions of Approval and compliance with applicable Municipal Code requirements, including noise, lighting, and traffic standards, as well as the California Building Code and Fire Code. These requirements are intended to prevent nuisances and ensure that the development does not create adverse impacts on surrounding properties.

   Based on the foregoing, the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use.

8. **If the development proposes to mix residential and commercial uses whether done in a vertical or horizontal manner, the residential use is designed in a manner that it is appropriately buffered from the commercial use and is provided sufficiently enhanced amenities to create a comfortable and healthy residential environment and to provide a positive quality of life for the residents. The enhanced amenities may include additional landscaping, additional private open space, private or separated entrances, etc;**

   The Project does not propose a mix of residential and commercial uses as the project does not include Commercial uses.

9. **The design, location, operating characteristics, and size of the proposed development will be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection; and**

   This project will have the appropriate buffers such as exterior walls and perimeter landscaping to ensure that it will be compatible with any future land use whether it remains agricultural, develops with Residential, Commercial or a project that integrates both, in accordance with the General Plan.

10. **The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Planned Development Permit.**

    The Applicant has agreed with all of the conditions imposed by the review authority prior to the issuance of any permits or recordation of any documents.

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July 3, 2026

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Re: Comment on Mitigated Negative Declaration, Chacon Farms Project (SCH 2025101241), May 5, 2026, City Council Agenda Item 4.1

Dear Honorable Mayor and Members of the City Council:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Chacon Farms Project (SCH 2025101241), which proposes the development of master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres, located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027) in the City of San Jacinto ("Project").

SAFER's review of the MND was assisted by air quality and greenhouse gas experts Matt Hagemann, P.G., C.Hg., and Paul E. Rosenfeld, Ph.D., of the Soil/Water/Air Protection Enterprise ("SWAPE"), indoor air quality expert Francis Offermann, CIH, agricultural resources experts Henry House and Gregory House of House Agricultural Consultants, and expert wildlife biologist Dr. Shawn Smallwood, Ph.D., whose written comments and CVs are attached as Exhibits A, B, C, and D respectively.

As discussed below, there is substantial evidence supporting a fair argument that the Project may have significant and unmitigated impacts on air quality, greenhouse gas emissions, indoor air quality, agricultural resources, and biological resources. SAFER respectfully requests that the City prepare an environmental impact report ("EIR") in order to comply with the California Environmental Quality Act ("CEQA") prior to approval of the Project.

PROJECT DESCRIPTION

The Chacon Farms Project proposes to subdivide approximately 75.7 gross acres of existing agricultural land into 419 single-family residential lots, four open space lots, and associated roadways and infrastructure. The Project site, located at 710 Cawston Avenue North in the City of San Jacinto is designated as Prime Farmland and Farmland of Statewide Importance under the California Department of Conservation's Farmland Mapping and Monitoring Program.

To facilitate the proposed development, the Project requires several discretionary approvals, including a General Plan Amendment to change the land use designation from Very Low Density Residential to Low Density Residential, a Zone Change from Rural Residential to Residential–Low Density, a Planned Development Permit, Site Plan and Design Review, approval of Tentative Tract Map No. 39076, and adoption of the proposed Mitigated Negative Declaration.

LEGAL STANDARD FOR NEGATIVE DECLARATIONS

As the California Supreme Court held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." (*Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319-20.) "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." (Pub. Res. Code ["PRC"] § 21068; see also 14 CCR § 15382.) An effect on the environment need not be "momentous" to meet the

CEQA test for significance; it is enough that the impacts are "not trivial." (*No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83.) "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." (*Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109.)

The EIR is the very heart of CEQA. (*Bakersfield Citizens for Local Control v. City of Bakersfield (*2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.) The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." (*Bakersfield Citizens, supra*, 124 Cal.App.4th at 1220.) The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." (*Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392.) The EIR process "protects not only the environment but also informed self-government." (*Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927.)

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." (PRC § 21080(d); see also *Pocket Protectors*, *supra*, 124 Cal.App.4th at 927.) An MND instead of an EIR is proper only if project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on the environment would occur, and . . . there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." (*Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331 [quoting PRC §§ 21064.5, 21080(c)(2)].) In that context, "may" means a reasonable possibility of a significant effect on the environment. (PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors, supra*, 124 Cal.App.4th at 927; *League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904-05.)

An EIR must be prepared rather than an MND "whenever it can be fairly argued on the basis of substantial evidence that the project may have a significant environmental impact." (*No Oil, Inc. v City of Los Angeles* (1974) 13 Cal.3d 68, 75.) Under this "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. (14 CCR § 15064(f)(1); *Pocket Protectors*, *supra*, 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.) The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. (*Pocket*

Protectors, *supra*, 124 Cal.App.4th at 928.)

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

(Kostka & Zischke*, Practice Under CEQA*, §6.29, pp. 273-74.) The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference to the lead agency's determination. Review is de novo, with a preference for resolving doubts in favor of environmental review." (*Pocket Protectors*, *supra*, 124 Cal.App.4th at 928.)

DISCUSSION

I. The MND Failed to Adequately Analyze and Mitigate the Project's Significant Air Quality Impacts

Matt Hagemann, P.G., C.Hg., and Dr. Paul E. Rosenfeld, Ph.D., from SWAPE reviewed the IS/MND and concluded that it fails to adequately evaluate the Project's air quality and greenhouse gas emissions impacts. SWAPE's comment letter and CVs are attached as Exhibit A. As discussed below, SWAPE concluded that the MND failed to adequately evaluate the Project's air quality impacts and, as a result, emissions and health risk impacts associated with construction and operation of the Project may be underestimated. An EIR is required to disclose and mitigate these impacts.

A. The MND's analysis of the Project's air quality impacts is not supported by substantial evidence.

SWAPE found that the MND underestimated the Project's emissions and therefore cannot be relied upon to determine the significance of the Project's air quality impacts. (Ex. A, p. 1.) To estimate the Project's emissions, the MND utilized the California Emissions Estimator Model ("CalEEMod"). (Ex. A, p. 1.) CalEEMod relies on recommended default values based on site

specific information related to a number of factors (*Id.*) CEQA requires that any changes to the default values must be justified by substantial evidence. (Ex. A, p. 2.)

SWAPE reviewed the Project's CalEEMod output files and found that the values input into the model were inconsistent with information provided in the MND. (Ex. A, p. 2.) This results in an underestimation of the Project's emissions. (*Id*.) As a result, an EIR should be prepared that adequately evaluates the Project's air quality impacts. (*Id.*)

Specifically, SWAPE found that the following values used in the MND's air quality analysis were either inconsistent with information provided in the MND or otherwise unjustified:

1. Unsubstantiated Changes to Land Use Size (Ex. A, p. 1.)
2. Unsubstantiated Amount of Required Demolition (Ex. A, p. 2.)
3. Unsubstantiated Assumption that the Project will be all-electric (Ex. A, p. 3.)

As a result of these errors, the MND underestimates the Project's construction and operational emissions and cannot be relied upon to determine the significance of the Project's air quality impacts.

II. An EIR is Required to Disclose and Mitigate the Project's Greenhouse Gas Emissions.

A. The MND fails to analyze the SCAQMD's 2035 Service Population Efficiency Target

The MND incorrectly concludes that the Project will have less than significant greenhouse gas ("GHG") impacts because it would be below the 2027 interpolated South Coast Air Quality Management District's ("SCAQMD") threshold of 3.96 metric tons of CO2e per service population. However, this interpolated threshold is not supported by any relevant local or state guidance. The SCAQMD population efficiency thresholds are 4.8 metric tons of CO2e per service population for 2020 and 3.0 metric tons of CO2e per service population for 2035. It is unsubstantiated for the MND to interpolate between each benchmark and misleading to use this fabricated benchmark to conclude no significant impacts.

Additionally, the Project's estimated emissions are 3.957 MT CO_2e/SP/year while the asserted threshold is 3.96 MT CO_2e/SP/year, making the difference only 0.003 MT CO_2e/SP/year. This difference is both negligible and counter to the required precision of CalEEMod reporting. CalEEmod reports GHG emissions with a maximum of 2 decimal points, making these reported calculations unsupported by the model calculations. Therefore, in using correct SCAQMD precision, the Project's estimated GHG emissions come out to 4.0 MT

CO_2e/SP/year, which exceeds both the SCAQMD 2035 threshold as well as the unsubstantiated interpolated 2027 threshold.

IS/MND Service Population Efficiency Values	
Proposed Project	**GHG Emissions**
Service Population Efficiency (MT CO_2e/SP/year)	4.0
2027 Interpolated Threshold	4.0*
SCAQMD 2035 Threshold	3.0
Exceeds?	***Yes***

* The IS/MND's interpolated 2027 threshold of 3.96 rounded to two significant figures.

(Ex. A, p. 6.) These exceedances of the SCAQMD's 3.0 MTCO2e/service population threshold indicate a significant GHG impact that must be disclosed and mitigated in an EIR.

B. The MND fails to adequately integrate all necessary and feasible mitigation measures

CEQA provides that all Projects must include mitigation measures "proposed to minimize significant effects on the environment, including, but not limited to, measures to reduce the wasteful, inefficient, and unnecessary consumption of energy." (Pub. Res. Code § 21100(b)(3).)

In 2024, the Southern California Association of Governments' Certified Final Program Environmental Impact Report for Connect Socal 2024[1] included the following mitigation recommendations for GHG emissions:

- Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including:
    - Use energy efficient materials in building design, construction, rehabilitation, and retrofit.

[1] "Certified Final Program Environmental Impact Report for Connect SoCal 2024." SCAG, May 2020, available at: https://scag.ca.gov/program-environmental-impact-report-0.

  - Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems beyond Title 24 minimum requirements.
  - Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs, trees for shade, and sunlight.
  - Incorporate passive environmental control systems that account for the characteristics of the natural environment.
  - Use high-efficiency lighting and cooking devices.
  - Incorporate passive solar design.
  - Use high-reflectivity building materials and multiple glazing.
  - Use no gas-powered landscape maintenance equipment.
  - Install alternative fuel (i.e., electric, hydrogen-fueled, etc.) vehicle charging and fueling stations.
  - Encourage projects to reduce natural gas infrastructure in buildings and/or reduce the use of natural gas appliances, with exceptions for limited uses.
- Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:
  - Promote transit-active transportation coordinated strategies.
  - Increase bicycle carrying capacity on transit and rail vehicles.
  - Improve or increase access to transit.
  - Increase access to common goods and services, such as groceries, schools, day care, and medical care.
  - Incorporate the neighborhood electric vehicle network.
  - Orient the project toward transit, bicycle and pedestrian facilities.
  - Improve pedestrian or bicycle networks or transit service.
  - Provide traffic calming measures.
  - Limit or eliminate park supply.
  - Provide parking cash-out programs.
  - Implement or provide access to commute reduction program.
- Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network.
- Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations.
- Adopt employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, provide end-of-trip facilities, and telecommuting programs.
- Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles and provide adequate passenger loading and unloading for those vehicles.
- Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.
- Implement preferential parking permit program.

- Encourage telecommuting and alternative work schedules.
- Implement commute trip reduction marketing.
- Price workplace parking.

The MND fails to consider the Connect Socal 2024 EIR mitigation measures for impacts to GHG emissions. An EIR must be prepared that incorporates these suggested mitigation measures as applicable to ensure that the Project's individual and cumulative impacts are minimized to the extent possible

II. There is Substantial Evidence that the Project may have Significant Impacts on Indoor Air Quality

The MND fails to discuss, disclose, analyze, and mitigate the significant health risks posed by the Project from formaldehyde, a toxic air contaminant ("TAC"). Certified Industrial Hygienist, Francis Offermann, PE, CIH conducted a review of the Project and relevant documents regarding the Project's indoor air emissions. Mr. Offermann is one of the world's leading experts on indoor air quality and has published extensively on the topic. As discussed below and in Mr. Offermann's comments, the Project's emissions of formaldehyde will result in very significant cancer risks to future residents of the Project's residential units.

Formaldehyde is a known human carcinogen and is listed by the State as a TAC. The South Coast Air Quality Management District ("SCAQMD") has established a significance threshold of health risks for carcinogenic TACs of 10 in one million. (Ex. B, p. 2.) The MND fails to acknowledge the significant indoor air emissions that will result from the Project. Specifically, there is no discussion of impacts or health risks, no analysis, and no identification of mitigations for significant emissions of formaldehyde from the Project.

Mr. Offermann explains that many composite wood products typically used in home and apartment building construction contain formaldehyde-based glues which off-gas formaldehyde over a very long period. He states, "[t]he primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims." (Ex. B, pp. 2-3.)

Mr. Offermann found that future residents of the Project's residential units will be exposed to a cancer risk of 120 per million, even assuming all materials are compliant with the California Air Resources Board's ("CARB") formaldehyde airborne toxics control measure. (Ex. B, pp. 3-4) This is more than 12 times SCAQMD's CEQA significance threshold of 10 per million.

Mr. Offermann also found that there is a fair argument that future employees of the commercial spaces will be exposed to a cancer risk from formaldehyde of approximately 17.7 per million, even assuming all materials are compliant with CARB's formaldehyde airborne toxics control measure. (*Id.*, pp. 4-5.) This exceeds the SCAQMD CEQA significance threshold for airborne cancer risk of 10 per million. (*Id.*)

Mr. Offermann concludes that these significant environmental impacts must be analyzed in an EIR and mitigation measures should be imposed to reduce the risk of formaldehyde exposure. (Ex. B, pp. 5, 12-14.) He prescribes a methodology for estimating the Project's formaldehyde emissions in order to do a more project-specific health risk assessment. (*Id*., pp. 6-10.) Mr. Offermann also suggests several feasible mitigation measures, such as requiring the use of no-added-formaldehyde composite wood products, which are readily available. (*Id*., pp. 12-14.) Mr. Offermann also suggests requiring air ventilation systems which would reduce formaldehyde levels. (*Id*.) Since the MND does not analyze this impact at all, none of these or other mitigation measures have been considered.

When a Project exceeds a duly adopted CEQA significance threshold, as here, this alone establishes substantial evidence that the project will have a significant adverse environmental impact. Indeed, in many instances, such air quality thresholds are the only criteria reviewed and treated as dispositive in evaluating the significance of a project's air quality impacts. (See, e.g. *Schenck v. County of Sonoma* (2011) 198 Cal.App.4th 949, 960 [County applies Air District's "published CEQA quantitative criteria" and "threshold level of cumulative significance"]; see also *Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 110-111 ["A 'threshold of significance' for a given environmental effect is simply that level at which the lead agency finds the effects of the project to be significant"].)

The California Supreme Court made clear the substantial importance that an air district significance threshold plays in providing substantial evidence of a significant adverse impact. (*Communities for a Better Env't v. South Coast Air Quality Management Dist.* (2010) 48 Cal.4th 310, 327 ["As the District's established significance threshold for NOx is 55 pounds per day, these estimates [of NOx emissions of 201 to 456 pounds per day] constitute substantial evidence supporting a fair argument for a significant adverse impact."].) Since expert evidence demonstrates that the Project will exceed the SCAQMD's CEQA significance threshold, there is substantial evidence that an "unstudied, ***potentially significant environmental effect[]***" exists. (See, *Friends of Coll. of San Mateo Gardens v. San Mateo Cty. Cmty. Coll. Dist.* (2016) 1 Cal.5th 937, 958 [emphasis added].)

The failure of the MND to address the Project's formaldehyde emissions is contrary to the California Supreme Court's decision in *California Building Industry Ass'n v. Bay Area Air Quality Mgmt. Dist.* ("*CBIA*") (2015) 62 Cal.4th 369, 386. In that case, the Supreme Court expressly holds that potential adverse impacts to future users and residents from pollution

generated by a proposed project ***must be addressed*** under CEQA. At issue in *CBIA* was whether the Air District could enact CEQA guidelines that advised lead agencies that they must analyze the impacts of adjacent environmental conditions on a project. The Supreme Court held that CEQA does not generally require lead agencies to consider the environment's effects on a project. (*CBIA*, 62 Cal.4th at 800-01.) However, to the extent a project may exacerbate existing environmental conditions at or near a project site, those would still have to be considered pursuant to CEQA. (*Id*. at 801.) In so holding, the Court expressly held that CEQA's statutory language required lead agencies to disclose and analyze "impacts on ***a project's users or residents*** that arise ***from the project's effects*** on the environment." (*Id*. at 800 [emphasis added].)

The carcinogenic formaldehyde emissions identified by Mr. Offermann are not an existing environmental condition. Those emissions will be from the Project. People will be residing in the Project's buildings once built and emitting formaldehyde. Once built, the Project will begin to emit formaldehyde at levels that pose significant direct and cumulative health risks. The Supreme Court in *CBIA* expressly finds that this type of air emission and health impact by the project on the environment and a "project's users and residents" must be addressed in the CEQA process. The existing TAC sources near the Project site would have to be considered in evaluating the cumulative effect on future residents of both the Project's TAC emissions as well as those existing off-site emissions.

The Supreme Court's reasoning is well-grounded in CEQA's statutory language. CEQA expressly includes a project's effects on human beings as an effect on the environment that must be addressed in an environmental review. "Section 21083(b)(3)'s express language, for example, requires a finding of a 'significant effect on the environment' (§ 21083(b)) whenever the 'environmental effects of a project will cause substantial adverse effects *on human beings,* either directly or indirectly.'" (*CBIA*, 62 Cal.4th at 800.) Likewise, "the Legislature has made clear—in declarations accompanying CEQA's enactment—that public health and safety are of great importance in the statutory scheme." (*Id*. [citing e.g., PRC §§ 21000, 21001].) It goes without saying that the future residents of the Project are human beings and their health and safety must be subject to CEQA's safeguards.

The City has a duty to investigate issues relating to a project's potential environmental impacts. (See, *County Sanitation Dist. No. 2 v. County of Kern*, (2005) 127 Cal.App.4th 1544, 1597–98. ["[U]nder CEQA, the lead agency bears a burden to investigate potential environmental impacts."].) The proposed buildings will have significant impacts on air quality and health risks by emitting cancer-causing levels of formaldehyde into the air that will expose future residents to cancer risks potentially in excess of SCAQMD's threshold of significance for cancer health risks of 10 in a million. Currently, outside of Mr. Offermann's comments, the City does not have any idea what risks will be posed by formaldehyde emissions from the Project. As a result, the City must include an analysis and discussion in an EIR which discloses and analyzes

the health risks that the Project's formaldehyde emissions may have on future residents and identifies appropriate mitigation measures.

Mr. Offermann's comments are substantial evidence that the Project may have a significant impact on human health, necessitating preparation of an EIR.

III. **An EIR is Required to Disclose and Mitigate the Project's Significant Impacts to Agricultural Resources**

Gregory and Henry House from House Agricultural Consultants ("House") reviewed the IS/MND and concluded that it fails to adequately evaluate the Project's impacts on agricultural resources. As discussed below, House concluded that the MND failed to comply with CEQA's requirements to analyze impacts on agricultural resources and failed to comply with the general-plan policies of the City of San Jacinto. An EIR is required to disclose and mitigate these impacts.

A. **The MND Fails to Adequately Analyze Impacts to Agricultural Resources**

i. Conversion of Prime Farmland and Farmland of Statewide Importance

The Project is located on Prime Farmland and Farmland of Statewide importance. (Exhibit C, pp. 1-2.) The MND expressly acknowledges that the Project will convert these agricultural resources into urban uses but, nevertheless, concludes that the impact is less than significant because the City's General Plan anticipates future urban development on the site. (*Id.*)

As House explains, this conclusion is legally insufficient. (Ex. C, pp. 1-2.) CEQA requires an analysis of whether a project will convert Prime Farmland of Statewide Importance into nonagricultural uses. (*Id.*) The General Plan's anticipation of future urban development on the site does not eliminate the environmental impact of converting agricultural land, no does it satisfy CEQA's requirement to analyze the impacts of that conversion. However, the MND asserts that the General Plan's designation makes the impacts of that conversion less than significant, without providing any analysis supporting that conclusion. (*Id.*) This conclusory reasoning violates CEQA's requirements. Courts have held that the baseline for CEQA analysis must be the "existing physical conditions in the affected area." *Communities for a Better Env't v. S. Coast Air Quality Mgmt. Dist.*, 48 Cal. 4th 310, 320. Therefore, it is improper for the City to utilize the potential future conditions of the site predicated on the General Plan's designation as the baseline for analysis.

The General Plan is not the CEQA baseline. For example, in *Woodward Park*, a developer proposed building a 477,000–square–foot office park and shopping center on a vacant lot. The existing zoning and plan designations allowed a 694,000–square–foot facility to be built there. (*Woodward Park Homeowners Assn., Inc. v. City of Fresno* (2007) 149 Cal. App. 4th 683, 698.) The EIR, for the most part, compared the proposed project's impacts on traffic congestion and air pollution with the larger, hypothetical development allowed by the applicable zoning and plans rather than with the vacant lot or the existing physical situation. (*Id*. at pp. 707–708, 58.) The court concluded that the "hypothetical office park was a legally incorrect baseline," that the EIR "failed to use the existing physical environment as the environmental baseline, and [that] none of the city's or [developer's] arguments show[ed] that any other baseline was permissible." (*Id*. at pp. 691, 711; see also, *Madera Oversight Coal., Inc. v. Cty. of Madera* (2011) 199 Cal. App. 4th 48, 91.)

The analysis must be centered on the existing conditions of the site: Prime Farmland and Farmland of Statewide Importance. An EIR must be prepared to analyze the impacts on agricultural resources.

ii. Failure to consider cumulative impacts

CEQA requires that agencies evaluate whether a project's incremental contribution to environmental impacts is cumulatively considerable. Here, the MND acknowledges that the Project will convert Prime Farmland and Farmland of Statewide Importance, but fails to analyze the Project's contribution to the ongoing cumulative conversion of agricultural lands within the region.

The MND fails to analyze regional farmland conversion trends or to identify other approved or reasonably foreseeable development projects for the purpose of assessing the cumulative loss of agricultural resources. Instead, the MND merely concludes that there would be no off-site conversion of farmland because the construction would remain within the Project footprint. (Ex. C, p. 2.) This is a misunderstanding of CEQA's required cumulative impacts inquiry. The relevant inquiry is not whether the Project extends beyond its boundaries, but rather if the conversion contemplated by the Project contributes to the broader cumulative loss of agricultural resources throughout a region in such a way that it is cumulatively considerable. (*Id.*) An EIR is required to analyze and mitigate the cumulative impact to agricultural resources.

iii. Failure to incorporate proper mitigation

The MND also fails to incorporate feasible and readily available mitigation measures. As explained by House, agricultural conversation easements ("ACEs") are the accepted method of mitigating permanent farmland conversion in California and are regularly required to offset the loss of Prime Farmland and Farmland of Statewide Importance, like the loss caused by this Project. (Exhibit C, pp. 2-3.) House concludes that the purchase of an ACE could reduce the

impact the lost farmland to less-than-significant. (*Id.*)

However, rather than analyzing this mitigation measure, the MND simply concludes that no mitigation is required because, as discussed above, the General Plan anticipated urban development at the Project site. Based on the failure to analyze and implement this feasible mitigation measure, an EIR is required to analyze and mitigate the impact to agricultural resources.

B. The MND Fails to Demonstrate Consistency with the City's General Plan

The MND fails to demonstrate consistency with the City of Jacinto General Plan's policies around the protection of agricultural resources. Under CEQA, an environmental document must "discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans." CEQA Guidelines § 15125(d). House concludes that the MND conflicts with multiple General Plan policies intended to protect agricultural resources and minimize the conversion of farmland.

Specifically, the General Plan encourages redevelopment and infill projects that reduce development pressure on agricultural lands and calls on the City to work with landowners to maintain land in agricultural production where feasible. (Ex. C, p. 3.)

Additionally, as House explains, the MND does not evaluate whether feasible alternatives or mitigation measures could further the General Plan's policies to reduce the permanent loss of productive agriculture. (Ex. C, p. 3.) Instead, it merely concludes no mitigation is required because of the General Plan's anticipation of future urban development. (*Id.*) By selectively relying on the General Plan's land use designation while ignoring its agricultural resource policies, the MND fails to provide the adequate analysis required under CEQA.

IV. An EIR is Required to Adequately Disclose and Mitigate the Project's Significant Impacts to Biological Resources.

Expert wildlife ecologist Dr. Shawn Smallwood, Ph.D., found several deficiencies in the MND's analysis of the Project's impacts on wildlife. Dr. Smallwood's comment and CV are attached as Exhibit D. As discussed below, Dr. Smallwood provides substantial evidence that the MND failed to accurately characterize the Project's environmental setting, failed to adequately analyze significant impacts to wildlife, failed to provide adequate mitigation measures, and failed to properly respond to comments on biological resources. As a result, there is a fair argument that the Project will have significant impacts to biological resources.

A. The MND fails to accurately characterize the Project's environmental setting

Dr. Smallwood's associate Noriko Smallwood conducted surveys of the Project site by walking the site's perimeters where accessible, scanning for wildlife with binoculars, and utilizing an acoustic bat detector. (Ex. D, p. 2.) On March 28, 2026, she conducted a diurnal survey for 2.57 hours (*Id.*) On March 29, 2026, she conducted a diurnal survey for 0.58 hours and a nocturnal survey for 2.58 hours. During her surveys, Ms. Smallwood observed 42 species of vertebrate wildlife utilizing the Project site, seven of which are special-status species including Tricolored blackbird, Canyon Bat, Cooper's Hawk, and California Gull, among others. (*Id.* at pp. 9-10.) Combined with the species identified during the biological studies prepared for the Project, at least four special-status species depend on the Project site as habitat. (*Id*. at pp. 15-16.)

Dr. Smallwood's found that the site hosted multiple special-status species, including the tricolored blackbird, which is listed as Threatened under the California Endangered Species Act. Dr. Smallwood also explains that the MND states that "[n]o candidate, sensitive, or special-status species are expected to occur on the Proposed Project Site," despite the underlying biological report documenting four special-status species and Dr. Smallwood's surveys identifying additional special-status species utilizing the site. (Ex. D, pp. 15-16.) Given Dr. Smallwood's conclusion that the MND failed to accurately characterize the environmental setting, including the occurrence likelihoods of special-status species, the Project's description of the environmental setting is insufficient. The City must prepare an EIR to analyze this discrepancy and it's impacts on those special-status species.

B. The MND fails to adequately analyze the project's impacts on wildlife habitat loss and fragmentation, wildlife-vehicle collisions, and cumulative impacts.

Based on Ms. Smallwood's observations at the Project site and Dr. Smallwood's extensive knowledge on wildlife habitat, wildlife movement, and conservation of special-status species, Dr. Smallwood concluded that the MND failed to adequately address and mitigate numerous significant impacts to biological resources, including significant habitat loss, interference with wildlife movement, wildlife-vehicle collisions, and cumulative impacts. (Ex. D, pp. 29-40.) Accordingly, there is a fair argument that there will be significant impacts to biological resources, and the City must prepare and circulate an EIR.

1. <u>Habitat loss and lost reproductive capacity</u>.

Dr. Smallwood determined that the Project will adversely impact the 55 species of vertebrate wildlife observed on the Project site. (Ex. D, p. 29.) However, the extent to which this habitat loss will impact avian nest sites was not analyzed in the MND. The loss of habitat would lead to a loss of nesting sites for birds, which will result in lost reproductive capacity. (*Id.* at 30.)

Dr. Smallwood predicts that the Project would result in "the loss of 145 nest sites and 202 nest attempts per year" (*Id.*) The loss of nests, in turn, would result in the loss of 659 birds each year (*Id.*) Dr. Smallwood concludes "The loss of 659 birds per year would be a loss of significant habitat value that is currently provided by the project site. Most is not all these birds are protected by the federal Migratory Bird Treaty Act and by California's Migratory Bird Protection Act, both of which are intended to most strongly protect breeding migratory birds." (*Id.* at 31.) The loss of 659 birds every year is a significant impact that requires analysis and mitigation through an EIR.

2. Wildlife-vehicle Collisions

Dr. Smallwood determined that the Project would result in significant wildlife mortality due to wildlife-vehicle collisions. He notes that "Project-generated traffic would endanger wildlife that must, for various reasons, cross roads used by the project's traffic" (Ex. D, p. 31.) The Project is predicted to generate 4,772,698 annual vehicle miles traveled (VMT) from trucks and autos. Dr. Smallwood predicts that Project-generated traffic from this site would amount to about 6,101 vertebrate wildlife fatalities every year. (*Id.* at 33.) Though 6,101 vertebrate wildlife fatalities per year is significant, the MND fails to analyze this potential impact or seek to mitigate it. Dr. Smallwood concludes that mitigation measures to "improve wildlife safety along roads are available and are feasible" and that the EIR needs to analyze their feasibility with the Project. (*Id.* at 35.) Accordingly, there is substantial evidence supporting a fair argument that this Project will have a significant impact on wildlife movement, and those impacts need to be studied and mitigated in an EIR.

3. Cumulative Impacts

Finally, Dr. Smallwood concluded that the EIR utilized a flawed cumulative impacts analysis. He notes that the EIR "relies on the notion that mitigation measures to reduce direct and indirect project impacts also reduce the projects contributions to cumulative impacts to less than significant" which is "inconsistent with CEQA's definition of cumulative impacts" because the Project can still "incrementally contribute to the effects of other projects for a significant cumulative impact." (Ex. D, p. 34.)

Indeed, a cumulative impact determination should be based on an analysis of the Project's incremental effects "viewed in connected with the effects of past projects, the effects of other current projects, and the effects of probable future projects." (14 CCR § §15065(a)(3).) However, the EIR does not address any other past, present, or future projects. As noted by Dr. Smallwood, the EIR concludes that the proposed mitigation measures reduce cumulative impacts to less than significant with no discussion of other projects. (Ex. D, p. 34.) This flawed method is directly

counter to CEQA's required analysis of cumulative impacts. Rather than evaluating the Project's incremental contribution to cumulative impacts in the context of other past, present, and reasonably foreseeable future projects, the MND simply concludes that mitigation measures reduce cumulative impacts to less than significant. (*Id.*) As Dr. Smallwood explains, this reasoning is inconsistent with CEQA's cumulative impacts requirement because it fails to evaluate whether the Project's incremental contribution is cumulatively considerable. (*Id.*) Accordingly, substantial evidence supports a fair argument that the MND fails to adequately analyze cumulative biological impacts, requiring the preparing of an EIR.

C. The MND Fails to Adopt or Evaluate Feasible Mitigation Measures for Significant Biological Impacts

CEQA requires adoption of all feasible mitigation measures capable of substantially lessening potentially significant impacts. Dr. Smallwood concludes that the MND fails to satisfy that requirement because it does not evaluate feasible and available mitigation measures related to habitat loss, wildlife-vehicle collisions, impacts to special-status species, and cumulative impacts. (Ex. D, pp. 35-40.) Instead, the MND relies on generalized mitigation measures that do not address the magnitude of the Project's anticipated impacts. (*Id.*) Accordingly, the MND fails to demonstrate that the Project's impacts can be reduced to a less-than-significant level, requiring the preparation of an EIR.

CONCLUSION

There is substantial evidence of a fair argument that this Project will have significant impacts on air quality, greenhouse gas emissions, indoor air quality, agricultural resources, and biological resources. Accordingly, SAFER respectfully requests that the City Council refrain from approving the Project until an EIR is created to adequately analyze and mitigate the impacts raised in this comment.

Thank you for your attention to these comments.

Sincerely,



Aleja Cretcher
Lozeau | Drury LLP

EXHIBIT A

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

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April 8, 2026

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Subject: Comments on the Chacon Farms Project (SCH No. 2025101241)

Dear Mr. Drury,

We have reviewed the October 2025 Draft Initial Study/Mitigated Negative Declaration ("IS/MND") for the Chacon Farms Project ("Project") located in the City of San Jacinto ("City"). The Project proposes to construct 419 single family residential lots on the 75.7-acre site.

Our review concludes that the IS/MND fails to adequately evaluate the Project's air quality and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project may be underestimated and inadequately addressed. An Environmental Impact Report ("EIR") should be prepared to adequately assess and mitigate the potential air quality and greenhouse gas impacts that the Project may have on the environment.

Air Quality

Unsubstantiated Input Parameters Used to Estimate Project Emissions

When reviewing the Project's CalEEMod output files, provided in the Air Quality, Greenhouse Gas, and Energy Impact Study ("AQ Study") as Appendix A-1 to the IS/MND, we identified several model inputs related to Project construction that are inconsistent with information disclosed in the IS/MND. An EIR should be prepared to include an updated air quality analysis that provides a more detailed evaluation of the impact that construction and operation of the Project may have on local and regional air quality.

Unsubstantiated Changes to Land Use Size

Review of the CalEEMod output files demonstrates that the "Chacon Farms Detailed Report" model includes 817,050-SF and 63.4 acres of "Single Family Housing" (see screenshot below) (Appendix A-1, pp. 75).

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	419	Dwelling Unit	63.4	817,050	4,907,687	—	1,353	—

While the IS/MND proposes to develop 419 single family residential lots, the IS/MND does not specify the square footage of the proposed building area. The IS/MND states:

> "The Project involves subdividing 75.7 gross acres into 419 single family residential lots, four open space lots (Tentative Tract Map 39076), as shown on Figure 4: Site Plan Schematic, TTM 30926. The lots generally range in size from 4,500 square feet (SF) to 6,500 SF as shown in Appendix I: Planned Development Permit" (p. 16-17).

As indicated above, the IS/MND only includes the range in square footage for the proposed residential lots. The residential square footage included in the model is thus unsupported and may be underestimated. Additionally, the model includes only 63.4 acres of total land use while the IS/MND indicates that the Project site encompasses 75.7 acres (p. 16-17). The modeled lot acreage is therefore underestimated by approximately 12.3 acres.[1]

This underestimation presents an issue, as the land use size feature is used throughout CalEEMod to determine default variable and emission factors that affect the model's calculations. The square footage of each land use is used for certain calculations such as architectural coatings and energy use.[2] Additionally, the lot acreage of the proposed Project is used to assign construction default data such as grading, site preparation, and off-road equipment lists.[3] By potentially underestimating the size of the proposed housing and the acreage of the Project site, the model may underestimate the Project's construction and operational emissions and should not be relied upon to determine Project significance.

Unsubstantiated Amount of Required Demolition

Review of the CalEEMod output files demonstrates that the "Chacon Farms Detailed Report" model includes 28,500-SF of demolition debris (see screenshot below) (Appendix A-1, pp. 135).

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	28,500	—
Site Preparation	—	—	60.0	0.00	—
Grading	253,203	—	330	0.00	—
Paving	0.00	0.00	0.00	0.00	4.62

Regarding the existing land uses, the IS/MND states:

[1] Calculated: (75.7 proposed lot acreage) – (64.4 acres modeled of "Single Family Housing" space) = 12.3 underestimated lot acreage.
[2] "CalEEMod User Guide." CAPCOA, April 2022, available at: https://www.caleemod.com/documents/user-guide/01_User%20Guide.pdf, p. 30.
[3] "CalEEMod User Guide." CAPCOA, April 2022, available at: https://www.caleemod.com/documents/user-guide/01_User%20Guide.pdf, p. 30, 35.

> "The Project Site is currently occupied by Chacon Farms and Bruno Ranches agricultural operations. Two single-family residential uses occupied by caretakers are also located on the Proposed Project Site" (p. 10).

However, the IS/MND fails to further specify the total square footage associated with the existing land uses that need to be demolished. The amount of demolition material inputted into the model may thus be underestimated and we cannot verify that only 28,500-SF would be demolished during Project construction.

This potential underestimation presents an issue, as demolition material is used to calculate emissions associated with fugitive dust, debris removal, as well as exhaust from hauling trucks traveling to and from the Project site.[4] By including an unsubstantiated amount of demolition, the model may underestimate the Project's construction-related emissions and should not be relied upon to determine Project significance.

All-Electric Building Design Should Be Incorporated as Mitigation

Review of the CalEEMod output files demonstrates that "Chacon Farms Detailed Report" model includes changes to the default number of hearths and energy use values (see screenshot below) (Appendix A-1, pp. 147).

Screen	Justification
Land Use	Per site plan
Construction: Construction Phases	Adjusted for 2028 opening year
Operations: Hearths	No woodstoves
Operations: Energy Use	Project will be all electric

As previously stated, the CalEEMod User's Guide requires any changes to model defaults be justified.[5] The justifications provided for these changes are:

> "No woodstoves" and the "Project will be all electric" (Appendix A-1, pp. 147).

While the justification for the changes to hearths only references woodstoves—whose removal is substantiated pursuant to South Coast Air Quality Management District ("SCAQMD") Rule 445—we take issue with the apparent removal of gas-powered hearths from the model. In regard to the Project's natural gas usage, the IS/MND states that "[t]he Project will be 100 percent electric and will not require natural gas" (p. 70).

However, the assumption that the Project will be all-electric in the model remains unsupported until the IS/MND incorporates an all-electric building design as mitigation. According to the Association of Environmental Professionals ("AEP") *CEQA Portal Topic Paper* on mitigation measures:

[4] "CalEEMod User Guide." CAPCOA, April 2022, available at: https://www.caleemod.com/documents/user-guide/01_User%20Guide.pdf, p. 38.
[5] "CalEEMod User Guide." CAPCOA, April 2022, available at: https://www.caleemod.com/documents/user-guide/01_User%20Guide.pdf, p. 13, 14.

> "While not 'mitigation', a good practice is to include those project design feature(s) that address environmental impacts in the mitigation monitoring and reporting program (MMRP). Often the MMRP is all that accompanies building and construction plans through the permit process. If the design features are not listed as important to addressing an environmental impact, it is easy for someone not involved in the original environmental process to approve a change to the project that could eliminate one or more of the design features without understanding the resulting environmental impact."[6]

As demonstrated above, PDFs that are not formally included in a mitigation monitoring and reporting program ("MMRP") may be eliminated from the Project's design altogether. Until an all-electric Project design is incorporated as a formal mitigation measure, we cannot fully guarantee that it would be implemented on the Project site and the model should not be relied upon to determine Project significance.[7]

Greenhouse Gas

Failure to Adequately Evaluate Greenhouse Gas Impacts

The IS/MND estimates that the Project would generate net annual greenhouse gas ("GHG") emissions of 5,354 metric tons of carbon dioxide equivalents per year ("MT CO_2e/year") or 3.957 metric tons of carbon dioxide equivalents per service population per year ("MT CO_2e/SP/year") (see excerpt below) (p. 87, Table 22).

[6] "CEQA Portal Topic Paper Mitigation Measures." AEP, 2025, *available at:* https://ceqaportal.org/downloadtp.cfm?file=CEQA+Mitigation_2025+Update.pdf&token=6DCD87B3-CE3F-C7FA-159B26B39185CF33, p. 6, (membership required).

[7] "CEQA Portal Topic Paper Mitigation Measures." AEP, 2025, *available at:* https://ceqaportal.org/downloadtp.cfm?file=CEQA+Mitigation_2025+Update.pdf&token=6DCD87B3-CE3F-C7FA-159B26B39185CF33, p. 6, (membership required).

Table 22: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]						
	Bio-CO2	Non Bio-CO_2	CO_2	CH_4	N_2O	R	CO_2e
Area Sources[2]	0.00	7.21	7.21	0.00	0.00	0.00	7.23
Energy Usage[3]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Sources[4]	0.00	4,873.00	4,873.00	0.21	0.23	6.35	4,954.00
Solid Waste[5]	34.20	0.00	34.20	3.42	0.00	0.00	120.00
Water[6]	5.41	150.00	155.41	0.56	0.01	0.00	174.00
Refrigeration	0.00	0.00	0.00	0.00	0.00	0.97	0.97
Construction[7]	0.00	95.24	95.24	0.00	0.01	0.07	97.95
Total Emissions	39.61	5,124.01	5,163.62	4.19	0.25	7.39	5,354.15
Service Population							1,353
Total Emissions per Service Population (MTCO2e/yr/SP)							3.957
2027 Interpolated SCAQMD Threshold (MTCO2e/yr/SP)							3.960
Exceeds Threshold?							No

Notes:
1 Source: CalEEMod Version 2022.1.1.22
2 Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3 Energy usage consist of GHG emissions from electricity and natural gas usage.
4 Mobile sources consist of GHG emissions from vehicles.
5 Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
6 Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7 Construction GHG emissions based on a 30-year amortization rate.

The IS/MND thus concludes that the Project would result in a less-than-significant GHG impact, stating:

> "The Project would be below the 2027 interpolated SCAQMD threshold of 3.96 metric tons of CO_2e per service population, and therefore the Project would have a less than significant impact" (p. 87).

However, the IS/MND's analysis, as well as the subsequent less-than-significant impact conclusion, is unsupported for two reasons.

First, the use of a 2027 interpolated threshold is not supported by any relevant local or state guidance and therefore lacks substantial evidence as required under CEQA. The SCAQMD provides service population efficiency thresholds of 4.8- and 3.0-MT CO_2e/SP/year for years 2020 and 2035, respectively.[8] The IS/MND, however, interpolates between these two benchmarks to derive a Project-specific threshold for the Project's operational year, stating:

> "The Project was compared to the Tier 4 per service population threshold, interpolated for opening year 2027 at 3.96 MTCO2e per year per service population" (p. 86).

The IS/MND's creation of its own 2027 threshold is wholly unsubstantiated, as neither SCAQMD guidance nor any identified state-level guidance recommends, endorses, or even discusses the interpolation of thresholds between benchmark years. Absent such support, the use of the 3.96 MT

[8] "Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #15." SCAQMD, September 2010, *available at:* http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/year-2008-2009/ghg-meeting-15/ghg-meeting-15-minutes.pdf, p. 2.

CO_2e/SP/year threshold is incorrect and the IS/MND's less-than-significant GHG impact conclusion should not be relied upon.

Second, the difference between the Project's estimated emissions of 3.957 MT CO_2e/SP/year and the asserted threshold of 3.96 MT CO_2e/SP/year is only 0.003 MT CO_2e/SP/year, which is not only negligible but also exceeds the precision of CalEEMod itself. CalEEMod reports GHG emissions estimates with a maximum of 2 decimal points and any value carried to a third decimal place is not supported by the model calculations.

Moreover, the SCAQMD service population efficiency thresholds themselves are expressed using two significant figures. Accordingly, the Project's estimated emissions should be rounded and compared using the same level of precision as the comparable thresholds. Applying greater precision than the applicable threshold is methodologically improper. Thus, when using two significant figures (in this case rounding to one decimal place), the Project's estimated emissions equal 4.0 MT CO_2e/SP/year, exceeding the SCAQMD 2035 threshold as well as the unsupported 2027 interpolated threshold (see table below).

IS/MND Service Population Efficiency Values

Proposed Project	**GHG Emissions**
Service Population Efficiency (MT CO_2e/SP/year)	4.0
2027 Interpolated Threshold	4.0*
SCAQMD 2035 Threshold	3.0
Exceeds?	***Yes***

* The IS/MND's interpolated 2027 threshold of 3.96 rounded to two significant figures.

As demonstrated above, the Project's service population efficiency value exceeds the SCAQMD 2035 efficiency target of 3.0 MT CO_2e/SP/year and the 2027 interpolated threshold of 3.96 MT CO_2e/SP/year, indicating a potentially significant impact not previously identified or addressed by the IS/MND. As a result, the IS/MND's less-than-significant GHG impact conclusion is unsupported. An EIR should be prepared, including an updated GHG analysis and incorporating additional mitigation measures to reduce the Project's GHG emissions to less-than-significant levels.

Mitigation

Feasible Mitigation Measures Available to Reduce Emissions

The IS/MND is required under CEQA to implement all feasible mitigation to reduce the Project's potential impacts. As demonstrated in the sections above, the Project would result in potentially significant GHG impacts that should be mitigated further.

To reduce the GHG emissions associated with the Project, we recommend several mitigation measures as listed below. The Southern California Association of Governments' Certified Final Program

Environmental Impact Report for Connect SoCal 2024 recommends the following Project-level greenhouse gas quality mitigation measures: [9]

- Integrate green building measures consistent with CALGreen (California Building Code Title 24), local building codes and other applicable laws, into project design including:
    - Use energy efficient materials in building design, construction, rehabilitation, and retrofit.
    - Install energy-efficient lighting, heating, and cooling systems (cogeneration); water heaters; appliances; equipment; and control systems beyond Title 24 minimum requirements.
    - Reduce lighting, heating, and cooling needs by taking advantage of light-colored roofs, trees for shade, and sunlight.
    - Incorporate passive environmental control systems that account for the characteristics of the natural environment.
    - Use high-efficiency lighting and cooking devices.
    - Incorporate passive solar design.
    - Use high-reflectivity building materials and multiple glazing.
    - Use no gas-powered landscape maintenance equipment.
    - Install alternative fuel (i.e., electric, hydrogen-fueled, etc.) vehicle charging and fueling stations.
    - Encourage projects to reduce natural gas infrastructure in buildings and/or reduce the use of natural gas appliances, with exceptions for limited uses.
- Measures that encourage transit use, carpooling, bike-share and car-share programs, active transportation, and parking strategies, including, but not limited to the following:
    - Promote transit-active transportation coordinated strategies.
    - Increase bicycle carrying capacity on transit and rail vehicles.
    - Improve or increase access to transit.
    - Increase access to common goods and services, such as groceries, schools, day care, and medical care.
    - Incorporate the neighborhood electric vehicle network.
    - Orient the project toward transit, bicycle and pedestrian facilities.
    - Improve pedestrian or bicycle networks or transit service.
    - Provide traffic calming measures.
    - Limit or eliminate park supply.
    - Provide parking cash-out programs.
    - Implement or provide access to commute reduction program.
- Incorporate bicycle and pedestrian facilities into project designs, maintaining these facilities, and providing amenities incentivizing their use; and planning for and building local bicycle projects that connect with the regional network.
- Improving transit access to rail and bus routes by incentives for construction and transit facilities within developments, and/or providing dedicated shuttle service to transit stations.

[9] "Certified Final Program Environmental Impact Report for Connect SoCal 2024." SCAG, May 2020, *available at:* https://scag.ca.gov/program-environmental-impact-report-0.

- Adopt employer trip reduction measures to reduce employee trips such as vanpool and carpool programs, provide end-of-trip facilities, and telecommuting programs.
- Designate a percentage of parking spaces for ride-sharing vehicles or high-occupancy vehicles and provide adequate passenger loading and unloading for those vehicles.
- Require at least five percent of all vehicle parking spaces include electric vehicle charging stations, or at a minimum, require the appropriate infrastructure to facilitate sufficient electric charging for passenger vehicles and trucks to plug-in.
- Implement preferential parking permit program.
- Encourage telecommuting and alternative work schedules.
- Implement commute trip reduction marketing.
- Price workplace parking.

We want to emphasize that projects should prioritize the use of on-site renewable energy to reduce GHG emissions. In particular, the installation of solar photovoltaic (PV) energy systems is an effective strategy to reduce project-related emissions and is consistent with recommendations in CARB's 2022 Scoping Plan.[10]

CARB's 2022 Scoping Plan further recommends that new residential projects "[use] all-electric appliances without any natural gas connections and [do] not use propane or other fossil fuels for space heating, water heating, or indoor cooking" in order to reduce Project-related GHG emissions. [11]

Furthermore, CEQA Guidelines 15126.4 (c)(3) include "[o]ffsite measures, including offsets that are not otherwise required, to mitigate a project's emissions" as an option for GHG mitigation.[12] An example of this was in the case of the Oakland Sports and Mixed-Use Project, where off-site reduction measures in the neighboring communities were recommended.[13] We recommend consideration of local carbon offset programs to reduce the Project's GHG impacts as a measure of last result.

Provided above are several mitigation measures that would reduce Project-related GHG emissions. These measures offer a cost-effective, feasible way to incorporate lower-emitting design features into the proposed Project, which subsequently reduce emissions released during Project construction and operation.

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[10] "2022 Scoping Plan For Achieving Carbon Neutrality" CARB, November 2022, *available at*: https://ww2.arb.ca.gov/sites/default/files/2022-11/2022-sp-appendix-d-local-actions.pdf, Appendix D, p. 26.
[11] "2022 Scoping Plan For Achieving Carbon Neutrality" CARB, November 2022, *available at*: https://ww2.arb.ca.gov/sites/default/files/2022-11/2022-sp-appendix-d-local-actions.pdf, Appendix D, p. 23, Table 3.
[12] "Cal. Code Regs. tit. 14 § 15126.4." CEQA Guidelines, May 2024, *available at*: https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-6-resources-agency/chapter-3-guidelines-for-implementation-of-the-california-environmental-quality-act/article-9-contents-of-environmental-impact-reports/section-151264-consideration-and-discussion-of-mitigation-measures-proposed-to-minimize-significant-effects.
[13] "Cal. Pub. Resources Code § 21168.6.7." 2023, *available at*: https://casetext.com/statute/california-codes/california-public-resources-code/division-13-environmental-quality/chapter-6-limitations/section-2116867-oakland-sports-and-mixed-use-project-conditions-for-approval-certification-of-project-for-streamlining.

An EIR should be prepared that includes all feasible mitigation measures, as well as an updated GHG analysis to ensure that the necessary mitigation measures are implemented to reduce emissions to the maximum extent feasible. The EIR should also demonstrate a commitment to the implementation of these measures prior to Project approval, to ensure that the Project's potentially significant emissions are reduced to the maximum extent possible.

Disclaimer

SWAPE has received limited documentation regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Attachment A: Matt Hagemann CV
Attachment B: Paul Rosenfeld CV

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Matthew F. Hagemann, P.G., C.Hg.

- **Geologic and Hydrogeologic Characterization, Investigation and Remediation Strategies**
- **Industrial Stormwater Compliance**
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- **Expert Testimony**

Professional Certifications:
California Professional Geologist, P.G.
California Certified Hydrogeologist, C.Hg.

Education:
M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Experience:
30 years of experience in environmental policy, contaminant assessment and remediation, stormwater compliance, and CEQA review. Spent nine years with the U.S. EPA in the Resource Conservation Recovery Act (RCRA) and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where I identified emerging threats to groundwater. While with EPA, I served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. Led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) and directed efforts to improve hydrogeologic characterization and water quality monitoring. For the past 15 years, as a founding partner with SWAPE, I developed extensive client relationships and has managed complex projects that include consultations as an expert witness and a regulatory specialist, and managing projects ranging from industrial stormwater compliance to CEQA review of impacts from hazardous waste, air quality and greenhouse gas emissions.

Positions held include:

Government:
Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);

Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
Geologist, U.S. Forest Service (1986 – 1998).

Educational:
Geology Instructor, Golden West College, 2010 – 2104, 2017;
Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
Instructor, College of Marin, Department of Science (1990 – 1995).

Private Sector:
Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);
Executive Director, Orange Coast Watch (2001 – 2004);
Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, responsibilities have included:

- Lead analyst and testifying expert, for both plaintiffs and defendants, in the review of over 300 environmental impact reports and negative declarations since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, greenhouse gas emissions, and geologic hazards.
- Recommending additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce exposure to hazards from toxins.
- Stormwater analysis, sampling and best management practice evaluation, for both government agencies and corporate clients, at more than 150 industrial facilities.
- Serving as expert witness for both plaintiffs and defendants in cases including contamination of groundwater, CERCLAcompliance in assessment and remediation, and industrial stormwater contamination.
- Technical assistance and litigation support for vapor intrusion concerns, for both government agencies and corporate clients.
- Lead analyst and testifying expert in the review of environmental issues in license applicationsfor large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.

With Komex H2O Science Inc., duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking

water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.
- Lead author for a multi-volume remedial investigation report for an operating school in LosAngeles that met strict Sate of California regulatory requirements.
- Development of strategic approaches for cleanup of contaminated sites in consultation withclients and regulators.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities included:

- Leading efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiating a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identifying emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. Used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. Prepared geologic reports, conducted hearings, and responded to public comments from residents who were very concerned about the impact of designation.
- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Served as a hydrogeologist with the RCRA Hazardous Waste program. Duties included:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliancewith Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S.EPA legal counsel.

- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexicoand advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation- wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served as senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advising the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinkingwater supplies.
- Shaping EPA's national response to these threats by serving on workgroups and by contributingto guidance, including the Office of Research and Development publication, Oxygenates in Water: Critical Information and Research Needs.
- Improving the technical training of EPA's scientific and engineering staff.
- Earning an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Establishing national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities included:

- Mapping geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinating research with community stakeholders who were concerned with natural resource protection.
- Characterizing the geology of an aquifer that serves as the sole source of drinking water for thecity of Medford, Oregon.

As a consultant with Dames and Moore, led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large RCRA hazardous waste site in eastern Oregon.

Duties included the following:

- Supervising year-long effort for soil and groundwater sampling.
- Conducting aquifer tests.
- Investigating active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.
- Part time geology instructor at Golden West College in Huntington Beach, California from 2010 to 2014 and in 2017.

Summary of Testimony Experience Over Past Four Years

In Re New Jersey Department of Environmental Protection et al. vs. E.I. DuPont de Nemours and Company, in the United States District Court, District of New Jersey, Civil Action No. 1:19-cv-14766-RMB-JBC. Deposition in 2025. Representing Plaintiffs in matters regarding contamination of groundwater, wastewater, soil, and air with per- and poly-fluoroalkyl substances.

In Re Edmond Asher, et al., vs. RTX Corporation (f/k/a Raytheon Technologies Corporation, et al.) in the County of Huntington Superior Court, Indiana, Cause number 35D01-2006-CT-000338. Deposition in 2024. Representing Plaintiffs in matters regarding contamination of groundwater and soil vapor with trichlorethylene.

In Re Wright vs Consolidated Rail Corporation In the Circuit Court of Cook County, Illinois, Case No: 21L3966. Deposition in 2023, Representing Plaintiff in matters involving groundwater and drinking water contamination of perchloroethylene, trichlorethylene, 1,2-dichloroethane, and carbon tetrachloride.

In Re Behr Dayton Thermal Products LLC In the United States District Court for the Southern District of Ohio Western Division at Dayton, Case No: 08-cv-326. Deposition in 2022. Representing Plaintiff in matters regarding contamination of groundwater and indoor air with perchloroethylene and trichloethelene.

Orange County Water District vs. Sabic Innovative Plastics US, LLC, et al. In the Court of Appeal, Fourth District,

Division 1, California, Case No: D070553. Deposition in 2020. Representing Plaintiff in matters involving compliance with The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
Los Angeles Waterkeeper vs. AAA Plating and Inspection, Inc. In the United States District Court for the Central District of California, Case No: No. CV 18-5916 PA (GJSx). Deposition in 2019. Expert witness representing Plaintiff in matters involving contaminated stormwater runoff at an industrial facility in Compton, California.

Californians for Alternatives to Toxics vs. Schneider Dock and Intermodal Facility. In the United States District Court for the Northern District of California, Case No: 3:17-cv-05287-JST. Deposition in 2019. Expert witness representing Plaintiff in matters involving contaminated stormwater runoff at an industrial facility in Eureka, California.

Bells et al. vs. The 3M Company et al. In the United States District Court for the District of Colorado, Case No: 1:16-CV-02531-RBJ. Deposition in 2018. Expert witness representing Plaintiff on matters regarding the general hydrogeological conditions present in an area impacted by per- and poly-fluoroalkyl substances.

Ungar vs. Foundation for Affordable Housing. In the Superior Court, State of California, Los Angeles County, Case No. BC628890 Deposition in 2017. Expert witness representing defendant on matters involving alleged drinking water contamination.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S.EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making andPublic Participation. Brownfields 2005, Denver, Coloradao.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins atschools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBEReleases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells.

Presentation to the Ground Water and Environmental Law Conference, National GroundwaterAssociation.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Waterin Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Waterin the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to atribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to ameeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking WaterSupplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant.Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting ofthe National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to ameeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to AddressImpacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater(and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA andState Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublishedreport.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground StorageTanks.

Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F**. 1999, Water Quality Concerns Related to Personal WatercraftUsage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George WrightSociety Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval AirStation, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui,October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Airand Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Basesin California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:
Selected as subject matter expert for the California Professional Geologist licensing examinations,2009-2011.

SWAPE Technical Consultation, Data Analysis and Litigation Support for the Environment

SOIL WATER AIR PROTECTION ENTERPRISE
2219 Main Street, Suite 600
Santa Monica, CA 90405
Attn: Paul Rosenfeld, Ph.D.
Mobil: (310) 795-2335
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Fax: (310) 452-5550
Email: prosenfeld@swape.com

Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Focus on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years of experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, industrial, military and agricultural sources, unconventional oil drilling operations, and locomotive and construction engines. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities. Dr. Rosenfeld has also successfully modeled exposure to contaminants distributed by water systems and via vapor intrusion.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, creosote, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at sites and has testified as an expert witness on numerous cases involving exposure to soil, water and air contaminants from industrial, railroad, agricultural, and military sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H_2O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Rosenfeld, P.E., Spaeth, K.R., McCarthy, S.J. *et al.* Camp Lejeune Marine Cancer Risk Assessment for Exposure to Contaminated Drinking Water From 1955 to 1987. *Water Air Soil Pollut* **235**, 124 (2024). https://doi.org/10.1007/s11270-023-06863-y.

Rosenfeld P.E., Spaeth K.R., Remy L.L., Byers V., Muerth S.A., Hallman R,C., Summers-Evans J., Barker S. (2023) Perfluoroalkyl substances exposure in firefighters: Sources and implications, *Environmental Research*, Volume 220, https://doi.org/10.1016/j.envres.2022.115164.

Rosenfeld P.E. and Spaeth K.R., (2023) Authors' Response to Letter to the Editor from Bullock and Ramacciotti, *Water Air Soil Pollution* Volume 234, https://doi.org/10.1007/s11270-023-06165-3

Rosenfeld P. E., Spaeth K., Hallman R., Bressler R., Smith, G., (2022) Cancer Risk and Diesel Exhaust Exposure Among Railroad Workers. *Water Air Soil Pollution.* **233,** 171.

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health.* 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P**., (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.,** Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries.* Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.,** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution,* 123 (17), 319-327.

Cheremisinoff, N.P., **Rosenfeld, P.E.** Davletshin, A.R. (2008). ***Responsible Care***. Gulf Publishing. Texas.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy of Odour Wheels for Odours of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities.* Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme for The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated with Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.

Rosenfeld, P. E., Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.

Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS–6), Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

Rosenfeld, P.E., and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality.* 29, 1662-1668.

Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affects on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld. (**1998). Compost Amendment Handbook for Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation on St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Master's thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelor's Thesis. University of California.

Presentations:

Rosenfeld, P.E., "The science for Perfluorinated Chemicals (PFAS): What makes remediation so hard?" Law Seminars International, (May 9-10, 2018) 800 Fifth Avenue, Suite 101 Seattle, WA.

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society.* Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution.* Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluoroctanoic Acid (PFOA) and Perfluoroactane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States" Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P**. (20-22 July (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water.* Platform lecture conducted at University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. The *23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting.* Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.,** Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition.* Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference.* Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference.* Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference.* Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus on Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference.* Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model for PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants*. Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium on Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium on Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting for Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington.

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conferenc*e. Lecture conducted from Indianapolis, Maryland.

Rosenfeld. P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld. P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation with High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E, C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation with High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. The course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. $41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate the effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: $10,000 grant awarded to San Diego State University.
Goal: investigate the effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. $100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. $20,000 grant awarded to investigate the effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: $10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: $15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. $500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

In the District Court of Harris County Texas
Mt Davis Interest, Inc v Sesco Cement Corp
Cause No 2023-26512
Trial 6-6-2-25

In the United States Southern District of New York
Gallo vs Avon Products Inc., et al
Civil Action No.: 1:23-cv-2023
Deposition 4-24-2025

In Vanderburgh Superior Court 5, County of Vanderburgh, Indiana
Markello v CSX
Civil Action No 82D05-2011-CT-004962
Deposition 3-26-25

Iin the Circuit Court of Cook County Illinois
Jarosiewicz v Northeast Regional Railroad
Case No 2023 L 002290
Deposition 2-27-25

In the District Court 191st Judicial District Dallas County
Acklin v Poly America International
Cause No DC-22-08610
Deposition 1-8-2025

United States District Court, Norther District of California
Asustin Vs Monsanto
Case No 2:23-cv-272
Deposition 12-20-25

In Jefferson Circuit Court Division One, Louisville, Kentucky
Stafford vs, CSX
Case No. 18-CI-001790

Deposition: 8-27-24

In the Twenty-Second Judicial Circuit of St. Louis. State of Missouri
Patricia Godfrey vs, Amtrak
Case No. 2122-CC-00525
Deposition: 7-17-24

In the Circuit Court of Jefferson County Alabama
Linda Early Vs. CSX
Case number CV-2021-00241
Deposition 6-24-24

In the Court of Common Please Lucas County, Ohio
Brenda Conkright vs. CSX
Case No. G-4801-CI-0202102664-000
Deposition: 6-4-24

In the Commonwealth of Kentucky, Greenup Circuit Court
Patsy Sue Napier vs. CSX
Case No. 19-CI-0012
Deposition: 5-8-2-24

In United States District Court of Hawaii
Patrick Feindt, Jr. et al. vs. The United States of America
Case No. 1:22-cv-LEK-KJM
Trial 3-29-24 and 4-5-24

In the District Court of Hood County State of Texas
Artie Gray vs. Exxon Mobil
Case No. C-2018047
Rosenfeld Deposition:4-22-2024

In the Elkhart Superior Court State of Indiana
Estate of Clark Stacy vs. Penn Central Corporation
Cause No 2D01-2001-CT-00007
Rosenfeld Deposition 1-25-2024 and 3-7-2024

In the Circuit Court of Trempealeau County, State of Wisconsin
Michael J. Sylla et al. vs. High-Crush Whitehall LLC
Case No. 2019-CV-63, 2019-CV-64, 2019-CV-65, 2019-CV-66
Rosenfeld Deposition: 3-5-2024

In the Circuit Court of Trempealeau County, State of Wisconsin
Leland Drangstveit vs. High-Crush Blair LLC
Case No. 19-CV-66
Rosenfeld Deposition 3-5-2024

In the Circuit Court of Jefferson County Alabama
Donald Lee Ashworth vs. CSX Transportation Inc.
Case No CV-2021-901261
Rosenfeld Deposition 1-23-2024

In the United States District Court for the Eastern District of Wisconsin
Gary L Siepe vs. Soo Line Railroad
Case No. 2:21-cv-00919
Rosenfeld Deposition 1-19-2024

In the United States District Court for the Western District of Louisiana
Ricky Bush v. Clean Harbors Colfax LLC
Case No. 1:22-cv-02026-DDD-JPM
Rosenfeld Deposition 12-18-2023 and 1-15-2024

In United States District Court of Hawaii
Patrick Feindt, Jr. et al. vs. The United States of America
Case No. 1:22-cv-LEK-KJM
Rosenfeld Deposition 11-29-2023

In the Circuit Court for the Twentieth Judicial Circuit St. Clair County, Illinois
Timothy Gray vs. Rural King et al.
Case No 2022-LA-355
Rosenfeld Deposition 9-26-2023

In United States District Court Eastern District of Wisconsin
Gary L. Siepe vs. Soo Line Railroad Company
Case No. 2:21-cv-00919
Rosenfeld Deposition 9-15-2023

In the Circuit Court of Cook County Illinois
Donald Fox vs. BNSF
Case No. 2021 L12
Rosenfeld Deposition 9-12-2023

In the Court of Common Please Cuyahoga County, Ohio
Thomas Schleich vs. Penn Central Corporation
Lead Case No. CV-20-939184
Rosenfeld Deposition 8-27-2023

In the Circuit Court of Jackson County Missouri at Kansas City
Timothy Dalsing vs. BNSF
Case No. No. 2216-cv06539
Rosenfeld Deposition 7-28-2023

In the United States District Court for the Southern District of Texas Houston Division
International Terminals Company LLC Deer Park Fire Litigation
Lead Case No. 4:19-cv-01460
Rosenfeld Deposition 7-25-2023

In the Circuit Court of Livingston County Missouri
Shirley Ralls vs. Canadian Pacific Railway and Soo Lind Railroad
Case No. 28LV-CV0020
Rosenfeld Daubert Hearing 7-18-2023 Trial Testimony 7-19-2023

In the Circuit Court of Cook County Illinois
Brenda Wright vs. Penn Central and Conrail
Case No. No. 2032L003966
Rosenfeld Deposition 6-13-2023

In the Circuit Court Common Please Philadelphia of Jefferson County Alabama
Frank Belle vs. Birmingham Southern Railroad Company et al.
Case No. 01-cv-2021-900901.00
Rosenfeld Deposition 4-6-2023

In the Circuit Court of Jefferson County Alabama
Linda De Gregorio vs. Penn Central
Case No. 002278
Rosenfeld Deposition 3-27-20203

In the United States District Court Eastern District of New York
Rosalie Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-16-2023

In the Superior Court of Washington, Spokane County
Judy Cundy vs. BNSF
Case No. 21-2-03718-32
Rosenfeld Deposition 3-9-2023

In The Court of Common Pleas of Philadelphia County, PA Civil Trial Division
Feaster v Conrail
Case No. 001075
Rosenfeld Deposition 2-1-2023

In United States District Court for the Central District of Illinois
Sherman vs. BNSF
Case No. 3:17-cv-01192
Rosenfeld Deposition 1-18-2023

In United States District Court District of Colorado
Gonzales vs. BNSF
Case No. 1:21-cv-01690
Rosenfeld Deposition 1-17-2023

In United States District Court District of Colorado
Abeyta vs. BNSF
Case No. 1:21-cv-01689-KMT
Rosenfeld Deposition 1-3-2023

In United States District Court For The Easter District of Louisiana
Nathaniel Smith vs. Illinois Central Railroad
Case No. 2:21-cv-01235
Rosenfeld Deposition 11-30-2022

In the Superior Court of the State of California, County of San Bernardino
Billy Wildrick, Plaintiff vs. BNSF Railway Company
Case No. CIVDS1711810
Rosenfeld Deposition 10-17-2022

In the State Court of Bibb County, State of Georgia
Richard Hutcherson, Plaintiff vs Norfolk Southern Railway Company
Case No. 10-SCCV-092007
Rosenfeld Deposition 10-6-2022

In the Civil District Court of the Parish of Orleans, State of Louisiana
Millard Clark, Plaintiff vs. Dixie Carriers, Inc. et al.
Case No. 2020-03891
Rosenfeld Deposition 9-15-2022

In The Circuit Court of Livingston County, State of Missouri, Circuit Civil Division

Shirley Ralls, Plaintiff vs. Canadian Pacific Railway and Soo Line Railroad
Case No. 18-LV-CC0020
Rosenfeld Deposition 9-7-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jonny C. Daniels, Plaintiff vs. CSX Transportation Inc.
Case No. 20-CA-5502
Rosenfeld Deposition 9-1-2022

In The Circuit Court of St. Louis County, State of Missouri
Kieth Luke et. al. Plaintiff vs. Monsanto Company et. al.
Case No. 19SL-CC03191
Rosenfeld Deposition 8-25-2022

In The Circuit Court of the 13th Judicial Circuit Court, Hillsborough County, Florida Civil Division
Jeffery S. Lamotte, Plaintiff vs. CSX Transportation Inc.
Case No. NO. 20-CA-0049
Rosenfeld Deposition 8-22-2022

In State of Minnesota District Court, County of St. Louis Sixth Judicial District
Greg Bean, Plaintiff vs. Soo Line Railroad Company
Case No. 69-DU-CV-21-760
Rosenfeld Deposition 8-17-2022

In United States District Court Western District of Washington at Tacoma, Washington
John D. Fitzgerald Plaintiff vs. BNSF
Case No. 3:21-cv-05288-RJB
Rosenfeld Deposition 8-11-2022

In Circuit Court of the Sixth Judicial Circuit, Macon Illinois
Rocky Bennyhoff Plaintiff vs. Norfolk Southern
Case No. 20-L-56
Rosenfeld Deposition 8-3-2022, Trial 1-10-2023

In Court of Common Pleas, Hamilton County Ohio
Joe Briggins Plaintiff vs. CSX
Case No. A2004464
Rosenfeld Deposition 6-17-2022

In the Superior Court of the State of California, County of Kern
George LaFazia vs. BNSF Railway Company.
Case No. BCV-19-103087
Rosenfeld Deposition 5-17-2022

In the Circuit Court of Cook County Illinois
Bobby Earles vs. Penn Central et. al.
Case No. 2020-L-000550
Rosenfeld Deposition 4-16-2022

In United States District Court Easter District of Florida
Albert Hartman Plaintiff vs. Illinois Central
Case No. 2:20-cv-1633
Rosenfeld Deposition 4-4-2022

In the Circuit Court of the 4th Judicial Circuit, in and For Duval County, Florida
Barbara Steele vs. CSX Transportation

Case No.16-219-Ca-008796
Rosenfeld Deposition 3-15-2022

In United States District Court Easter District of New York
Romano et al. vs. Northrup Grumman Corporation
Case No. 16-cv-5760
Rosenfeld Deposition 3-10-2022

In the Circuit Court of Cook County Illinois
Linda Benjamin vs. Illinois Central
Case No. No. 2019 L 007599
Rosenfeld Deposition 1-26-2022

In the Circuit Court of Cook County Illinois
Donald Smith vs. Illinois Central
Case No. No. 2019 L 003426
Rosenfeld Deposition 1-24-2022

In the Circuit Court of Cook County Illinois
Jan Holeman vs. BNSF
Case No. 2019 L 000675
Rosenfeld Deposition 1-18-2022

In the State Court of Bibb County State of Georgia
Dwayne B. Garrett vs. Norfolk Southern
Case No. 20-SCCV-091232
Rosenfeld Deposition 11-10-2021

In the Circuit Court of Cook County Illinois
Joseph Ruepke vs. BNSF
Case No. 2019 L 007730
Rosenfeld Deposition 11-5-2021

In the United States District Court For the District of Nebraska
Steven Gillett vs. BNSF
Case No. 4:20-cv-03120
Rosenfeld Deposition 10-28-2021

In the Montana Thirteenth District Court of Yellowstone County
James Eadus vs. Soo Line Railroad and BNSF
Case No. DV 19-1056
Rosenfeld Deposition 10-21-2021

In the Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al. vs Cerro Flow Products, Inc.
Case No. 0i9-L-2295
Rosenfeld Deposition 5-14-2021
Trial October 8-4-2021

In the Circuit Court of Cook County Illinois
Joseph Rafferty vs. Consolidated Rail Corporation and National Railroad Passenger Corporation d/b/a AMTRAK,
Case No. 18-L-6845
Rosenfeld Deposition 6-28-2021

In the United States District Court For the Northern District of Illinois

Theresa Romcoe vs. Northeast Illinois Regional Commuter Railroad Corporation d/b/a METRA Rail
Case No. 17-cv-8517
Rosenfeld Deposition 5-25-2021

In the Superior Court of the State of Arizona In and For the Cunty of Maricopa
Mary Tryon et al. vs. The City of Pheonix v. Cox Cactus Farm, L.L.C., Utah Shelter Systems, Inc.
Case No. CV20127-094749
Rosenfeld Deposition 5-7-2021

In the United States District Court for the Eastern District of Texas Beaumont Division
Robinson, Jeremy et al vs. CNA Insurance Company et al.
Case No. 1:17-cv-000508
Rosenfeld Deposition 3-25-2021

In the Superior Court of the State of California, County of San Bernardino
Gary Garner, Personal Representative for the Estate of Melvin Garner vs. BNSF Railway Company.
Case No. 1720288
Rosenfeld Deposition 2-23-2021

In the Superior Court of the State of California, County of Los Angeles, Spring Street Courthouse
Benny M Rodriguez vs. Union Pacific Railroad, A Corporation, et al.
Case No. 18STCV01162
Rosenfeld Deposition 12-23-2020

In the Circuit Court of Jackson County, Missouri
Karen Cornwell, Plaintiff, vs. Marathon Petroleum, LP, Defendant.
Case No. 1716-CV10006
Rosenfeld Deposition 8-30-2019

In the United States District Court For The District of New Jersey
Duarte et al, Plaintiffs, vs. United States Metals Refining Company et. al. Defendant.
Case No. 2:17-cv-01624-ES-SCM
Rosenfeld Deposition 6-7-2019

In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS "Conti Perdido" Defendant.
Case No. 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition 5-9-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No. BC615636
Rosenfeld Deposition 1-26-2019

In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No. BC646857
Rosenfeld Deposition 10-6-2018; Trial 3-7-19

In United States District Court For The District of Colorado
Bells et al. Plaintiffs vs. The 3M Company et al., Defendants
Case No. 1:16-cv-02531-RBJ
Rosenfeld Deposition 3-15-2018 and 4-3-2018

In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosciences, LLC, et al., Defendants

Cause No. 1923
Rosenfeld Deposition 11-17-2017

In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintifs vs. Chevron Corporation, et al., Defendants
Cause No. C12-01481
Rosenfeld Deposition 11-20-2017

In The Circuit Court of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition 8-23-2017

In United States District Court For The Southern District of Mississippi
Guy Manuel vs. The BP Exploration et al., Defendants
Case No. 1:19-cv-00315-RHW
Rosenfeld Deposition 4-22-2020

In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No. LC102019 (c/w BC582154)
Rosenfeld Deposition 8-16-2017, Trail 8-28-2018

In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., Plaintifs, vs. Meritor Inc., et al., Defendants
Case No. 4:16-cv-52-DMB-JVM
Rosenfeld Deposition July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No. RG14711115
Rosenfeld Deposition September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No. LALA002187
Rosenfeld Deposition August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. vs. Antero, et al.
Civil Action No. 14-C-30000
Rosenfeld Deposition June 2015

In The Iowa District Court for Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No. 4980
Rosenfeld Deposition May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.

Case No. CACE07030358 (26)
Rosenfeld Deposition December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, vs. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant.*
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the County of Kern, Unlimited Jurisdiction
Rose Propagation Services vs. Heppe Enterprises
Case No. S-1500-CV-278190, LHB
Rosenfeld Deposition: May 2014

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

In the Court of Galveston County, Texas 56th Judicial District
MDL Litigation Regarding Texas City Refinery Ultracracker Emission Event Litigation
Cause No. 10-UC-0001
Rosenfeld Deposition: March 2013
Rosenfeld Trial: September 2013

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs,* vs. BP Products North America, Inc., *Defendant.*
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the United States District court of Southern District of California
United States of America, Plaintiff vs. 2,560 Acres of Land, more or less, located in Imperial County, State of California; and Donald L. Crawford, et. al.
Civil No. 3:11-cv-02258-IEG-RBB
Rosenfeld Deposition: December 2012, January 2013

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., Plaintiffs, vs. Republic Services, Inc., et al., Defendants
Case No. 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition October 2012

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs,* vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., Plaintiffs, vs. International Paper Company, Defendant.

EXHIBIT B

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Date: March 29, 2026

To: Richard Drury
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1939 Harrison Street, Suite 150
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From: Francis J. Offermann PE CIH

Subject: Indoor Air Quality: Chacon Farms Project, San Jacinto, CA.
(IEE File Reference: P-4946)

Pages: 19

Indoor Air Quality Impacts

Indoor air quality (IAQ) directly impacts the comfort and health of building occupants, and the achievement of acceptable IAQ in newly constructed and renovated buildings is a well-recognized design objective. For example, IAQ is addressed by major high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014). Indoor air quality in homes is particularly important because occupants, on average, spend approximately ninety percent of their time indoors with the majority of this time spent at home (EPA, 2011). Some segments of the population that are most susceptible to the effects of poor IAQ, such as the very young and the elderly, occupy their homes almost continuously. Additionally, an increasing number of adults are working from home at least some of the time during the workweek. Indoor air quality also is a serious concern for workers in hotels, offices and other business establishments.

The concentrations of many air pollutants often are elevated in homes and other buildings relative to outdoor air because many of the materials and products used indoors contain and release a variety of pollutants to air (Hodgson et al., 2002; Offermann and Hodgson,

2011). With respect to indoor air contaminants for which inhalation is the primary route of exposure, the critical design and construction parameters are the provision of adequate ventilation and the reduction of indoor sources of the contaminants.

Indoor Formaldehyde Concentrations Impact. In the California New Home Study (CNHS) of 108 new homes in California (Offermann, 2009), 25 air contaminants were measured, and formaldehyde was identified as the indoor air contaminant with the highest cancer risk as determined by the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), No Significant Risk Levels (NSRL) for carcinogens. The NSRL is the daily intake level calculated to result in one excess case of cancer in an exposed population of 100,000 (i.e., ten in one million cancer risk) and for formaldehyde is 40 µg/day. The NSRL concentration of formaldehyde that represents a daily dose of 40 µg is 2 µg/m^3, assuming a continuous 24-hour exposure, a total daily inhaled air volume of 20 m^3, and 100% absorption by the respiratory system. All of the CNHS homes exceeded this NSRL concentration of 2 µg/m^3. The median indoor formaldehyde concentration was 36 µg/m^3, and ranged from 4.8 to 136 µg/m^3, which corresponds to a median exceedance of the 2 µg/m^3 NSRL concentration of 18 and a range of 2.3 to 68.

Therefore, the cancer risk of a resident living in a California home with the median indoor formaldehyde concentration of 36 µg/m^3, is 180 per million as a result of formaldehyde alone. The CEQA significance threshold for airborne cancer risk is 10 per million, as established by the San Diego County Air Pollution Control District (SDAPCD, 2021).

Besides being a human carcinogen, formaldehyde is also a potent eye and respiratory irritant. In the CNHS, many homes exceeded the non-cancer reference exposure levels (RELs) prescribed by California Office of Environmental Health Hazard Assessment (OEHHA, 2017b). The percentage of homes exceeding the RELs ranged from 98% for the Chronic REL of 9 µg/m^3 to 28% for the Acute REL of 55 µg/m^3.

The primary source of formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particleboard. These materials are commonly used in building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims.

In January 2009, the California Air Resources Board (CARB) adopted an airborne toxics control measure (ATCM) to reduce formaldehyde emissions from composite wood products, including hardwood plywood, particleboard, medium density fiberboard, and also furniture and other finished products made with these wood products (California Air Resources Board 2009). While this formaldehyde ATCM has resulted in reduced emissions from composite wood products sold in California, they do not preclude that homes built with composite wood products meeting the CARB ATCM will have indoor formaldehyde concentrations below cancer and non-cancer exposure guidelines.

A follow up study to the California New Home Study (CNHS) was conducted in 2016-2018 (Singer et. al., 2019) and found that the median indoor formaldehyde in new homes built after 2009 with CARB Phase 2 Formaldehyde ATCM materials had lower indoor formaldehyde concentrations, with a median indoor concentrations of 22.4 $\mu g/m^3$ (18.2 ppb) as compared to a median of 36 $\mu g/m^3$ found in the 2007 CNHS. Unlike in the CNHS study where formaldehyde concentrations were measured with pumped DNPH samplers, the formaldehyde concentrations in the HENGH study were measured with passive samplers, which were estimated to under-measure the true indoor formaldehyde concentrations by approximately 7.5%. Applying this correction to the HENGH indoor formaldehyde concentrations results in a median indoor concentration of 24.1 $\mu g/m^3$, which is 33% lower than the 36 $\mu g/m^3$ found in the 2007 CNHS.

Thus, while new homes built after the 2009 CARB formaldehyde ATCM have a 33% lower median indoor formaldehyde concentration and cancer risk, the median lifetime cancer risk is still 120 per million for homes built with CARB compliant composite wood products. This median lifetime cancer risk is more than 12 times the OEHHA 10 in a million cancer risk threshold (OEHHA, 2017a).

With respect to the Chacon Farms Project, San Jacinto, CA, the buildings consist of residential buildings spaces.

The residential occupants will potentially have continuous exposure (e.g. 24 hours per day, 52 weeks per year). These exposures are anticipated to result in significant cancer risks

resulting from exposures to formaldehyde released by the building materials and furnishing commonly found in residential construction.

Because these residences will be constructed with CARB Phase 2 Formaldehyde ATCM materials and be ventilated with the minimum code required amount of outdoor air, the indoor residential formaldehyde concentrations are likely similar to those concentrations observed in residences built with CARB Phase 2 Formaldehyde ATCM materials, which is a median of 24.1 $\mu g/m^3$ (Singer et. al., 2020)

Assuming that the residential occupants inhale 20 m^3 of air per day, the average 70-year lifetime formaldehyde daily dose is 482 µg/day for continuous exposure in the residences. This exposure represents a cancer risk of 120 per million, which is more than 12 times the CEQA cancer risk of 10 per million. For occupants that do not have continuous exposure, the cancer risk will be proportionally less but still substantially over the CEQA cancer risk of 10 per million (e.g. for 12/hour/day occupancy, more than 6 times the CEQA cancer risk of 10 per million).

In addition, we note that the average outdoor air concentration of formaldehyde in California is 3 ppb, or 3.7 $\mu g/m^3$, (California Air Resources Board, 2004), and thus represents an average pre-existing background airborne cancer risk of 1.85 per million. Thus, the indoor air formaldehyde exposures describe above exacerbate this pre-existing risk resulting from outdoor air formaldehyde exposures.

Additionally, the SCAQMD's Multiple Air Toxics Exposure Study ("MATES V") identifies an existing cancer risk at the Project site of 219 per million due to the site's elevated ambient air contaminant concentrations, which are due to the area's high levels of vehicle traffic. These impacts would further exacerbate the pre-existing cancer risk to the building occupants, which result from exposure to formaldehyde in both indoor and outdoor air.

Appendix A, Indoor Formaldehyde Concentrations and the CARB Formaldehyde ATCM, provides analyses that show utilization of CARB Phase 2 Formaldehyde ATCM materials

will not ensure acceptable cancer risks with respect to formaldehyde emissions from composite wood products.

Even composite wood products manufactured with CARB certified ultra-low emitting formaldehyde (ULEF) resins do not ensure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can ensure that the OEHHA cancer risk of 10 per million is met.

The following describes a method that should be used, prior to construction in the environmental review under CEQA, for determining whether the indoor concentrations resulting from the formaldehyde emissions of specific building materials/furnishings selected exceed cancer and non-cancer guidelines. Such a design analyses can be used to identify those materials/furnishings prior to the completion of the City's CEQA review and project approval, that have formaldehyde emission rates that contribute to indoor concentrations that exceed cancer and non-cancer guidelines, so that alternative lower emitting materials/furnishings may be selected and/or higher minimum outdoor air ventilation rates can be increased to achieve acceptable indoor concentrations and incorporated as mitigation measures for this project.

Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment

This formaldehyde emissions assessment should be used in the environmental review under CEQA to assess the indoor formaldehyde concentrations from the proposed loading of building materials/furnishings, the area-specific formaldehyde emission rate data for building materials/furnishings, and the design minimum outdoor air ventilation rates. This assessment allows the applicant (and the City) to determine, before the conclusion of the environmental review process and the building materials/furnishings are specified, purchased, and installed, if the total chemical emissions will exceed cancer and non-cancer guidelines, and if so, allow for changes in the selection of specific material/furnishings

and/or the design minimum outdoor air ventilations rates such that cancer and non-cancer guidelines are not exceeded.

1.) Define Indoor Air Quality Zones. Divide the building into separate indoor air quality zones, (IAQ Zones). IAQ Zones are defined as areas of well-mixed air. Thus, each ventilation system with recirculating air is considered a single zone, and each room or group of rooms where air is not recirculated (e.g. 100% outdoor air) is considered a separate zone. For IAQ Zones with the same construction material/furnishings and design minimum outdoor air ventilation rates. (e.g. hotel rooms, apartments, condominiums, etc.) the formaldehyde emission rates need only be assessed for a single IAQ Zone of that type.

2.) Calculate Material/Furnishing Loading. For each IAQ Zone, determine the building material and furnishing loadings (e.g., m^2 of material/m^2 floor area, units of furnishings/m^2 floor area) from an inventory of all potential indoor formaldehyde sources, including flooring, ceiling tiles, furnishings, finishes, insulation, sealants, adhesives, and any products constructed with composite wood products containing urea-formaldehyde resins (e.g., plywood, medium density fiberboard, particleboard).

3.) Calculate the Formaldehyde Emission Rate. For each building material, calculate the formaldehyde emission rate (µg/h) from the product of the area-specific formaldehyde emission rate (µg/m^2-h) and the area (m^2) of material in the IAQ Zone, and from each furnishing (e.g. chairs, desks, etc.) from the unit-specific formaldehyde emission rate (µg/unit-h) and the number of units in the IAQ Zone.

NOTE: As a result of the high-performance building rating systems and building codes (California Building Standards Commission, 2014; USGBC, 2014), most manufacturers of building materials furnishings sold in the United States conduct chemical emission rate tests using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), or other equivalent chemical emission rate testing methods. Most manufacturers of building furnishings sold in the United States conduct chemical emission rate tests using ANSI/BIFMA M7.1 Standard Test Method for Determining VOC Emissions (BIFMA, 2018), or other equivalent chemical emission rate

testing methods.

CDPH, BIFMA, and other chemical emission rate testing programs, typically certify that a material or furnishing does not create indoor chemical concentrations in excess of the maximum concentrations permitted by their certification. For instance, the CDPH emission rate testing requires that the measured emission rates when input into an office, school, or residential model do not exceed one-half of the OEHHA Chronic Exposure Guidelines (OEHHA, 2017b) for the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017). These certifications themselves do not provide the actual area-specific formaldehyde emission rate (i.e., $\mu g/m^2$-h) of the product, but rather provide data that the formaldehyde emission rates do not exceed the maximum rate allowed for the certification. Thus, for example, the data for a certification of a specific type of flooring may be used to calculate that the area-specific emission rate of formaldehyde is less than 31 $\mu g/m^2$-h, but not the actual measured specific emission rate, which may be 3, 18, or 30 $\mu g/m^2$-h. These area-specific emission rates determined from the product certifications of CDPH, BIFA, and other certification programs can be used as an initial estimate of the formaldehyde emission rate.

If the actual area-specific emission rates of a building material or furnishing is needed (i.e. the initial emission rates estimates from the product certifications are higher than desired), then that data can be acquired by requesting from the manufacturer the complete chemical emission rate test report. For instance if the complete CDPH emission test report is requested for a CDHP certified product, that report will provide the actual area-specific emission rates for not only the 35 specific VOCs, including formaldehyde, listed in Table 4-1 of the CDPH test method (CDPH, 2017), but also all of the cancer and reproductive/developmental chemicals listed in the California Proposition 65 Safe Harbor Levels (OEHHA, 2017a), all of the toxic air contaminants (TACs) in the California Air Resources Board Toxic Air Contamination List (CARB, 2011), and the 10 chemicals with the greatest emission rates.

Alternatively, a sample of the building material or furnishing can be submitted to a chemical emission rate testing laboratory, such as Berkeley Analytical Laboratory (https://berkeleyanalytical.com), to measure the formaldehyde emission rate.

4.) Calculate the Total Formaldehyde Emission Rate. For each IAQ Zone, calculate the total formaldehyde emission rate (i.e. µg/h) from the individual formaldehyde emission rates from each of the building material/furnishings as determined in Step 3.

5.) Calculate the Indoor Formaldehyde Concentration. For each IAQ Zone, calculate the indoor formaldehyde concentration (µg/m^3) from Equation 1 by dividing the total formaldehyde emission rates (i.e. µg/h) as determined in Step 4, by the design minimum outdoor air ventilation rate (m^3/h) for the IAQ Zone.

$$C_{in} = \frac{E_{total}}{Q_{oa}} \quad \text{(Equation 1)}$$

where:

C_{in} = indoor formaldehyde concentration (µg/m^3)

E_{total} = total formaldehyde emission rate (µg/h) into the IAQ Zone.

Q_{oa} = design minimum outdoor air ventilation rate to the IAQ Zone (m^3/h)

The above Equation 1 is based upon mass balance theory, and is referenced in Section 3.10.2 "Calculation of Estimated Building Concentrations" of the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017).

6.) Calculate the Indoor Exposure Cancer and Non-Cancer Health Risks. For each IAQ Zone, calculate the cancer and non-cancer health risks from the indoor formaldehyde concentrations determined in Step 5 and as described in the OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines; Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2015).

7.) Mitigate Indoor Formaldehyde Exposures of exceeding the CEQA Cancer and/or Non-Cancer Health Risks. In each IAQ Zone, provide mitigation for any formaldehyde exposure risk as determined in Step 6, that exceeds the CEQA cancer risk of 10 per million or the CEQA non-cancer Hazard Quotient of 1.0.

Provide the source and/or ventilation mitigation required in all IAQ Zones to reduce the health risks of the chemical exposures below the CEQA cancer and non-cancer health risks.

Source mitigation for formaldehyde may include:

1.) reducing the amount materials and/or furnishings that emit formaldehyde
2.) substituting a different material with a lower area-specific emission rate of formaldehyde

Ventilation mitigation for formaldehyde emitted from building materials and/or furnishings may include:

1.) increasing the design minimum outdoor air ventilation rate to the IAQ Zone.

NOTE: Mitigating the formaldehyde emissions through use of less material/furnishings, or use of lower emitting materials/furnishings, is the preferred mitigation option, as mitigation with increased outdoor air ventilation increases initial and operating costs associated with the heating/cooling systems.

Further, we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers," (CDPH, 2017), and use the procedure described earlier above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Impact. Another important finding of the CNHS, was that the outdoor air ventilation rates in the homes were very low. Outdoor air ventilation is a very important factor influencing the indoor concentrations of air contaminants, as it is the primary removal mechanism of all indoor air generated contaminants. Lower outdoor air exchange rates cause indoor generated air contaminants to accumulate to higher indoor air concentrations. Many homeowners rarely open their windows or doors for ventilation as a

result of their concerns for security/safety, noise, dust, and odor concerns (Price, 2007). In the CNHS field study, 32% of the homes did not use their windows during the 24-hour Test Day, and 15% of the homes did not use their windows during the entire preceding week. Most of the homes with no window usage were homes in the winter field session. Thus, a substantial percentage of homeowners never open their windows, especially in the winter season. The median 24-hour measurement was 0.26 air changes per hour (ach), with a range of 0.09 ach to 5.3 ach. A total of 67% of the homes had outdoor air exchange rates below the minimum California Building Code (2001) requirement of 0.35 ach. Thus, the relatively tight envelope construction, combined with the fact that many people never open their windows for ventilation, results in homes with low outdoor air exchange rates and higher indoor air contaminant concentrations.

The Chacon Farms Project, San Jacinto, CA is close to roads with moderate to high traffic (e.g., North Cawston Avenue, West Esplanade Avenue, 7th Street, etc.). Thus, the Project is located in a sound impacted area.

The Draft Environmental Impact Report – Chacon Farms Project, San Jacinto, CA (EPC Environmental, 2025) states in Table 31 that the modeled existing traffic noise levels with the Project range from 67.5 to 69.8 dBA CNEL without a wall and 61.1 to 64.9 dBA CNEL with a wall. These modeled ambient noise estimates were based upon measurements made at just two locations over 15-minute periods.

In order to design the building for this Project such that interior noise levels are acceptable, an acoustic study with actual on-site measurements of the existing ambient noise levels and modeled future ambient noise levels needs to be conducted. The acoustic study of the existing ambient noise levels should be conducted over a minimum of a one-week period and report the dBA CNEL or Ldn. This study will allow for the selection of a building envelope and windows with a sufficient STC such that the indoor noise levels are acceptable. A mechanical supply of outdoor air ventilation to allow for a habitable interior environment with closed windows and doors will also be required. Such a ventilation system would allow windows and doors to be kept closed at the occupant's discretion to control exterior noise within building interiors.

$PM_{2.5}$ Outdoor Concentrations Impact. An additional impact of the nearby motor vehicle traffic associated with this project, are the outdoor concentrations of $PM_{2.5}$. According to the Draft Environmental Impact Report – Chacon Farms Project, San Jacinto, CA (EPC Environmental, 2025), the Project is located in the South Coast Air Basin, which is a State and Federal non-attainment area for $PM_{2.5}$.

Additionally, the SCAQMD's MATES V study cites an existing cancer risk of 219 per million at the Project site due to the site's high concentration of ambient air contaminants resulting from the area's high levels of motor vehicle traffic.

An air quality analyses should be conducted to determine the concentrations of $PM_{2.5}$ in the outdoor and indoor air that people inhale each day. This air quality analyses needs to consider the cumulative impacts of the project related emissions, existing and projected future emissions from local $PM_{2.5}$ sources (e.g. stationary sources, motor vehicles, and airport traffic) upon the outdoor air concentrations at the Project site. If the outdoor concentrations are determined to exceed the California and National annual average $PM_{2.5}$ exceedence concentration of 12 $\mu g/m^3$, or the National 24-hour average exceedence concentration of 35 $\mu g/m^3$, then the buildings need to have a mechanical supply of outdoor air that has air filtration with sufficient removal efficiency, such that the indoor concentrations of outdoor $PM_{2.5}$ particles is less than the California and National $PM_{2.5}$ annual and 24-hour standards.

It is my experience that based on the projected high traffic noise levels, the annual average concentration of $PM_{2.5}$ will exceed the California and National $PM_{2.5}$ annual and 24-hour standards and warrant installation of high efficiency air filters (i.e. at least MERV 13, or possibly MERV 14 or 15 depending on the results of the Project ambient $PM_{2.5}$ concentrations) in all mechanically supplied outdoor air ventilation systems.

Indoor Air Quality Impact Mitigation Measures

The following are recommended mitigation measures to minimize the impacts upon indoor quality:

Indoor Formaldehyde Concentrations Mitigation. Use only composite wood materials (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins (CARB, 2009). CARB Phase 2 certified composite wood products, or ultra-low emitting formaldehyde (ULEF) resins, do not ensure indoor formaldehyde concentrations that are below the CEQA cancer risk of 10 per million. Only composite wood products manufactured with CARB approved no-added formaldehyde (NAF) resins, such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can ensure that the OEHHA cancer risk of 10 per million is met.

Alternatively, conduct the previously described Pre-Construction Building Material/Furnishing Chemical Emissions Assessment, to determine that the combination of formaldehyde emissions from building materials and furnishings do not create indoor formaldehyde concentrations that exceed the CEQA cancer and non-cancer health risks.

It is important to note that we are not asking that the builder "speculate" on what and how much composite materials be used, but rather at the design stage to select composite wood materials based on the formaldehyde emission rates that manufacturers routinely conduct using the California Department of Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers", (CDPH, 2017), and use the procedure described above (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to insure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Outdoor Air Ventilation Mitigation. Provide each habitable room with a continuous mechanical supply of outdoor air that meets or exceeds the California 2016 Building Energy Efficiency Standards (California Energy Commission, 2015) requirements of the greater of 15 cfm/occupant or 0.15 cfm/ft^2 of floor area. Following installation of the system conduct testing and balancing to insure that required amount of outdoor air is entering each habitable room and provide a written report documenting the outdoor airflow rates. Do not use exhaust only mechanical outdoor air systems, use only balanced outdoor air supply and

exhaust systems or outdoor air supply only systems. Provide a manual for the occupants or maintenance personnel, that describes the purpose of the mechanical outdoor air system and the operation and maintenance requirements of the system.

$PM_{2.5}$ Outdoor Air Concentration Mitigation. Install air filtration with sufficient $PM_{2.5}$ removal efficiency (e.g. MERV 13 or higher) to filter the outdoor air entering the mechanical outdoor air supply systems, such that the indoor concentrations of outdoor $PM_{2.5}$ particles are less than the California and National $PM_{2.5}$ annual and 24-hour standards. Install the air filters in the system such that they are accessible for replacement by the occupants or maintenance personnel. Include in the mechanical outdoor air ventilation system manual instructions on how to replace the air filters and the estimated frequency of replacement.

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APPENDIX A

INDOOR FORMALDEHYDE CONCENTRATIONS
AND THE
CARB FORMALDEHYDE ATCM

With respect to formaldehyde emissions from composite wood products, the CARB ATCM regulations of formaldehyde emissions from composite wood products, do not assure healthful indoor air quality. The following is the stated purpose of the CARB ATCM regulation - *The purpose of this airborne toxic control measure is to "reduce formaldehyde emissions from composite wood products, and finished goods that contain composite wood products, that are sold, offered for sale, supplied, used, or manufactured for sale in California".* In other words, the CARB ATCM regulations do not "assure healthful indoor air quality", but rather "reduce formaldehyde emissions from composite wood products".

Just how much protection do the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products? Definitely some, but certainly the regulations do not "*assure healthful indoor air quality"* when CARB Phase 2 products are utilized. As shown in the Singer et. al., 2020 study of new California homes, the median indoor formaldehyde concentration was of 22.3 $\mu g/m^3$ (18.2 ppb), which corresponds to a cancer risk of 112 per million for occupants with continuous exposure, which is more than 11 times the CEQA cancer risk of 10 per million.

Another way of looking at how much protection the CARB ATCM regulations provide building occupants from the formaldehyde emissions generated by composite wood products is to calculate the maximum number of square feet of composite wood product that can be in a residence without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy.

For this calculation I utilized the floor area (2,272 ft^2), the ceiling height (8.5 ft), and the number of bedrooms (4) as defined in Appendix B (New Single-Family Residence Scenario) of the Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Sources Using Environmental Chambers, Version 1.1, 2017, California Department of Public Health,

Richmond, CA. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

For the outdoor air ventilation rate I used the 2019 Title 24 code required mechanical ventilation rate (ASHRAE 62.2) of 106 cfm (180 m^3/h) calculated for this model residence. For the composite wood formaldehyde emission rates, I used the CARB ATCM Phase 2 rates.

The calculated maximum number of square feet of composite wood product that can be in a residence, without exceeding the CEQA cancer risk of 10 per million for occupants with continuous occupancy are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 15 ft^2 (0.7% of the floor area), or
Particle Board – 30 ft^2 (1.3% of the floor area), or
Hardwood Plywood – 54 ft^2 (2.4% of the floor area), or
Thin MDF – 46 ft^2 (2.0 % of the floor area).

For offices and hotels the calculated maximum amount of composite wood product (% of floor area) that can be used without exceeding the CEQA cancer risk of 10 per million for occupants, assuming 8 hours/day occupancy, and the California Mechanical Code minimum outdoor air ventilation rates are as follows for the different types of regulated composite wood products.

Medium Density Fiberboard (MDF) – 3.6 % (offices) and 4.6% (hotel rooms), or
Particle Board – 7.2 % (offices) and 9.4% (hotel rooms), or
Hardwood Plywood – 13 % (offices) and 17% (hotel rooms), or
Thin MDF – 11 % (offices) and 14 % (hotel rooms)

Clearly the CARB ATCM does not regulate the formaldehyde emissions from composite wood products such that the potentially large areas of these products, such as for flooring, baseboards, interior doors, window and door trims, and kitchen and bathroom cabinetry, could be used without causing indoor formaldehyde concentrations that result in CEQA

cancer risks that substantially exceed 10 per million for occupants with continuous occupancy.

Even composite wood products manufactured with CARB certified ultra-low emitting formaldehyde (ULEF) resins do not ensure that the indoor air will have concentrations of formaldehyde the meet the OEHHA cancer risks that substantially exceed 10 per million. The permissible emission rates for ULEF composite wood products are only 11-15% lower than the CARB Phase 2 emission rates. Only use of composite wood products made with no-added formaldehyde resins (NAF), such as resins made from soy, polyvinyl acetate, or methylene diisocyanate can ensure that the OEHHA cancer risk of 10 per million is met.

If CARB Phase 2 compliant or ULEF composite wood products are utilized in construction, then the resulting indoor formaldehyde concentrations should be determined in the design phase using the specific amounts of each type of composite wood product, the specific formaldehyde emission rates, and the volume and outdoor air ventilation rates of the indoor spaces, and all feasible mitigation measures employed to reduce this impact (e.g. use less formaldehyde containing composite wood products and/or incorporate mechanical systems capable of higher outdoor air ventilation rates). See the procedure described earlier (i.e. Pre-Construction Building Material/Furnishing Formaldehyde Emissions Assessment) to ensure that the materials selected achieve acceptable cancer risks from material off gassing of formaldehyde.

Alternatively, and perhaps a simpler approach, is to use only composite wood products (e.g. hardwood plywood, medium density fiberboard, particleboard) for all interior finish systems that are made with CARB approved no-added formaldehyde (NAF) resins.

EXHIBIT C

HOUSE AGRICULTURAL CONSULTANTS

Providing expertise in agricultural science, management, & appraisal since 1977.

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April 17, 2026 (via electronic mail)

To: Ms. Aleja Cretcher and Mr. Richard Drury
Lozeau Drury
aleja@lozeaudrury.com, richard@lozeau-drury.com

From: Greg and Henry House
House Agricultural Consultants
gahouse@houseag.com, hajhouse@houseag.com

Re: Expert review of Memorandum of Negative Declaration of Chacon Farms Project: Tentative Tract Map No. 39076 PROJ23-0029; San Jacinto, California, with respect to agricultural matters

Dear Ms. Cretcher and Mr. Drury:

At your request, we have reviewed the *Negative Declaration* (hereinafter, *MND*) of the City of San Jacinto for the Chacon Farms Project: Tentative Tract Map No. 39076, PROJ23-0029; dated October 20, 2025—hereinafter, the *New Gen Project*— to comment on agricultural resources in our capacity as agriculture experts.

We, House Agricultural Consultants (hereinafter, *HAC*), are an agricultural-consulting firm that has analyzed agricultural impacts of numerous similar development projects over a period of many years. These are our first comments on this project. A description of our qualifications as consultants follows as an appendix to this memorandum.

In brief, we comment on three problematic aspects of the MND that cause it to fail to prove its negative declaration finding specifically related to agricultural resources. The MND:—

1) The MND does not comply with CEQA requirements to analyze impacts on agricultural resources. Discussed under 1, below.

2) The MND fails to comply with the general-plan policies of the City of San Jacinto. Discussed under 2, below.

1 The MND agricultural-resource analysis fails to comply with CEQA requirements

1.1 Conversion of Prime Farmland and Farmland of Statewide Importance. *Item a* in the CEQA checklist for impacts to agricultural resources requires that the responsible agency determine whether the project would "Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use".

In making a "Less Than Significant" impact finding for *item a* above the MND has failed to correctly analyze the project's impact by a curious form of circular reasoning.

In the Discussion portion of section 4.2.1, "Agriculture and Forestry Resources Impact Analysis", the MND states that the proposed project site is located on Prime Farmland and Farmland of Statewide Importance, based on the city's own review of the California Important Farmland Finder Map, prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), (FMMP 2023).

The MND then observes that the San Jacinto General Plan Land Use Map does not designate lands specifically for agricultural use, but instead mostly designates them for a mix of residential and non-residential development, and that this "could", and is expected to "result in the conversion of many of these Prime Farmland or Farmland of Statewide Importance areas to urban uses." Following, this, the MND concedes that the project actually would convert Prime Farmland and Farmland of Statewide Importance on the project site to non-agricultural uses.

The defective reasoning provided by the MND is that because the city' general plan anticipates that the development of this property will convert the farmland to urban use: "Therefore, impacts related to conversion of farmland would be less-than significant, and no mitigation is required." But this is a mere assertion of the part of the MND, and provides no analysis of the conversion impact; and, thus, the MND has failed to address *item a* of the CEQA checklist.

The MND mistakenly relies on the idea that, while the project site is Prime Farmland and Farmland of Statewide Importance, its conversion is somehow no longer significant because agricultural use is inconsistent with the City's General Plan, which designates an urban use for this property.

This wishful thinking on the part of the MND fails to recognize that California State law supersedes local planning documents and that therefore as a state statute, CEQA takes precedence over local planning in determining the level of significance. The City's plans do not remove the requirement to find a Potentially Significant Impact in this situation. As a state-mandated environmental law, CEQA requires that all discretionary projects, including local planning decisions, identify and mitigate significant environmental impacts. The MND has stated the project will convert Prime Farmland and Farmland of Statewide Importance, and this is a Potentially Significant Impact.

1.2 The MND fails to consider cumulative impacts. *Item e* of the CEQA checklist for Agricultural Resource environmental impacts requires analysis of whether the project would

> Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

In its discussion of this requirement the MND again confirms that the proposed project site is located on Prime Farmland and Farmland of Statewide Importance. Again the MND offers a insular argument: "The construction and operation of the Project would be confined to the Project footprint" and therefore "would not cause offsite conversion of farmland or forest land to non-agriculture or non-forest uses".

Again there is no analysis of such impacts in this MND, just a bald assertion. To comply with CEQA, the MND must prepare an analysis that considers the cumulative impact of this project, which necessarily requires the study of other urban development in the area, considering such effects as total amount of farmland lost, farmland conversion trends, and what would be a significant lost amount and a significant loss trend to which this project contributes.

1.3 Less-than-significant impact with mitigation incorporated. The project has at hand a well-established mitigation tool to turn a potentially significant impact into a less-than-significant impact with mitigation incorporated. This is to require the purchase of an agricultural-conservation easement (ACE) on similar= area and -quality farmland (that is, Prime Farmland and Farmland of Statewide Importance) elsewhere.

The standard method of mitigation accepted through legal precedent in California is through the purchase of an agricultural-conservation easement. The outline of such an easement is available from the California Department of Conservation as a "model easement" which can be fitted to particular circumstances.

2 The MND fails to comply with the general-plan policies of the City of San Jacinto

San Jacinto's general plan makes a number of policy statements relating to agriculture; the MND fails to comply with these policies. In summary:—

1.) GP policy to address agriculture, in compliance with state law.— In section LU-2, "Overview", the general plan states: "State law requires the Land Use Element to address proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture . . . ."

By ignoring the Potential Significant Impact (as defined by CEQA) of converting Prime Farmland and Farmland of Statewide Importance of this project, the MND has failed to address the uses of the land for agriculture.

2) GP policy to prioritize alternatives to impacting agriculture.— In Section LU-2e, the general plan states as a policy "Give priority to redevelopment and infill projects that reduce development pressure on agricultural lands and other sensitive resources."

The MND has failed to consider project alternatives such as redevelopment and infill which would reduce development pressure on agricultural lands such as the proposed project site, and therefore fails to comply with the general plan of the City of San Jacinto.

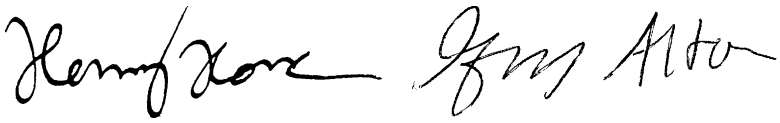
3) GP policy to maintain agricultural feasibility.— In section LU-2f, the general plan states as a policy: "Work with property owners and agricultural operations interested in retaining agricultural land to identify feasible ways to maintain the land in agricultural production."

By not making a finding of less-than-significant with mitigation incorporated that would establish an ACE or utilize some other acceptable method of mitigation that retains agricultural land or maintains land in agricultural production, the MND has failed to comply with the City of San Jacinto's general plan..

3 Closing

This concludes our current brief review of the MND of the New Gen Project. A description of our professional qualifications is found in the appendix that follows.

Sincerely,



Henry House Gregory A. House

4 Qualifications of House Agricultural Consultants

4.1 Gregory A. House. Agricultural Consultant · Agronomist · Professional Farm Manager · Rural Appraiser · Farmer.

Experience:—

– Agricultural consultant, 1983–present—House Agricultural Consultants, providing agricultural-science, economics, management, and appraisal services.

– Farmer, 1987–present.—Growing organic apples, peaches, cherries, apricots, field and seed crops.

– Corporation secretary and consulting agronomist, 1977–1983—Hannesson, Riddle & Associates, Inc.

Professional affiliations:—

– American Society of Farm Managers & Rural Appraisers
– American Society of Agronomy
– Crop Science Society of America
– Soil Science Society of America
– California Certified Organic Farmers
– California Farm Bureau.

Accreditations:—

– Accredited Farm Manager (AFM), American Society of Farm Managers & Rural Appraisers, certificate no. 501

– Certified Professional Agronomist (CPAg), American Registry of Certified Professionals in Agronomy, Crops. & Soils, Ltd., certificate no. 2319

– Certified Crop Advisor (CCA), American Registry of Certified Professionals in Agronomy, Crops. & Soils, Ltd.

N.B.—These credentials have continuing-education requirements with which I am in compliance.

Education:—

– B.S., Crop Ecology, University of California, Davis, 1975, with Honors

– Numerous courses from the University of California Extension in agricultural economics, crop management, real estate, & hazardous waste management

– Cornell University Certificate Program, Implementing Good Agricultural Practices: A Key to Produce Safety

– Courses of the American Society of Farm Managers & Rural Appraisers: Principles of Rural Appraisal · Advanced Rural Appraisal · Eminent Domain · Report Writing School · Economics of Farm Management · Principles of Farm Management · Standards and Ethics · Permanent Plantings Seminar · Standards and Ethics for Farm Managers · ASFMRA Code of Ethics

National Uniform Standards of Professional Appraisal Practice Courses of the Appraisal Institute: Basic Valuation Procedures · Real Estate Statistics and Valuation Modeling · Advanced Income Capitalization · Valuation of Conservation Easements Certificate Program · Condemnation Appraising: Principles and Applications · Appraising the Appraisal · How Tenants Create or Destroy Value: Leasehold Valuation and Its Impact on Value.

– Former Accredited Rural Appraiser (ARA), American Society of Farm Managers & Rural Appraisers, certificate no. 749 (retired).

Expert-witness court testimony:—

– Superior Court Qualified Expert Witness in the following California counties: Alameda, Colusa, Kern, Fresno, Madera, Merced, Monterey, Orange, Riverside, San Joaquin, San Luis Obispo, Santa Barbara, Santa Cruz, Solano, Sonoma, Sutter, Ventura, Yolo

– United States Tax Court qualified expert witness

– United States Bankruptcy Court qualified expert witness.

A comprehensive listing of Mr. House's depositions and trial appearances is available upon request. The list currently numbers seventy-two matters in which Mr. House gave sworn testimony (either deposition, trial or hearing appearance, or both), including thirty-two trial appearances.

Awards:—

– CCOF Presidential Award, California Certified Organic Farmers, February, 2001.

– Meritorious Service in Communications, American Society of Farm Managers & Rural Appraisers, November 2004.

– H.E. Buck Stalcup Excellence in Education Award, American Society of Farm Managers & Rural Appraisers, October, 2011.

Appointments & activities:—

– Adjunct Lecturer, University of California, Davis, Department of Agricultural & Resource Economics, current; Courses ARE 140 Farm Management; ARE 145 Appraisal of Farms & Rural Resources, 2015–2021.

– Instructor, *Principles of Farm Management*, an Internet course of the American Society of Farm Managers & Rural Appraisers, 1996–2007.

– President, California Chapter American Society of Farm Managers & Rural Appraisers 1994–1995; Secretary–Treasurer, 1984–1990.

– Board of Directors, Yolo Land Trust, 1993–2001.

– Board of Directors, American Red Cross, Yolo County Chapter 1987–1989.

– Member, Yolo County Right to Farm Grievance Committee 1992–1995.

– Vice Chairman, Management Education Committee, American Society of Farm Managers & Rural Appraisers, 1998–2000 (committee member since 1986).

– Yolo County LAFCo Agricultural Forum LESA subcommittee, 1999.

– California Certified Organic Farmers: Treasurer of the Board of Directors, 1998–2003; Executive Director, 1999–2000; Member of the Finance Committee, 1998–current.

– CCOF Foundation Going Organic Program, Management Team member, 2006–2012.

– USDA Organic Grant Panel member, Washington, DC, 2002.

– City of Davis Open Space and Habitat Commission, 2006–2016, Chairman, 2007–2009.

– Member, Fruit Orchard Technical Advisory Group, Filoli Gardens, Woodside, California.

– Member, Organic and Sustainable Agriculture Program Steering Committee, University of California Cooperative Extension, Yolo and Solano Counties, California, 2008–2013.

– Member, Solano County Right to Farm Grievance Committee 2022–present.

Speaking engagements:—

– Guest lecturer, University of Florida at Gainesville–Vegetable Crops Department. Seminar on transition to organic agriculture, November 1994.

– Featured program speaker, 1995 annual *Eco-Farm Conference*. Lecture on economics of organic-apple production, Asilomar, California, 1995.

– Guest speaker, multiple events of Community Alliance with Family Farmers. Presentations on farm management and agricultural economics, 1996 and 1997.

– Instructor, American Society of Farm Managers & Rural Appraisers. Course "M-12", *Standards and Ethics for Professional Farm Managers*, March 1997.

– Guest speaker, American Horticultural Society. Lecture entitled *Challenges of Organic Stone Fruit Production*, Sacramento, California, July 2001.

– Organizer and presenter, *Going Organic Kickoff Meetings*. A program of California Certified Organic Farmers, November 2005 and December 2006.

– Master of ceremonies, annual meeting of California Certified Organic Farmers. Sacramento, California, February 2006.

– Featured program speaker, 2012 annual *Eco-Farm Conference*. Lecture entitled *Imitating Natural Systems: Towards an Indigenous Agro-forestry*, Asilomar, California, 2012.

– Seminar presentation, American Society of Farm Managers & Rural Appraisers. *Rapid Fire Seminar: What Makes for Comparable Sales in Condemnation Appraisal*—Reno, Nevada, October 2013.

– Featured program speaker, 2014 annual *Eco-Farm Conference*. Lecture entitled *Food Safety Regulatory Compliance in Fruit Orchards*, Asilomar, California, 2014.

Publications:—

– *Principles of Farm Management*, course "M-10", a forty-hour professional-credit online educational offering of the American Society of Farm Managers & Rural Appraisers.

– *Conservation Issues in Agriculture*, a unit of course "M-25", a fifteen-hour professional-credit online educational offering of the American Society of Farm Managers & Rural Appraisers.

– *A Primer on Organic Agriculture*, an article in *2006 Trends in Agricultural Land and Lease Values*, a publication of the California Chapter of the American Society of Farm Managers & Rural Appraisers.

– *Case Study: Using Indigenous Agroforestry Management Techniques to Support Sustainability in Production Agriculture*, a paper-poster presented at *Harlan II, An International Symposium on Biodiversity in Agriculture: Domestication, Evolution and Sustainability*, September 14–18, 2008, University of California–Davis.

4.2 Henry House. Economist · Rural-Property Appraiser · Agricultural-Management Expert · Farm Manager · Farmer.

Summary of professional expertise:—

– California appraiser's license number AG-3010876 (Certified General Appraiser). This is the highest level of licensing for a real-estate appraiser and additionally qualifies Mr. House to value business interests, intellectual property, and other specialized assets and to opine on appraisals by others (the service of appraisal review).

– Management controversies regarding agricultural business; standard of care.

– Agricultural economics and business lost profits; econometric controversies.

– Value of lost crops, emblements, and foodstuff inventory.

– Farm management: good farming practices in row crops and orchards, such as almonds and walnuts.

– Livestock management: carrying capacity of land, range management, standard of care for control of grazing animals, fencing.

– Right-to-farm issues, e.g., vehicle–agriculture, vehicle–livestock conflicts in agricultural districts, feasibility of agriculture on urban-proximate lands, spraying drift.

– Appraisal: valuation in disputes concerning real property, valuation of agricultural and rural land, valuation of valuation of agricultural personal property (e.g., chattel), valuation of agricultural-commercial facilities (e.g., aquaculture), valuation of development rights, assessed-value analysis for assessment appeal.

– Condemnation: valuation services for this appraisal specialty, including severance damages, in support of eminent-domain litigation.

– Conservation projects: Mr. House has assisted numerous land trusts in establishing conservation easements, including The Nature Conservancy, Yolo Land Trust, Solano Land Trust, Agricultural-Natural Resources Trust, River Partners, and Sutter Buttes Regional Land Trust.

– Management evaluation of commercial equestrian facilities.

– Management of rural property.

– Statistical analysis, geographic-information-system (GIS) analysis, and software engineering (analytics).

– Expert services to litigation on the foregoing with deposition and trial-testimony experience; partial list of matters below. Qualified expert in the counties of Butte, Colusa, Kern, and Riverside.

Representative recent matters in which Mr. Henry House was retained by counsel as a forensic expert (venued in a superior court of the State of California, except as noted):—

Court for the Northern District of California, March 2026.—A confidential matter involving economic losses and management controversies with respect to CBD hemp crops, venued in federal court.

County of Santa Clara, March 2026.—Topic: agricultural economics · almonds · private equity. *Park Capital Management, LLC, derivatively on behalf of Orchard Yield Fund I, LP, plaintiff, v. Satya Chillara, Rajs Funds LLC, Sunil Dhar, et al., defendants, and Orchard Yield Fund I, LP, nominal defendant* (case no. 22CV402044). A controversy over the profitability of almond orchards developed with private-equity funding in Fresno County in 2016. Scope included a study of the agricultural economics of almonds from the 2010s to present as background to assist the court in understanding appropriate investors' expectations from a private-equity investment in almond orchards made in 2016. Mr. House's opinions were submitted to the court in a narrative report.

County of Hamilton, State of Ohio, January 2026.—Topic: agricultural lost profits · pistachios · private equity · racketeering. *Kingman 1139 Investment Partners LLC v. Wilbert B. Markovits, Esq., Jonathan R. Deters, Esq., and Markovits, Stock & Demarco LLC.* A matter of legal malpractice claimed regarding the client's prior representation in a matter concerning an Arizona pistachio orchard, financed by private equity, whose investment was lost to a racket. Scope included feasibility of the pistachio-orchard development, investors' expectations in the private-equity investment as of 2016, and economic damages from the loss of the investment in the project. Mr. House's opinions were submitted to the court in a narrative expert report.

County of Barron, State of Wisconsin, December 2025.—Topic: agricultural economics · foodstuff valuation · cheese. *Damages in Dairy Pride, et al. v. Comstock Creamery, et al.* A matter of the loss of an warehouse of organic white-cheddar cheese, principally amounting to chattel value of the wholesale inventory, but also including a component of lost profits from a retail cheese store. Mr. House's opinions were submitted to the court in a narrative expert report.

County of Tulare, October 2025.—Topic: econometrics · agricultural irrigation · evapotranspiration · water rights · California Sustainable Groundwater Management Act (SGMA). *Friant Water Authority v. Eastern Tule Groundwater Sustainability Agency* (case no. VCU306343). A matter of claimed economic damages due to the defendant's method of charging and accounting for groundwater drawn from a regulated basis by its members, primarily farms growing diverse crops. Scope included discounted present valuation of a revenue-sharing agreement having a substantially greater nominal value, informed by expertise in econometrics and farm management.

County of Yellowstone, State of Montana, September 2025.—Topic: standard of care for crop farming · fire safety · wheat. *Colin Funk v. Stephen Becker and Becker Farming* (case no. DV-56-2024-0001290-NE in Montana's Thirteenth Judicial District). A matter of fire damage to rural-residential land near Billings, Montana. The plaintiff retained and designated Mr. House to analyze the defendants' standard of care in performing harvest operations on a wheat field where a fire originated. To our understanding, Mr. House's opinions, which were submitted to the court in a written report, were of evidentiary relevance to the plaintiff's legal theory of negligence by the defendants.

County of Sacramento, September 2025.—Topic: farming standard of care · agricultural dust · walnuts. *Gerald Larson, et al. v. Robert Larson, et al.* (case no. 34-2021-00294930, consolidated with 34-2021-00311331 and 34-2022-00327390). An auto-accident case wherein dust allegedly originating from some defendants' walnut orchard obscured visibility on a public road, contributing to

an accident with multiple vehicles involved. Mr. House was retained and designated to review the location of the incident, the crops and nature of agriculture in the area, and the standard of care used by the farming defendants, reasonableness of their actions, and their process for conducting agricultural operations, opining on the same and in rebuttal of other experts.

County of Butte, June 2025.—Topic: agricultural lost profits · olives. *Zih Jun Wang v. Pacific Gas & Electric Company, et al.* A case regarding an olive grove in Butte County, where portion of the trees were destroyed by a utility company, in substantial excess of the utility's real-property rights under its easement to undertake fire-prevention activities. Mr. House opined on the economic impact of the trees' destruction, including cost of restoration, timeline to return to productive capacity, and lost profits, thereby assisting the client to obtain a settlement.

County of Wake, State of North Carolina, November 2024.—Topic: farm management, standard of care for labor contracting. *Carlos Moreno, et al. v. Florida Orange Gold, LLC, José Javier Gutierrez, Gilberto Gutierrez, and Howell Farming Co., Inc.* Mr. House was retained and designated for expertise on the client's standard of care in hiring contract labor in Wayne County, North Carolina. Plaintiff Moreno suffered a workplace injury, alleged to have been caused by heat sickness, while weeding watermelons as a contract laborer (as an employee of Florida Orange Gold) on the farmland of client Howell Farming Co. (defendant); the plaintiffs' cause of action against Howell was negligence. Mr. House opined on several controverted factual elements of the allegation of negligence, including the division of responsibility for workers' safety between farm-labor contractor (employer) and farmer hiring contract labor (nonemployer owner of the crop and possessor of the farmland), customary and accepted practices to manage risk of heat illness from hot weather, and whether summertime weeding in eastern North Carolina meets the characteristics of an "inherently dangerous activity" as defined by North Carolina law.

County of Sacramento, July 2024.—Topic: real-estate costs to cure · appraisal · conspiracy.—*Robert Williams and Christina Williams v. Dynamic Asset Solutions, LLC, Prato Real Estate, Inc., Bricker Construction, Inc., and Finley Home Services, Inc., et al.* Mr. House was retained by Williams and opined in deposition on the fair market value of the subject property, a luxury home, in as-sold condition, its fair market value as if it had not suffered from damage discovered by buyer, and the market cost of repairs. Additional details on this matter are found in Mr. House's separately provided testimony list.

County of Los Angeles, March 2024.—Topic: real-estate appraisal. *JP's Nevada Trust v. 2Bulls Conservation Ventures et al.* Mr. House was retained by JP's Nevada Trust and opined on valuation methodology and opined the fair market value of three ranch properties at the times of three controverted transactions in service of the plaintiff in a dispute in which the buyer (plaintiff) alleged conspiracy to defraud and a pattern of racketeering activity in violation of 19 U.S.C. § 1962(c), the Racketeer Influenced and Corrupt Organizations Act (RICO). Additional details on this matter are found in Mr. House's separately provided testimony list.

County of Nevada, November 2023.—Topic: lost profits. *Andrew Hainsworth, et al. v. Pacific Gas & Electric Company.* A fire loss on a property in Rough and Ready. Mr. House was retained by Hainsworth and subsequently opined written findings regarding the plaintiff's lost profits from licensed *Cannabis* production in rural Nevada County, including an opinion on the market value of Nevada County-grown *Cannabis* relative to the market in aggregate.

County of Franklin, State of Washington, September 2023–June 2024.—Topic: real-estate appraisal. *Ice Harbor Properties, LLC and Certain Underwriters Subscribing to Certificate No. XLS0342717 v. Agri Control Technologies, Inc. d.b.a. BTU Ventilation and Parrish Stakkeland* (case no. 20-2-50118-11, Superior Court of the State of Washington, County of Franklin). A dispute over the compensation due by the defendants for the fire loss of the plaintiff's real property, a warehouse specialized for climate-controlled bulk storage of potatoes and onions. The plaintiffs retained and designated Mr. House as a rebuttal witness to opine on the fair market value of the lost building, the market for similar buildings, and other experts' opinions.

County of Tulare, July 2023.—Topic: livestock economics · real-estate appraisal. *Jones, et al. v. Pleasant Valley Canal Company, et al.* (case no. VCU274417). A dispute over a cattle-ranching and hay-growing operation which the plaintiffs alleged had been damaged by the operation of a canal crossing the plaintiffs' property. The scope for which Mr. House was retained and designated by the defendants included analyzing the plaintiffs' alleged diminution of value of real estate, analyzing the plaintiffs' alleged economic loss from death of cattle, and opining on the water company's standard of care in maintenance of its canal. Additionally, I assisted retaining counsel to engage an expert in veterinary pathology.

County of Minidoka, State of Idaho, March–August 2023.—Topic: standard of care for livestock fencing. *Michael O. Ottley v. Hanssen et al.* (case no. CV34-21-00168, District Court of the Fifth Judicial District of the State of Idaho). An auto-accident case wherein the defendants' cattle had escaped onto a public road and been struck by the plaintiff in rural Minidoka County, Idaho. The defendants retained and designated Mr. House to analyze the defendants' standard of care in managing the cattle, to opine on the quality of the defendants' fencing in comparison to locally accepted standards of adequacy, and for rebuttal of the plaintiff's fencing expert.

County of Imperial, November 2022–February 2024.—Topic: agricultural economics · hay. *Freddi Abatti et al. v. James Davis, et al.* (case no. ECU002597). The defendants retained and designated Mr. House to evaluate the lost profits in hay crops in Imperial County resulting from a fire.

County of Merced, September 2022–January 2024.—Topic: agricultural economics · lost profits · almonds. *Athwal Investments et al. v. San Luis Pump Co. et al.* (case no. 20CV03787). A matter of almond trees in Merced County allegedly damaged consequent to lack of irrigation water. Scope included analysis of the economic lost profits from orchard trees lost and replanted as well as from lost yield in service of two defendants.

See also.—Mr. House's separately provided listing of testimonies lists additional matters.

Partial list of management-consulting assignments:—

– Numerous consulting assignments for Leland Stanford Junior University on the management of its agricultural lands, which feature cattle, horses, and vegetable crops. Topics addressed have included livestock standard of care, carrying capacity of lands, safety of animals, safety of structures, and management of drainage and water quality.

– Consulting farm management for John and Marie Cronin Trust B, a landowner near Rio Vista, California. Lands were utilized for cattle grazing.

– Numerous appraisal assignments of farmland and rangeland properties utilized for crops and livestock (cattle, sheep, and aquaculture).

– A list of additional management-consulting clients served available on request.

Experience:—

Agricultural consultant, appraiser, consulting agricultural economist.— House Agricultural Consultants, providing agricultural science, economics, management, and appraisal services. 2000–present.

Farmer.— Coco Ranch, a family farm growing organic apples, peaches, cherries, and field crops and raising sheep, poultry, and goats. 2000–present.

Education:—

– B.S., "Natural History", University of California, Davis, 1999, with Honors. Coursework in agronomy, botany, ecology, entomology, geology, hydrology, nematology, plant pathology, soil biology, sustainable agriculture, statistics, and wildlife biology.

– Numerous courses of the American Society of Farm Managers & Rural Appraisers (ASFMRA) regarding farm management, agricultural consulting, and appraisal. Recently completed: *Livestock Ranch Seminar* (February 15, 2024) and *Appraisal of Water Rights Seminar* (March 8, 2024), both in ASFMRA's appraisal-education series.

– Numerous courses of the Appraisal Institute regarding real-estate appraisal.
– Courses from Savory Institute regarding livestock management.

Appointments & activities:—

– Lecturer–instructor, Department of Agricultural & Managerial Economics, University of California–Davis, 2015–present.

– 2026 cohort of Prohuman Foundation's Prohuman Ambassador Program. The Prohuman Foundation is a 501(c)(3) nonprofit organization that exists to promote the foundational truth that every person is a unique individual united by our shared humanity.

– Member, Solano County Farm Bureau.
– Member, American Society of Farm Managers & Rural Appraisers.
– Board of Directors, Davis Media Access, Davis, California, 2014–2017.
– Board of Directors, Davis Farmers Market Association, 2001–2003.

Publications & speaking engagements:—

– Course ARE 140, "Farm Management", and are 145, "Appraisal of Farms & Rural Resources", University of California–Davis, 2015–present.

– *Principles of Farm Management*, Course M-10, a 40-hour professional credit Internet educational offering of the American Society of Farm Managers & Rural Appraisers, 1999–2023.

– Educational speaker at the annual meeting of the California Chapter of the American Society of Farm Managers & Rural Appraisers, November 19, 2021, Coalinga, California. Topic: valuation of conservation easements.

EXHIBIT D

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

Yaneli Hernandez, Senior Planner
Planning and Building Division
595 South San Jacinto Avenue
San Jacinto, CA 92583

13 April 2026

RE: Chacon Farms Project

I write to comment on potential impacts to biological resources that would result from development of the proposed Chacon Farms Project. With a General Plan Amendment and Zone Change to increase allowed housing density, the project would add 419 single-family residential units on 75.7 acres at the northwest corner of W Esplande Ave and Cawston Ave in San Jacinto, California. My comments that follow address my concerns that the Draft Initial Study/Mitigated Negative Declaration (IS/MND), supported by a biological technical report prepared by Psomas (2024), mischaracterizes the existing environmental setting, and that its impacts analysis is flawed and its mitigation measures are inadequate.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I also worked as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, wildlife interactions with the anthrosphere, and conservation of rare and endangered species. I authored many papers on these and other topics. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society, and I've lectured part-time at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for forty-one years. My CV is attached.

THE WILDLIFE COMMUNITY AS A BIOLOGICAL RESOURCE

Most environmental reviews pursuant to the California Environmental Quality Act (CEQA) focus on special-status species because CEQA's Checklist Evaluation of Environmental Impacts Question IV(a) asks specifically whether the project would adversely affect special-status species. However, this narrowly focused question is part of a larger policy goal of CEQA, which is "to prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history." Pub. Res. Code § 21001(c). This policy is not restricted to special-status species; it also applies to wildlife populations and plant and animal communities, as it must, because special-status species are inter-dependent members of ecological communities. The

CEQA Guidelines Section 21155.1 defines wildlife habitat as "the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection." This definition is consistent with the scientific definition of habitat, which is that portion of the environment that is used by members of a species for survival and reproduction (Hall et al. 1997). An essential portion of the environment used by any special-status species is composed of the collection of other species of plants and wildlife, because these species provide for special-status species their forage, refugia and nest substrates, and some serve as ecological mutualists. The CEQA Checklist Evaluation assigns priority to special-status species to balance information and cost, but it does not exclude the need to evaluate environmental impacts to other species, which, after all, are members of the very communities within which special-status species inter-depend for survival and reproduction.

The species I consider to be special-status species are those listed in California's Special Animals List inclusive of threatened and endangered species under the California and federal Endangered Species Acts, candidates for listing under CESA and FESA, California's Fully Protected Species, California species of special concern, and California's Taxa to Watch List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406), continental and region-specific US Fish and Wildlife Service Birds of Conservation Concern (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf), and naturally rare species such as raptors protected by California's Birds of Prey laws, Fish and Game Code Sections 3503, 3503.5, 3505 and 3513 (see https://wildlife.ca.gov/Conservation/ Birds/Raptors).

What follows is a summary of a site visit to detect as many of the species of wildlife as possible within the short time available. The visit was also intended to detect as many of the special-status species as possible, but with the understanding that most special-status species are less readily detectable due to rarity and crypticity. Nonetheless, the species detected can indicate the ecological integrity of the site and thus the likelihood of occurrence of special-status species not yet detected.

SITE VISIT

On my behalf, Noriko Smallwood, a wildlife biologist with a Master of Science Degree from California State University Los Angeles, visited the site of the proposed project for 2.57 hours of diurnal survey from 06:43 to 09:17 hours on 28 March 2026, and for 0.58 hours of diurnal survey and 2.58 hours of nocturnal survey from 18:30 to 21:40 hours on 29 March 2026. During daylight, Noriko walked the site where accessible, stopping to scan for wildlife with use of binoculars. At night, Noriko affixed a Pettersson M500 acoustic bat detector to a 20-foot pole, and cabled the detector to her computer, which ran SonoBat Live. SonoBat Live identifies bat species based on the bats' sonograms that are detected by the M500. Noriko recorded all species of vertebrate wildlife she detected, including those whose members flew over the site or were seen just off site.

Conditions were sunny with 3 MPH west wind and temperatures of 58-70° F on 28 March 2026, and sunny to clear with 7 MPH south wind and temperatures of 80-69° F

on 24 March 2026. The site is primarily row crops with a small pond at the northeast corner (Photos 1 and 2).



Photos 1 and 2. *Views of the project site, 28 March 2026. Photos by Noriko Smallwood.*

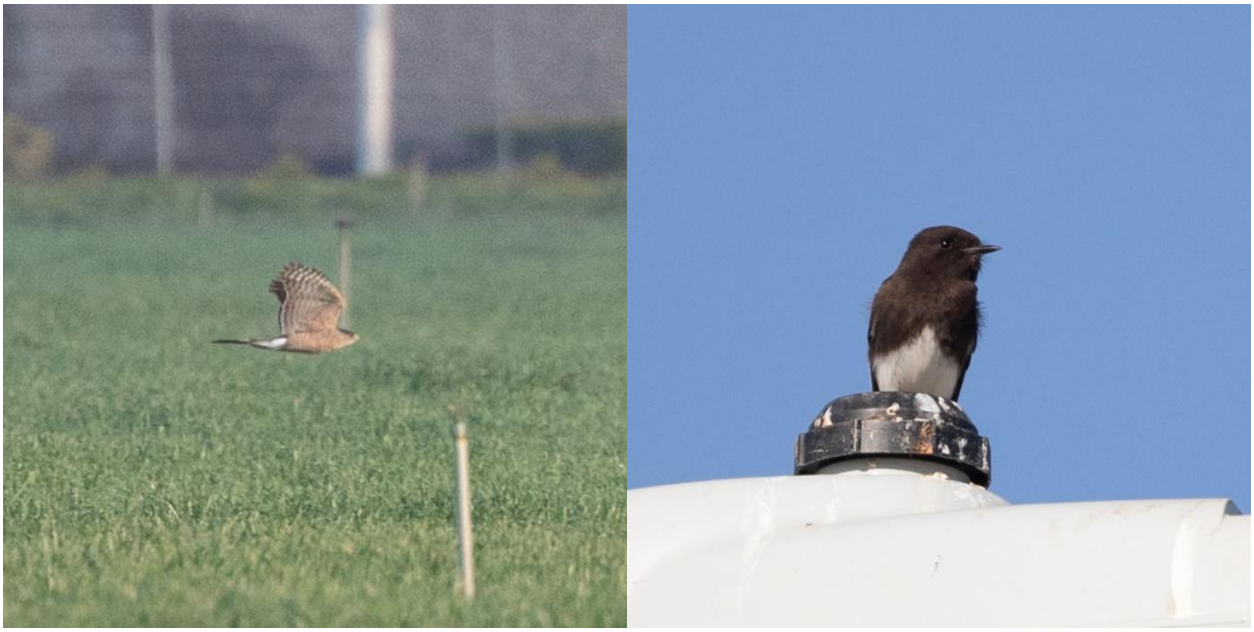
Noriko saw nesting red-tailed hawks (Photo 3), Cooper's hawk and black phoebe (Photos 4 and 5), Anna's hummingbird and California gull (Photos 6-8), killdeer and mallard (Photos 9 and 10), barn swallow (Photo 11), red-winged blackbird and tricolored blackbird (Photos 12 and 13), savannah sparrow and lesser goldfinch (Photos 14 and 15), big brown bat, canyon bat, Mexican free-tailed bat, and Yuma myotis (Photos 16-19), among other species listed in Table 1. Noriko detected 42 species of vertebrate wildlife at or adjacent to the project site, including seven species with special status (Table 1).

Noriko Smallwood certifies that the foregoing and following survey results are true and accurately reported.

Noriko Smallwood



Photo 3. *Red-tailed hawk bringing nest material to its nest in a palm tree on the project site, 28 March 2026. Photo by Noriko Smallwood.*



Photos 4 and 5. *Cooper's hawk (left), and black phoebe (right) on the project site, 28 and 29 March 2026. Photos by Noriko Smallwood.*



Photos 6 and 7. *Anna's hummingbird (left), and California gull (right) on the project site, 28 March 2026. Photos by Noriko Smallwood.*



Photo 8. *One of many flocks of California gulls flying over the project site, 28 March 2026. Photo by Noriko Smallwood.*



Photos 9 and 10. *Killdeer (left), and mallard (right) on the project site, 28 and 29 March 2026. Photos by Noriko Smallwood.*



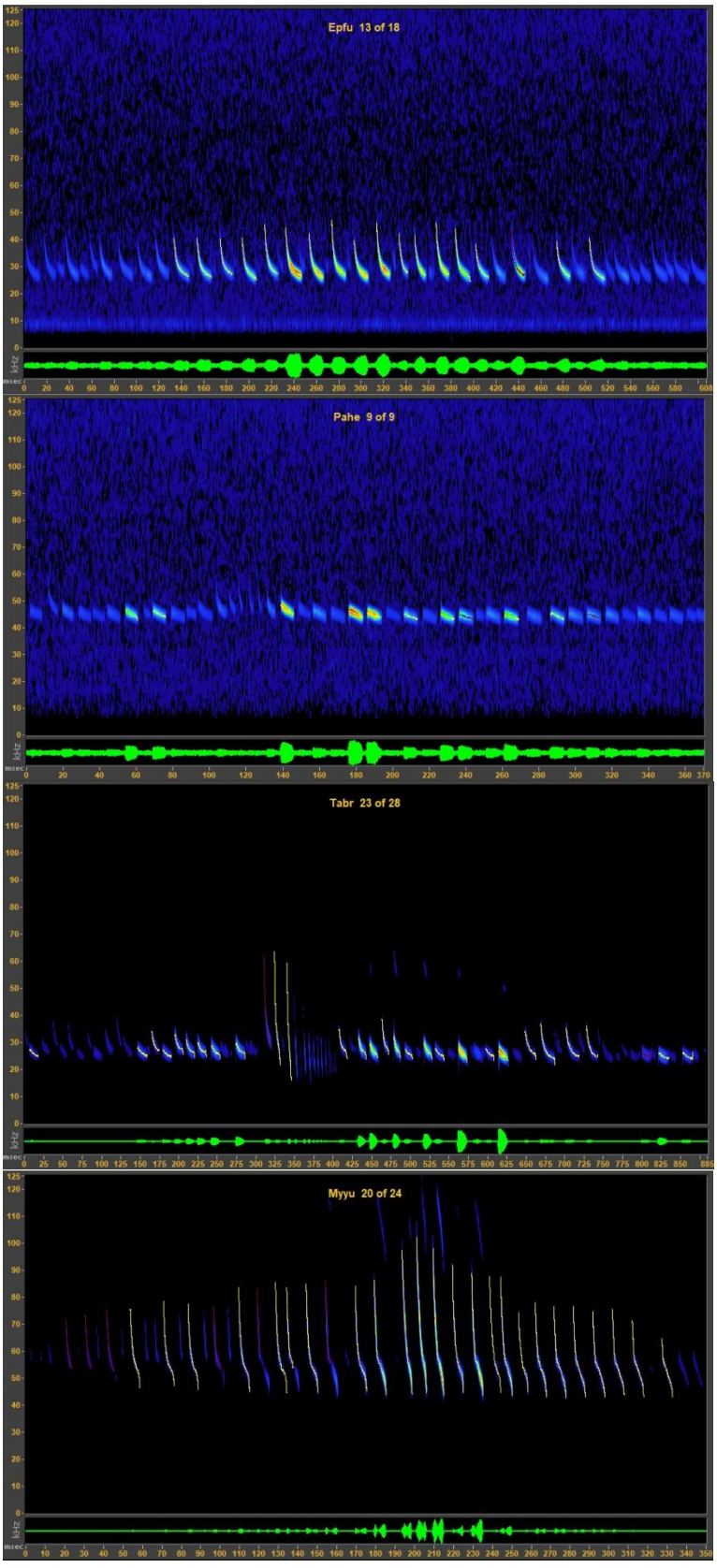
Photo 11. *Barn swallow on the project site, 28 March 2026. Photo by Noriko Smallwood.*



Photos 12 and 13. *Red-winged blackbird (left), and tricolored blackbird (right) on the project site, 28 March 2026. Photos by Noriko Smallwood.*



Photos 14 and 15. *Savannah sparrow (left), and lesser goldfinch (right) on the project site, 28 March 2026. Photos by Noriko Smallwood.*



Photos 16, 17, 18, and 19. *Sonograms of big brown bat (top), canyon bat (2nd from top), Mexican free-tailed bat (3rd from top), and Yuma myotis (bottom) on the project site detected using SonoBat Live and a Pettersson M500, 29 March 2026. Photos by Noriko Smallwood.*

Table 1. *Species of wildlife Noriko observed in 2.57 hours of diurnal survey on 28 March 2026, and in 0.58 hours of diurnal and 2.58 hours of nocturnal survey on 29 March 2026.*

Common name	***Species name***	**Status[1]**	**Notes**
Baja California treefrog	*Pseudacris h. hypochondriaca*		Called from pond area
Cinnamon teal	*Spatula cyanoptera*		Pond, foraged
American wigeon	*Mareca amcericana*		Flew over
Mallard	*Anas platyrhynchos*		Pond, foraged
Rock pigeon	*Columba livia*	Non-native	Many
Eurasian collared-dove	*Streptopelia decaocto*	Non-native	
Mourning dove	*Zenaida macroura*		
Anna's hummingbird	*Calypte anna*		
Black-necked stilt	*Himantopus mexicanus*		Called from pond area
Killdeer	*Charadrius vociferus*		Foraged
California gull	*Larus californicus*	BCC, WL	Many flocks flew over
Great blue heron	*Ardea herodias*		
Turkey vulture	*Cathartes aura*	BOP	Circled just off site
Cooper's hawk	*Accipiter cooperii*	WL, BOP	Flew low over site
Red-tailed hawk	*Buteo jamaicensis*	BOP	Nesting in palm tree
Cassin's kingbird	*Tyrannus vociferans*		
Black phoebe	*Sayornis nigricans*		
Say's phoebe	*Sayornis saya*		
American crow	*Corvus brachyrhynchos*		
Common raven	*Corvus corax*		
Barn swallow	*Hirundo rustica*		Foraged
Bushtit	*Psaltriparus minimus*		Foraged on fringe, trees
Bewick's wren	*Thryomanes bewickii*		
Northern mockingbird	*Mimus polyglottos*		
European starling	*Sturnus vulgaris*	Non-native	
House sparrow	*Passer domesticus*	Non-native	
American pipit	*Anthus rubescens*		
House finch	*Haemorphous mexicanus*		
Lesser goldfinch	*Spinus psaltria*		Foraged
White-crowned sparrow	*Zonotrichia leucophrys*		
Savannah sparrow	*Passerculus sandwichensis*		Foraged
Song sparrow	*Melospiza melodia*		
Red-winged blackbird	*Agelaius phoeniceus*		Many
Tricolored blackbird	*Agelaius tricolor*	CT, BCC, SSC1	Flew over
Great-tailed grackle	*Quiscalus mexicanus*		
Yellow-rumped warbler	*Setophaga coronata*		
Yuma myotis	*Myotis yumanensis*	WBWG:LM	
Canyon bat	*Parastrellus hesperus*	WBWG:M	
Big brown bat	*Episticus fuscus*	WBWG:L	
Mexican free-tailed bat	*Tadarida brasiliensis*	WBWG:L	

Common name	*Species name*	Status[1]	Notes
California ground squirrel	*Otospermophilus beecheyi*		Just off site
Botta's pocket gopher	*Thomomys bottae*		Burrows

[1] Listed on CDFW's Special Animals List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406) as CT or CE = California threatened or endangered; SSC_i = California Species of Special Concern with i = priorities 1, 2 and 3; WL = CDFW's Taxa to Watch List; WBWG = Western Bat Working Group with priority rankings, of low (L), moderate (M), and high (H); BCC = U.S. Fish and Wildlife Service's Bird of Conservation Concern (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf); and BOP = protected by Birds of Prey (California Fish and Game Code 3503.5, see https://wildlife.ca.gov/Conservation/Birds/Raptors).

With Noriko's finding of tricolored blackbird – a species listed as Threatened under the California Endangered Species Act – and with her findings of several other special-status species, there is at least a fair argument that can be made for the need to prepare and EIR to accurately characterize the wildlife community as part of the existing environmental setting, which is needed to predict potential project impacts and to formulate an effective mitigation strategy.

ANALYSIS OF RECONNAISSANCE SURVEY DATA

Noriko detected 42 species of vertebrate wildlife, which was a relatively large number for the brevity of her survey effort. All the species in Table 1 would lose habitat due to the project and its replacement of natural ground covers with impervious surfaces. Assuming the habitat that would remain within the region is at carrying capacity for each species at issue, habitat loss translates directly to a numerical decline in the species. Smallwood and Smallwood (2023) confirmed this habitat loss by measuring the impacts of similar development projects on species richness and the abundances of wildlife. Smallwood and Smallwood (2023) directly compared the species and the numbers of animals observed prior to development to the those observed after development, while they did the same at control sites. The measured losses of these species resulting from development is indicative of habitat loss, because habitat is defined as that portion of the environment that is used for survival and reproduction by members of a species (Hall et al. 1997).

However, the species of wildlife Noriko detected at the project site were not the only species that were present during her survey, as there are always species that are not detected. To demonstrate this, I fit nonlinear regression models to Noriko's accumulation of first detections of vertebrate wildlife species with time into her daytime surveys to predict the number of species that she would have detected with longer surveys or perhaps with additional biologists available to assist her. The type of model is a logistic growth model, which reaches an asymptote that corresponds with the theoretical maximum number of vertebrate wildlife species that could have been detected during the survey. The model fit to Noriko's survey data from the morning of 28 March predicts 42 species of vertebrate wildlife were available to be detected, or 9 more species than she detected that morning (Figure 1). Noriko's rate of species

detections exceeded the upper bound of the 95% confidence interval estimated from many other morning surveys we have completed in the Inland Empire region, thus indicating the project site is relatively species-rich for the region.

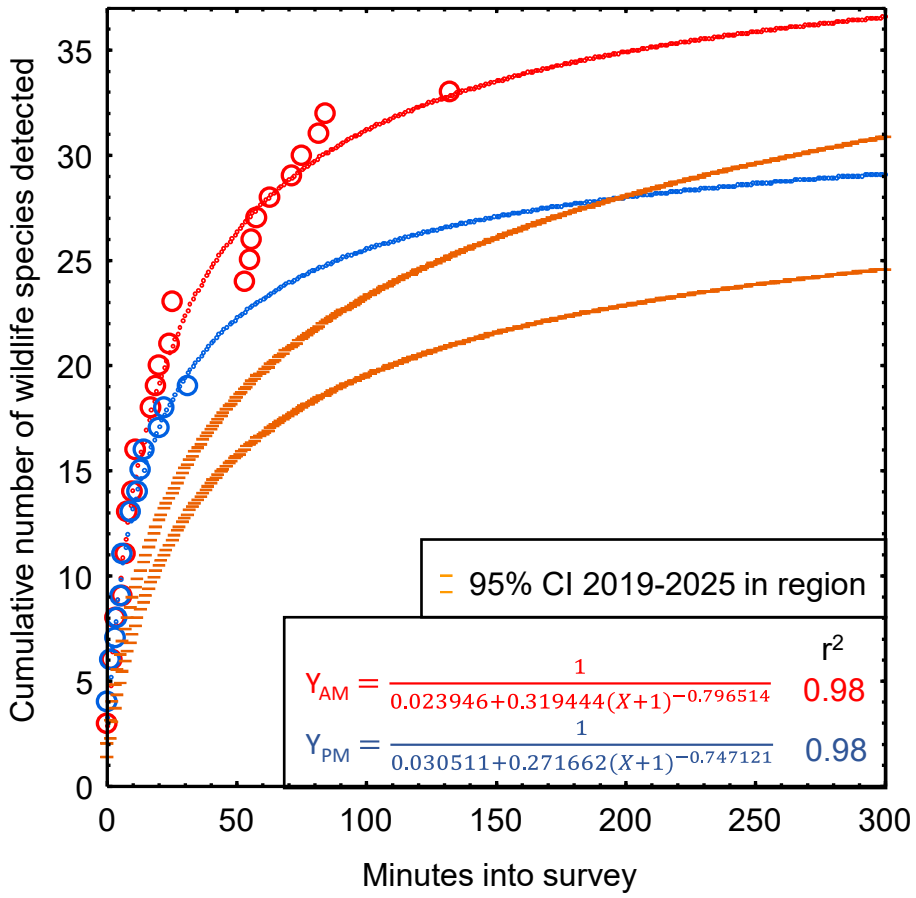


Figure 1. *Actual and predicted relationships between the numbers of vertebrate wildlife species detected and the elapsed survey time based on Noriko's visual-scan surveys at the project site on 28 and 29 March 2026. Note the confidence interval (orange) applies only to the morning survey (red line).*

Unknown are the identities of the species Noriko missed, but the species that Noriko did and did not detect on composed only a fraction of the species that would occur at the project site over the period of a year or longer. This is because many species are seasonal in their occurrence, some require more survey effort because they are highly cryptic, and the members of other species would visit the site only periodically while patrolling large home ranges. Surveys on only two days cannot possibly detect all of the species of the local wildlife community.

At least a year's worth of surveys would be needed to more accurately report the number of vertebrate species that occur at the project site, but I only have Noriko's one survey. However, by use of an analytical bridge, a modeling effort applied to a large, robust data set from a research site can predict the number of vertebrate wildlife species that likely make use of the site over the longer term. This analytical bridge draws inference from the pattern of species detections more than it does from the research site, and I note that the pattern, i.e., rate, of species detections is consistent from site to site.

As part of my research, I completed a much larger survey effort across 167 km² of annual grasslands of the Altamont Pass Wind Resource Area, where from 2015 through 2019 I

performed 721 1-hour visual-scan surveys, or 721 hours of surveys, at 46 stations. I used binoculars and otherwise the methods were the same as the methods I and other consulting biologists use for surveys at proposed project sites. At each of the 46 survey stations, I tallied new species detected with each sequential survey at that station, and then related the cumulative species detected to the hours (number of surveys, as each survey lasted 1 hour) used to accumulate my counts of species detected. I used combined quadratic and simplex methods of estimation in Statistica to estimate least-squares, best-fit nonlinear models of the number of cumulative species detected regressed on hours of survey (number of surveys) at the station: $\hat{R} = \frac{1}{1/a+b\times(Hours)^c}$, where $\hat{R}$ represented cumulative species richness detected. The coefficients of determination, r^2, of the models ranged 0.88 to 1.00, with a mean of 0.97 (95% CI: 0.96, 0.98); or in other words, the models were excellent fits to the data.

I projected the predictions of each model to thousands of hours to find predicted asymptotes of wildlife species richness. The mean model-predicted asymptote of species richness was 57 after 11,857 hours of visual-scan surveys among the 46 stations of my research site. I also averaged model predictions of species richness at each incremental increase of number of surveys, i.e., number of hours (Figure 2). On average I would have detected 17.6 species over my first 5.15 hours of diurnal surveys at my research site in the Altamont Pass (5.15 hours to match the 5.15 hours Noriko surveyed during daylight hours at the project site), which composed 30.9% of the predicted total number of species I would detect with a much larger survey effort at the research site. Given the example illustrated in Figure 2, the 34 vertebrate wildlife species Noriko detected in her 5.15 hours of daylight survey at the project site likely represented 30.9% of the species to be detected after many more visual-scan surveys over another year or longer. With many more repeat surveys through the year, Noriko would likely detect $34/0.309 = 110$ species of vertebrate wildlife in daylight surveys at the site. Assuming Noriko's ratio of special-status to non-special-status species was to hold through the detections of all 110 predicted species, then continued daylight surveys would eventually detect 16 special-status species of vertebrate wildlife.

Because my prediction of 110 species of vertebrate wildlife, including 16 special-status species, is derived from daytime visual-scan surveys, and would detect few nocturnal mammals such as bats, the true number of species composing the wildlife community of the site must be larger. Proof of this in Noriko's brief nocturnal survey in which she added 8 species of vertebrate wildlife to her tally, including 2 special-status species of bats. Noriko's reconnaissance survey should serve only as a starting point toward characterization of the site's wildlife community, but it certainly cannot alone inform of the inventory of species that use the site. More surveys are needed than her one survey to produce an inventory the project site's wildlife community. Nevertheless, the large number of species I predict at the project site is indicative of a relatively species-rich wildlife community that warrants a serious survey effort.

Considering the number of species – and the number of special-status species – yet to be detected, there is at least a fair argument that can be made for the need to prepare and EIR to accurately characterize the wildlife community as part of the existing

environmental setting, which is needed to predict potential project impacts and to formulate an effective mitigation strategy.

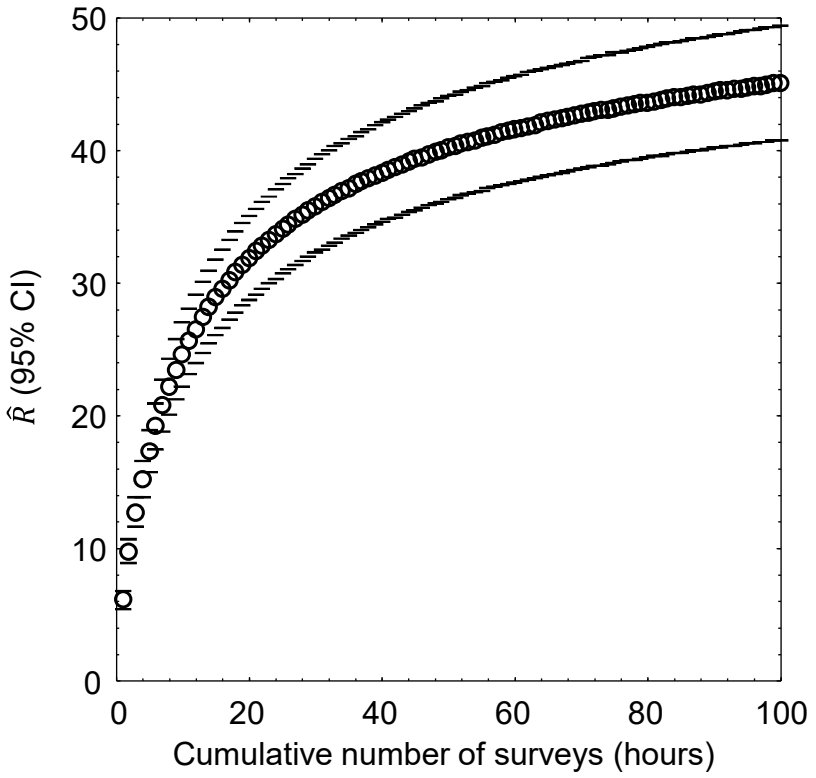


Figure 2. *Mean (95% CI) predicted wildlife species richness, $\hat{R}$, as a nonlinear function of hour-long survey increments across 46 visual-scan survey stations across the Altamont Pass Wind Resource Area, Alameda and Contra Costa Counties, 2015–2019. Note that the location of the study is largely irrelevant to the utility of the graph to the interpretation of survey outcomes at the project site. It is the pattern in the data that is relevant, because the pattern is typical of the pattern seen elsewhere.*

MISCHARACTERIZATION OF THE EXISTING ENVIRONMENTAL SETTING

CEQA's primary objectives should guide the design and conduct of CEQA review. Four of CEQA's primary objectives are to (1) accurately characterize the existing environmental setting, (2) disclose potential project impacts to the public and decision-makers, (3) foster public participation with decision-making over proposed projects, and (4) identify issues and feasible alternative mitigation measures to minimize environmental impacts. The first objective is essential to the other three, because an accurate understanding of the existing environmental setting is needed to predict impacts, provide the public with the means to meaningfully participate with issues of importance, and effectively strategize mitigation and project alternatives (Figure 3). For biological resources, essential information includes the species composition of the plant and wildlife communities, key ecological interactions, identification of ecological keystone species, determining the presence of special-status species or their habitats, and identifying risk factors that could result in significant direct, indirect and cumulative impacts should the project go forward.

The public and decision-makers need to know which species are susceptible to harm potentially caused by the project and its associated activities, and which are known to be vulnerable to harm once exposed to the environmental changes brought by the project. For these reasons, field studies are needed to identify as many of the species that occur

on the project site as reasonably feasible, and to otherwise examine the environmental conditions for their likelihood to support species that are not detected, otherwise known as "habitat assessment." A review of species occurrence records – also known as "desktop review" – is needed to identify the other species that potentially occur on the site – a process that is also referred to as "habitat assessment." Because habitat assessments that are based on either or both field study and desktop review are prone to uncertainty, emphasis needs to be directed to adequate field study to reduce the pool of species subjected to habitat assessment, thereby weighing the review more towards certainty. Appropriately weighted reviews are less susceptible to speculation over species occurrence likelihoods. For this reason, protocol-level detection surveys have been formulated for numerous special-status species of plants and wildlife, and otherwise best scientific practices are needed to provide a reasonable likelihood of detection of species that truly occur on the project site. The negative findings of a properly conducted detection survey are the only findings that can support a determination of species absence.

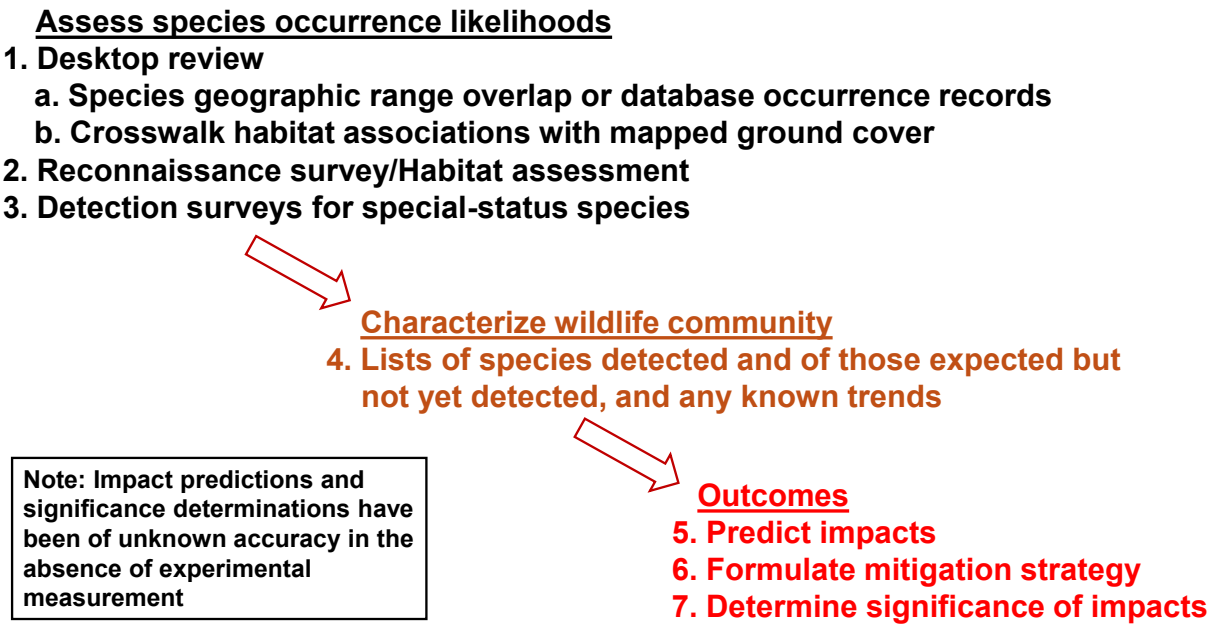


Figure 3. *General flow of information from its gathering through characterizing the existing environment to predicting impacts and their significance.*

Even among reviews founded on the best of field studies, there is always uncertainty over some of the determinations of species occurrences. The uncertainties of habitat assessments need to be managed to achieve CEQA's primary objectives. This means that the methodological details of both the field studies and desktop review need to be carefully and thoroughly reported, and it means that results need to be reported in context of their uncertainties. For example, the reporting of having detected 10 species in a reconnaissance survey is nearly meaningless without also reporting the numbers of species found in surveys of similar methods and effort levels, and the reporting of the failure to detect a given species is nearly entirely meaningless without also reporting the likelihood that species would be detected given the survey methods and effort level. The

same is true of desktop review; that is, there should be some means of validating habitat assessments based on the thousands of habitat assessments that have already been conducted in support of CEQA reviews. If industry standards in environmental review are to be credible, then they must include the use of the comparative method.

In the case of the proposed project, the IS/MND fails to explain how or why the steps taken to characterize the ecological community relate to CEQA's primary objectives. Additionally, the ecological community is inaccurately characterized as composed of only those species detected in reconnaissance surveys or deemed likely to occur based on desktop review of occurrence records. Furthermore, the IS/MND reports nothing about the uncertainties of Psomas's (2024) findings, which vastly diminishes the accuracy of the characterization of the existing environmental setting.

Environmental Setting informed by Field Surveys

Psomas (2024) deployed two biologists to record plant and wildlife species and map vegetation as a general site assessment on 19 September 2022. Psomas does not explain how its general site assessment contributes to CEQA's objectives, but it is my opinion that each documentation of a species detected in a survey lessens the uncertainty of the species composition of the local ecological community, and it hence improves the accuracy of the characterization of the environmental setting. However, more information needs to be reported so that survey findings can be considered in an appropriate comparative context to provide perspective and to address uncertainty that such findings as the number of species detected represent the true number of species that occur on the site. Psomas (2024) fails to report its survey start time, its survey duration, and how its findings compare to other similar surveys in the region.

Psomas (2024) compiles all wildlife species detections into a single list that fails to identify which species were detected during the reconnaissance survey. Comparing the Wildlife Compendia between Psomas (2024) and Psomas (2023a), it is apparent that most of the species in Psomas's (2024) Wildlife Compendium (app. A-2) were detected by the biologists who conducted focused burrowing owl surveys (Psomas 2023a), and two more were detected by biologists who conducted fairy shrimp surveys. The number of species detected solely during the reconnaissance survey is unreported.

Psomas (2024) reports 31 species of vertebrate wildlife were detected across all surveys. Four of these species are special-status species, despite the IS/MND's claim that "No candidate, sensitive, or special status species are expected to occur on the Proposed Project Site due to lack of suitable habitat and/or because they were absent during focused surveys." In comparison, Noriko detected 42 species of vertebrate wildlife over a much shorter survey effort. Psomas detected 13 species that Noriko did not, but Noriko detected 24 species that Psomas did not, and ultimately Noriko's survey effort brings the total number of vertebrate wildlife species detected on the site to 55, which is nearly double the number Psomas (2024) reports. A comparison between Psomas's and Noriko's surveys reveals that the wildlife community depicted by Psomas (2024) is nowhere close to accurate, and that it indicates that additional surveys would further increase the number of species known to the site.

Psomas (2024) documented 1.36 times number of vertebrate wildlife species as the average among surveys reported by consulting biologists at California project sites, and Noriko detected 1.39 times the number we average in our surveys of the same sites (Figure 4). Psomas (2024) documented about the same number of special-status species vertebrate wildlife as the average among surveys reported by consulting biologists at California project sites, and Noriko detected about the same number we average in our surveys of the same sites (Figure 5).

Two comparative contexts are needed to fully disclose the meanings of survey findings in the IS/MND. The first is to contextualize the survey findings relative to the survey effort, because otherwise it is misleading to insinuate that the species detected were definitive of the wildlife community. As Figures 1 and 2 demonstrate, additional surveys contribute to an increasingly more accurate characterization of the wildlife community, but eventually to a point at which the species inventory would be obtained. Quicker progress toward an accurate characterization of the wildlife community can be achieved by adding nocturnal surveys as well as specialized surveys for detecting bats, small mammals, reptiles and amphibians. However the surveys are done, it is imperative to compare survey findings to the findings from other surveys and their associated survey attributes to provide interpretive context such as to quantify the uncertainty of the findings, or alternatively to understand whether the findings fall within the expected range of findings given the survey methods and level of effort. If no such comparison is possible, then the lack of comparability should be discussed as a survey limitation.

Another example of how once can contextualize survey findings can be found in Figure 6, which compares Noriko's findings to hundreds of other survey results at other proposed project sites, developed sites, and at relatively intact "references sites," but it does so relative to the survey effort. This approach is more informative than the other comparative contexts because it factors in survey effort. Because Psomas (2024) fails to report key survey attributes, I cannot compare its reconnaissance survey findings to past consultant findings relative to survey effort.

The second comparative context is to assess the probabilities of detection considering the survey effort of each special-status species, whether detected or not. Psomas (2024) reports having failed to detect any special-status species of wildlife, but failures to detect special-status species can mean that the survey was inadequate. Each species presents survey personnel with a unique range of detection probabilities based on the species' natural history, its behavior patterns, survey effort, the study area's distance from known activity areas of the species, and the levels of skill of survey personnel. Many animals maintain home ranges that are larger than most project sites, and they periodically shift their foraging activities to various parts of their home range, hence occurring on a particular site only periodically. To detect these species, survey personnel must be at the site on the same date and time as the one or more members of the species. The probability of detection of any given species during any given survey is less than 100%, and for many species that truly occur on a given site, it is closer to 0%.

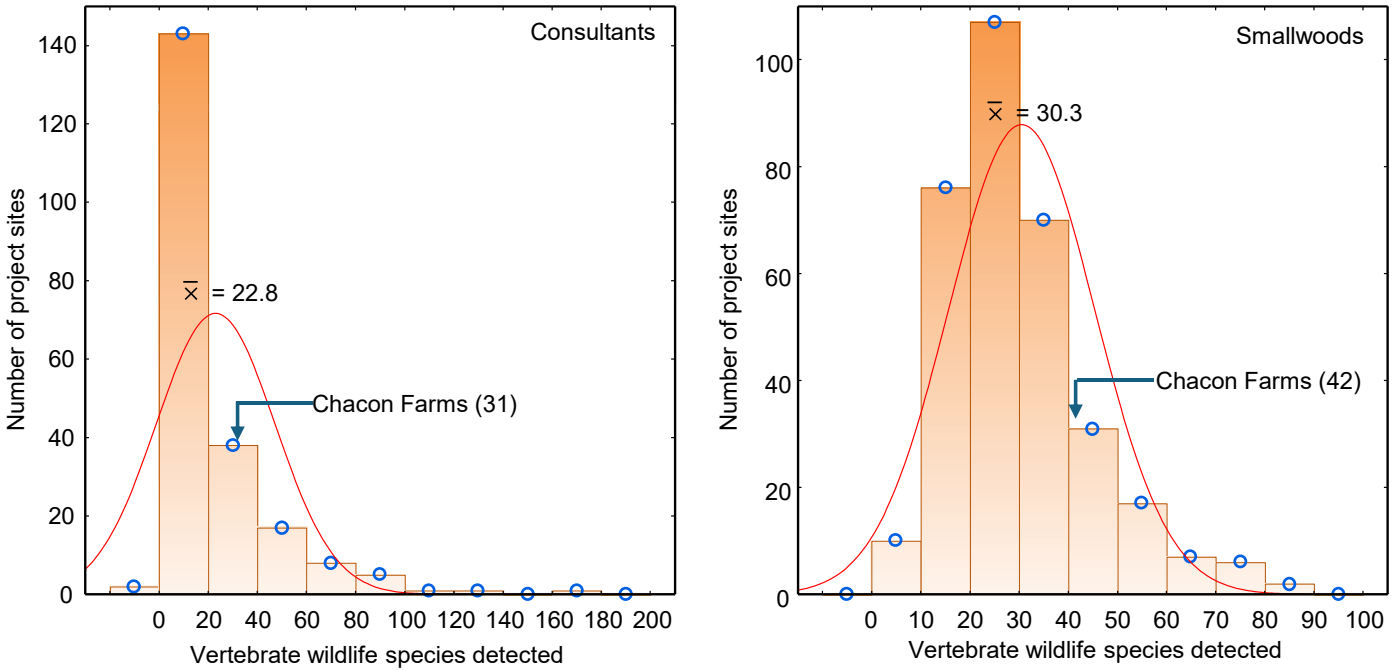


Figure 4. *Frequency distribution of the number of vertebrate wildlife species detected by consulting biologists (left graph) and by me and Noriko (right graph) among project sites surveyed in support of environmental reviews in California.*

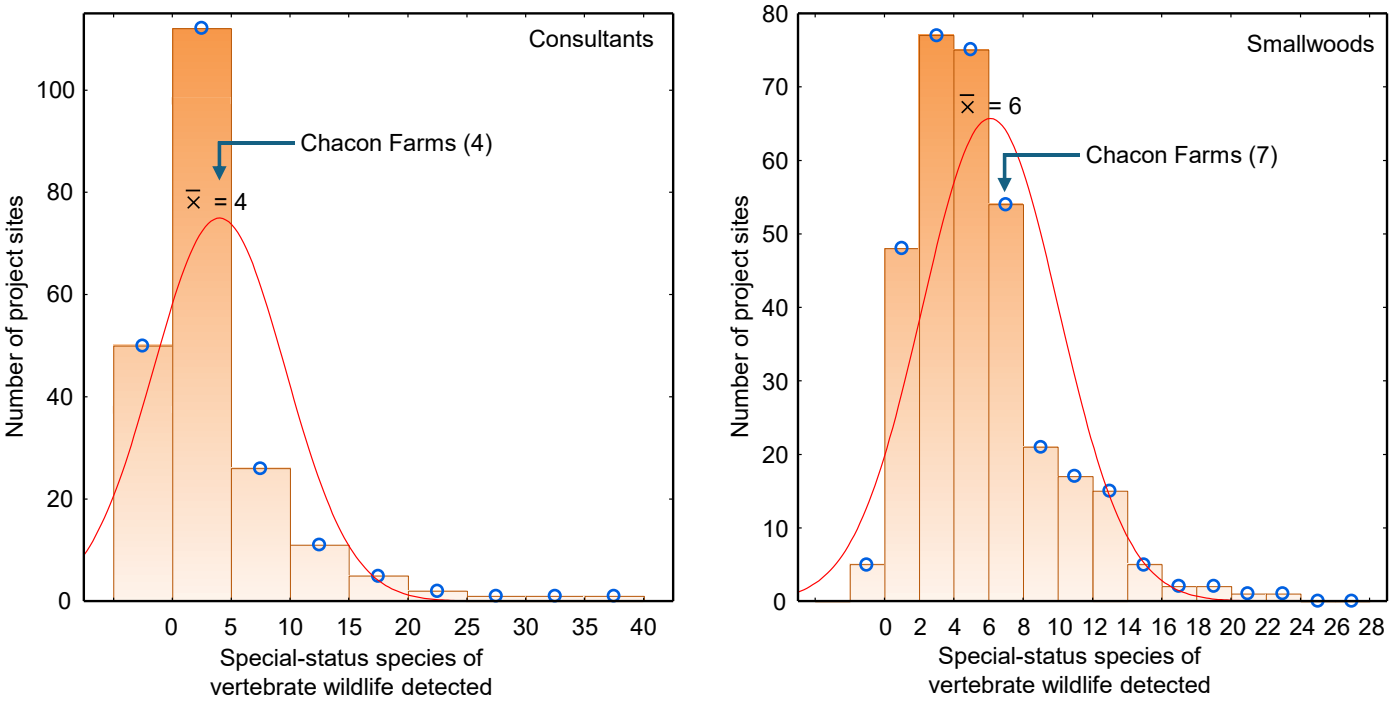


Figure 5. *Frequency distribution of the number of special-status species of wildlife detected by consulting biologists (left graph) and by me and Noriko (right graph) among project sites surveyed in support of environmental reviews.*

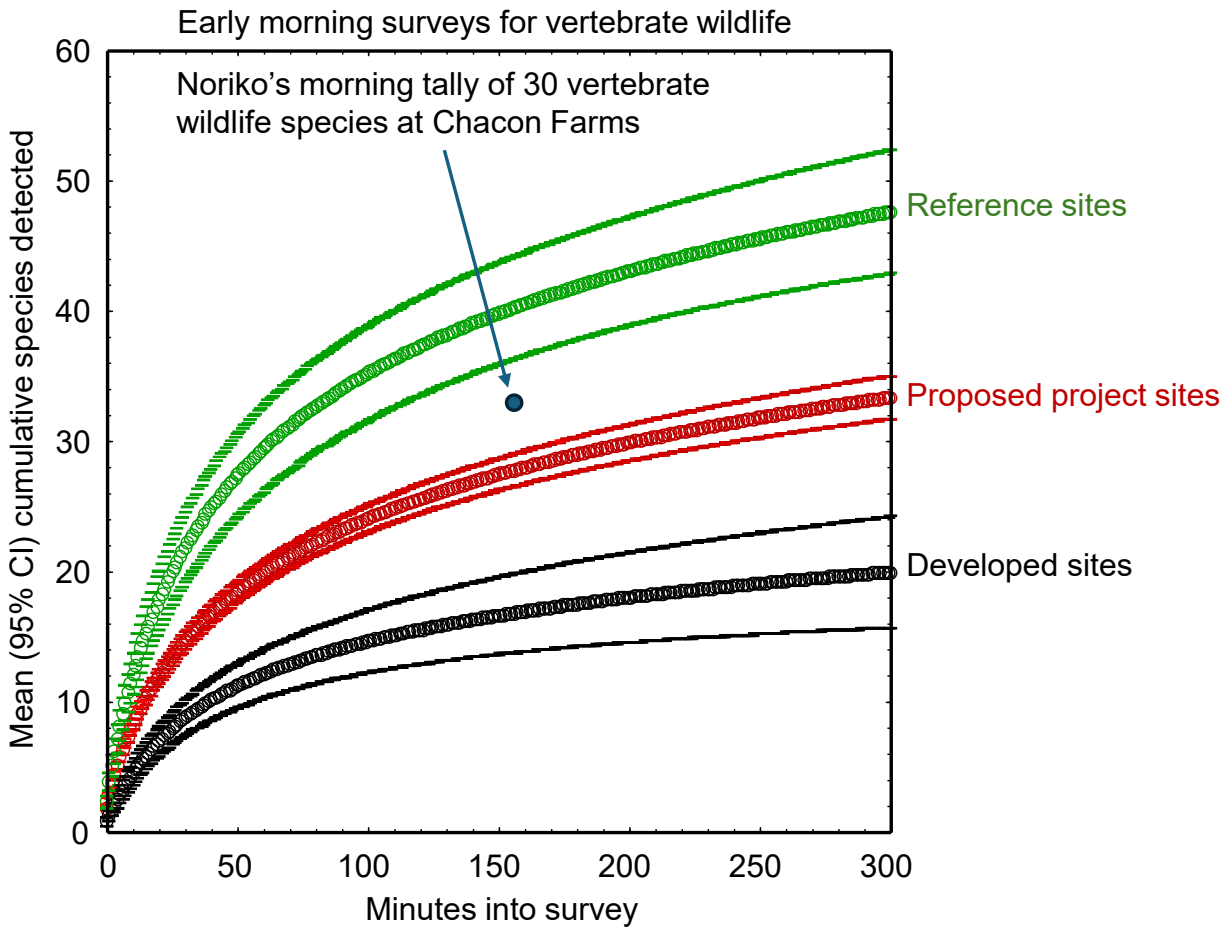
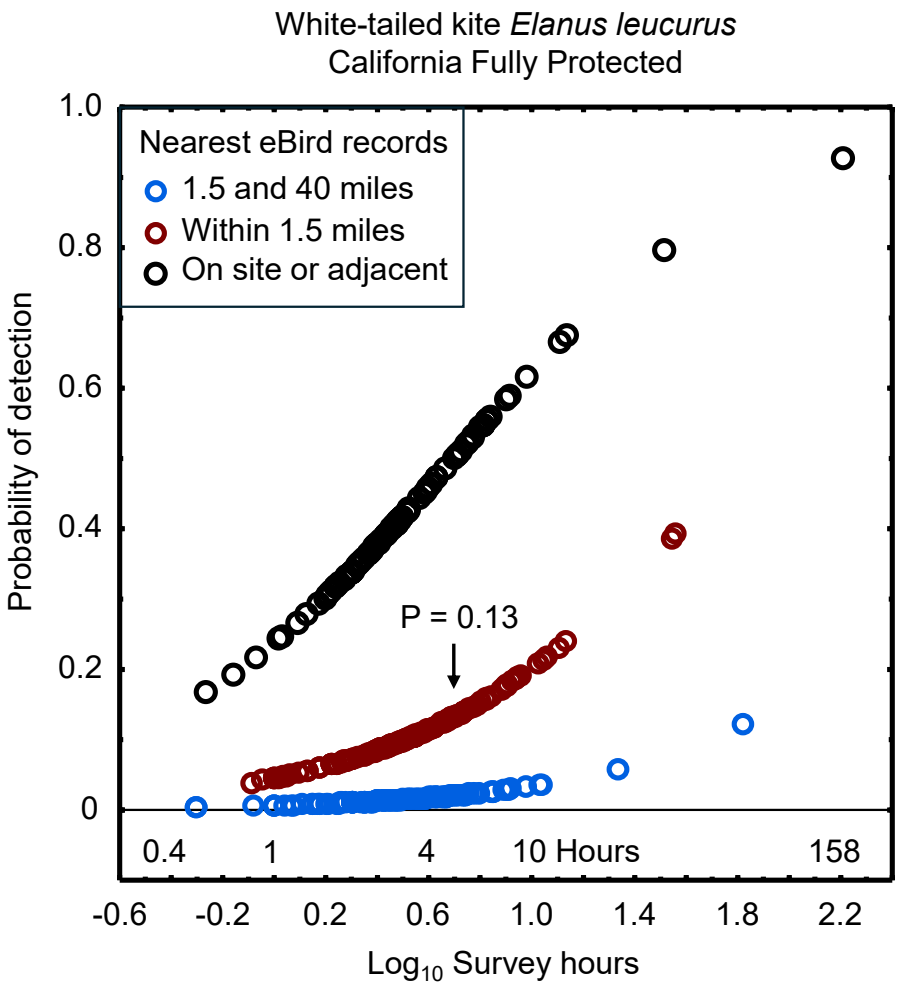


Figure 6. *Noriko Smallwood's survey findings at the Chacon Farms Project site relative to our survey findings at other project sites (red), at developed sites (black), and at more pristine sites that we survey as reference sites (green). Noriko's findings exceed the upper bound of the 95% confidence interval based on the results of hundreds of surveys at project sites, and they approach the lower bound of the 95% CI from many surveys at reference sites.*

For example, white-tailed kite was detected by neither Psomas or Noriko, but among our hundreds of surveys at project sites, Noriko and I have found white-tailed kites in environments similar to the Chacon Farms site. Based on hundreds of surveys within the geographic range of white-tailed kite, Noriko's 5.15 hours of daylight survey combined with the knowledge that white-tailed kite has been documented within 1.5 of the project site afforded Noriko a 13% likelihood of detection of white-tailed kite (Figure 7). Noriko would need to conduct many more surveys to accumulate a reasonable likelihood of detecting white-tailed kite, but the patterns of our findings in our many other surveys depicted in Figure 7 reveal that it is unlikely that the white-tailed kite is absent from the project site. This use of the comparative method leads to a fundamentally different way of interpreting survey results than is expressed in Psomas (2024) and the IS/MND, and it provides for more accurate disclosure of potential project impacts.

Figure 7. *Probability of detection of white-tailed kite as a function of survey effort and proximity of occurrence records to a project site, based on hundreds of reconnaissance surveys we completed 2019–2024.*



This second comparative context is very important because it is the basis for the formulation of detection survey protocols. Experienced biologists are aware of survey limitations due to ranges of variation in the activity periods, levels of crypticity, and periodic movement patterns of wildlife species, and due to variation in the skill and commitment of survey personnel. This second comparative context acknowledges that the occurrence likelihood of a species on a particular site is rarely if ever zero, so long as the site is within the species' geographic range and it provides habitat. This second comparative context reveals that a determination of zero likelihood of occurrence is typically indicative of insufficient survey effort. A common goal of detection survey protocols is to support absence determinations with a survey effort that should have resulted in a detection if the species had been present at the time of the surveys, but it does not prove that the species is always absent from the site. This second comparative context and its implications should not be neglected in CEQA review, but it is neglected in the case of the IS/MND prepared for this project.

Psomas (2023a) conducted a detection survey for burrowing owls, and it appears to have complied with the appropriate survey guidelines (County of Riverside 2006). In my opinion, the County of Riverside (2006) guidelines are not as reliable as are the California Department of Fish and Wildlife's (CDFW 2012) guidelines, but they are the

guidelines for properties within the Western Riverside Multiple Species Habitat Conservation Plan Area. Perhaps more importantly, it has been three years since the surveys of Psomas (2023a). Although Psomas's surveys were negative for burrowing owls, it might very well be the case that burrowing owls are present on the project site in 2026. Breeding-season surveys should be repeated, and my recommendation would be to implement the CDFW (2012) survey guidelines.

Psomas (2023b) conducted focused surveys for rare plants in 2023 to determine presence or absence of rare plants. Again, absence determinations based on detection surveys only apply to the timespan of the surveys, and they cannot be relied upon three years hence. The surveys need to be repeated, but this time there needs to be full use of reference populations, because the 2023 survey did not make appropriate use of reference populations (see CDFW 2018).

No detection surveys were conducted for Crotch's bumble bee (see CDFW 2023) nor for any other species other than fairy shrimp. The appropriate surveys were not implemented for various other types of wildlife, hence leaving conclusions in Psomas (2024) unfounded. For example, Psomas (2024) reports that no mammal species were detected during its surveys, but it does not caveat this finding with the fact that no acoustic surveys were conducted for bats, and no live-trapping was conducted for small mammals. Noriko detected bats because she implemented the appropriate survey method for doing so. I must also point out that Psomas actually did detect mammals, as Psomas (2023a) reportedly saw scattered California ground squirrel burrows on the project site. In another example, Psomas (2024) reports "No amphibian species were observed during the survey," but Noriko did observe amphibians because she surveyed at the right time of day to do so. Psomas (2024) reports survey results as if they are definitive, but they are not.

Lastly, Noriko detected tricolored blackbird on the project site (Photo 13). The tricolored blackbird is listed as Threatened under the California Endangered Species Act. It is a covered species under the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), but as is apparent in the tricolored blackbird monitoring reports, the MSHCP is failing to conserve the tricolored blackbird. As of 2022, most of the activity of tricolored blackbirds in Riverside County had been reduced to the Mystic Lake/San Jacinto Core Area, but as of 2025 Colibri (2025) found only one breeding colony in Riverside County, and reports that the breeding population in this County is nearing extirpation. Noriko's detection of this species on the project site is highly significant, but the IS/MND makes no mention of the tricolored blackbird.

Environmental Setting informed by Desktop Review

The IS/MND does not assess the occurrence likelihoods of special-status species of wildlife. The habitat assessment of Psomas (2024) did not include a habitat assessment. The literature was reportedly reviewed, but no literature sources are cited. Data bases of species occurrence records were reportedly reviewed, but none of the results of database queries are reported. Specifically, Psomas (2024) reports having queried the California

Natural Diversity Data Base (CNDDB) for special-status species occurrence records in 9 USGS 7.5' Quadrangles, but answers to the queries are not reported.

Psomas (2024:3) reports, "The majority of the site is considered low quality for wildlife due to the lack of native vegetation and surrounding immediate vicinity." However, habitat quality is a term that represents population performance measured by such metrics as nest success, fecundity, and survivorship. None of these or any related metrics have been measured for any species on the project site. Therefore, Psomas lacks the basis for considering the project site to be of low quality for wildlife. Considering the number of species documented on the site, and the abundance of some of them, e.g., California gull, it seems unlikely that a general conclusion of low habitat quality applies to the project site. Nonetheless, no conclusion about habitat quality should be made without measuring population performance.

In my assessment based on a database review and site visits, 153 special-status species of wildlife are known to occur near enough to the site to warrant analysis of occurrence potential (Table 2). Not all these species should be expected to occur at the project site, but each of them should be given a closer look to determine occurrence likelihoods and whether additional surveys are needed, or implementation of detection surveys, or whether it would be reasonable to assume presence. Of these 153 species, 12 were recorded on or just off the project site (on the fringe), and another 42 (27%) have been documented within 1.5 miles of the site (Very close), another 24 (16%) between 1.5 and 4 miles (Nearby), and another 67 (44%) between 4 and 30 miles (In region). Half (51%) of the special-status species in Table 2 have been reportedly seen within 4 miles of the project site. The site therefore supports at least 12 special-status species of wildlife, and it carries the potential for supporting many more special-status species of wildlife based on the proximities of recorded occurrences. Evidence certainly suggests that habitat assessments are needed for these species.

Of the 153 special-status species of wildlife in Table 2, only 56 (36.6%) are covered by the MSHCP. The mitigation strategy of the MSHCP was not formulated to mitigate project impacts on 97 (63.4%) of the special-status species of wildlife in Table 2. Of the 56 covered species in Table 2, 4 are known to the project site and another 24 have been documented within 1.5 miles, so half the covered species are undoubtedly vulnerable to project impacts. Of the 97 special-status species in Table that lack MSHCP coverage, 8 are known to the project site, 18 have been documented within 1.5 miles, and another 12 have been documented between 1.5 and 4 miles of the site. Of these species without coverage, 39% would be vulnerable to project impacts, including at least 8 that are known to the site. Paying the MSHCP mitigation fee would not address the conservation needs of many special-status species at issue.

Table 2. *Occurrence likelihoods of special-status species of wildlife at or near the project site, according to eBird or iNaturalist records (https://eBird.org, https://www.inaturalist.org), and survey findings On site, or records Very close (≤1.5 miles of the site), Nearby (1.5 – 4 miles), In region (4 – 30 miles), and In range, i.e., the species' geographic range overlaps the site. Entries in bold font identify species that Noriko detected during her site visit or that one of us detected at a nearby site.*

Common name	***Species name***	**Status**[1]	**MSHCP**	**Records, Site survey**
Vernal pool fairy shrimp	*Branchinecta lynchi*	FT		In region
San Diego fairy shrimp	*Branchinecta sandiegonensis*	FE		In region
Riverside fairy shrimp	*Streptocephalus woottoni*	FE		In region
Quino checkerspot butterfly	*Euphydryas editha quino*	FE	Yes	In region
Monarch	*Danaus plexippus*	FC		Nearby
Crotch's bumble bee	*Bombus crotchii*	CCE		Nearby
Western spadefoot	*Spea hammondii*	FC, SSC	Yes	In region
Southwestern pond turtle	*Actinemys pallida*	FC, SSC	Yes	In region
Granite spiny lizard	*Sceloporus orcutti*		Yes	Nearby
Coast horned lizard	*Phrynosoma blainvillii*	SSC	Yes	In region
Orange-throated whiptail	*Aspidoscelis hyperythra*	WL	Yes	Nearby
Coastal whiptail	*Aspidoscelis tigris stejnegeri*	SSC	Yes	In region
San Diegan legless lizard	*Anniella stebbinsi*	SSC		Nearby
San Diego banded gecko	*Coleonyx variegatus abbotti*	SSC	Yes	In region
California glossy snake	*Arizona elegans occidentalis*	SSC		In region
Coast patch-nosed snake	*Salvadora hexalepis virgultea*	SSC		In region
Two-striped gartersnake	*Thamnophis hammondii*	SSC		In region
South coast gartersnake	*Thamnophis sirtalis pop. 1*	SSC		In region
Red-diamond rattlesnake	*Crotalus ruber*	SSC	Yes	Very close
Brant	*Branta bernicla*	SSC2		In region
Cackling goose (Aleutian)	*Branta hutchinsii leucopareia*	WL		In region
Redhead	*Aythya americana*	SSC2		Nearby
Western grebe	*Aechmophorus occidentalis*	BCC		Very close
Clark's grebe	*Aechmophorus clarkii*	BCC		In region
Western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	FT, CE	Yes	In region
Black swift	*Cypseloides niger*	SSC3, BCC		In region
Vaux's swift	*Chaetura vauxi*	SSC2		Very close

Common name	***Species name***	**Status[1]**	**MSHCP**	**Records, Site survey**
Costa's hummingbird	*Calypte costae*	BCC		Very close
Calliope hummingbird	*Selasphorus calliope*	BCC		In region
Rufous hummingbird	*Selasphorus rufus*	BCC		Nearby
Allen's hummingbird	*Selasphorus sasin*	BCC		Very close
Mountain plover	*Charadrius montanus*	SSC2, BCC	Yes	In region
Snowy plover	*Charadrius nivosus*	BCC		In region
Western snowy plover	*Charadrius nivosus nivosus*	FT, SSC		In region
Long-billed curlew	*Numenius americanus*	WL		Nearby
Marbled godwit	*Limosa fedoa*	BCC		Very close/On site (Psomas)
Red knot	*Calidris canutus*	BCC		In region
Pectoral sandpiper	*Calidris melanotos*	BCC		Very close
Short-billed dowitcher	*Limnodromus griseus*	BCC		In region
Lesser yellowlegs	*Tringa flavipes*	BCC		Very close
Willet	*Tringa semipalmata*	BCC		In region
Laughing gull	*Leucophaeus atricilla*	WL		In region
Franklin's gull	*Leucophaeus pipixcan*	BCC		In region
Heermann's gull	*Larus heermanni*	BCC		In region
Western gull	*Larus occidentalis*	BCC		Nearby
California gull	*Larus californicus*	BCC, WL		Very close/**On site**
California least tern	*Sternula antillarum browni*	FE, CE, CFP		In region
Black tern	*Chlidonias niger*	SSC2, BCC		Very close
Elegant tern	*Thalasseus elegans*	BCC, WL		In region
Black skimmer	*Rynchops niger*	BCC, SSC3		In region
Common loon	*Gavia immer*	SSC		In region
Double-crested cormorant	*Phalacrocorax auritus*	WL	Yes	Very close
American white pelican	*Pelacanus erythrorhynchos*	SSC1		Very close
Least bittern	*Ixobrychus exilis*	SSC2		In region
American bittern	*Botaurus lentiginosus*		Yes	In region
White-faced ibis	*Plegadis chihi*	WL	Yes	Very close
Black-crowned night heron	*Nycticorax nycticorax*		Yes	Very close
Great blue heron	*Ardea herodias*		Yes	Very close

Common name	***Species name***	**Status[1]**	**MSHCP**	**Records, Site survey**
Turkey vulture	*Cathartes aura*	BOP	Yes	Very close/**On site**
Osprey	*Pandion haliaetus*	WL, BOP	Yes	Very close
White-tailed kite	*Elanus luecurus*	CFP, BOP	Yes	Very close
Golden eagle	*Aquila chrysaetos*	BGEPA, CFP, BOP, WL	Yes	Very close
Northern harrier	*Circus cyaneus*	BCC, SSC3, BOP	Yes	Very close
Sharp-shinned hawk	*Accipiter striatus*	WL, BOP	Yes	Very close
Cooper's hawk	*Accipiter cooperii*	WL, BOP	Yes	Very close/**On site**
Bald eagle	*Haliaeetus leucocephalus*	CE, BGEPA, BOP	Yes	Very close
Red-shouldered hawk	*Buteo lineatus*	BOP		Very close
Swainson's hawk	*Buteo swainsoni*	CT, BOP	Yes	Very close
Red-tailed hawk	*Buteo jamaicensis*	BOP		On site/**On site**
Ferruginous hawk	*Buteo regalis*	WL, BOP	Yes	Very close
Zone-tailed hawk	*Buteo albonotatus*	BOP		In region
Harris' hawk	*Parabuteo unicinctus*	WL, BOP		In region
Rough-legged hawk	*Buteo lagopus*	BOP		In region
American barn owl	*Tyto furcata*	BOP		Very close
Western screech-owl	*Megascops kennicotti*	BOP		Nearby
Great horned owl	*Bubo virginianus*	BOP		Very close
Burrowing owl	*Athene cunicularia*	BCC, CCE, SSC2, BOP	Yes	Very close
Long-eared owl	*Asio otus*	BCC, SSC3, BOP		In region
Short-eared owl	*Asia flammeus*	BCC, SSC3, BOP		In region
Lewis's woodpecker	*Melanerpes lewis*	BCC		In region
Downy woodpecker	*Dryobates pubescens*		Yes	Nearby
Nuttall's woodpecker	*Picoides nuttallii*	BCC		Very close
American kestrel	*Falco sparverius*	BOP		On site
Merlin	*Falco columbarius*	WL, BOP	Yes	Very close
Peregrine falcon	*Falco peregrinus*	BOP	Yes	Very close
Prairie falcon	*Falco mexicanus*	WL, BOP	Yes	Very close
Olive-sided flycatcher	*Contopus cooperi*	BCC, SSC2		Very close
Willow flycatcher	*Empidonax trailii*	CE		Very close

Common name	***Species name***	**Status[1]**	**MSHCP**	**Records, Site survey**
Southwestern willow flycatcher	*Empidonax traillii extimus*	FE, CE	Yes	In range
Vermilion flycatcher	*Pyrocephalus rubinus*	SSC2		Very close
Least Bell's vireo	*Vireo bellii pusillus*	FE, CE	Yes	Very close
Loggerhead shrike	*Lanius ludovicianus*	SSC2	Yes	Very close
Oak titmouse	*Baeolophus inornatus*	BCC		Nearby
California horned lark	*Eremophila alpestris actia*	WL	Yes	Very close/On site (Psomas)
Bank swallow	*Riparia riparia*	CT		In region
Tree swallow	*Tachycineta bicolor*		Yes	Very close
Purple martin	*Progne subis*	SSC2	Yes	In region
Wrentit	*Chamaea fasciata*	BCC		Nearby
California gnatcatcher	*Polioptila c. californica*	FT, SSC2	Yes	Nearby
California thrasher	*Toxostoma redivivum*	BCC		Nearby
Cassin's finch	*Haemorhous cassinii*	BCC		In region
Lawrence's goldfinch	*Spinus lawrencei*	BCC		Very close
Grasshopper sparrow	*Ammodramus savannarum*	SSC2	Yes	Nearby
Black-chinned sparrow	*Spizella atrogularis*	BCC		Nearby
Gray-headed junco	*Junco hyemalis caniceps*	WL		In region
Bell's sparrow	*Amphispiza b. belli*	WL	Yes	Nearby
Lincoln's sparrow	*Melospiza lincolnii*		Yes	Very close
Oregon vesper sparrow	*Pooecetes gramineus affinis*	SSC2		In range
Southern California rufous-crowned sparrow	*Aimophila ruficeps canescens*	WL	Yes	Nearby
Yellow-breasted chat	*Icteria virens*	SSC3	Yes	Nearby
Yellow-headed blackbird	*Xanthocephalus xanthocephalus*	SSC3		Very close
Bullock's oriole	*Icterus bullockii*	BCC		Very close
Tricolored blackbird	*Agelaius tricolor*	CT, BCC, SSC1	Yes	Very close/**On site**
Prothonotary warbler	*Protonotaria citrea*	BCC		In region
Lucy's warbler	*Leiothlypis luciae*	SSC3		In region
Nashville warbler	*Vermivora ruficapilla*		Yes	Nearby
Virginia's warbler	*Leiothlypis virginiae*	WL, BCC		In region

Common name	***Species name***	**Status[1]**	**MSHCP**	**Records, Site survey**
MacGillivray's warbler	*Geothlypis tolmiei*		Yes	Very close
Northern yellow warbler	*Setophaga aestiva*	SSC2	Yes	Very close
Prairie warbler	*Setophaga discolor*	BCC		In region
Wilson's warbler	*Cardellina pusilla*		Yes	Very close
Summer tanager	*Piranga rubra*	SSC1		In region
Little brown bat	*Myotis lucifugus*	WBWG: M		In range
Yuma myotis	*Myotis yumanensis*	WBWG: LM		In region/**On site**
Long-eared myotis	*Myotis evotis*	WBWG: M		In region
Fringed myotis	*Myotis thysanodes*	WBWG: H		In region
Long-legged myotis	*Myotis volans*	WBWG: H		In region
California myotis	*Myotis californicus*	WBWG:L		In region
Small-footed myotis	*Myotis ciliolabrum*	WBWG: M		In region
Canyon bat	*Parastrellus hesperus*	WBWG: M		Nearby/**On site**
Big brown bat	*Episticus fuscus*	WBWG: L		In region/**On site**
Silver-haired bat	*Lasionycteris noctivagans*	WBWG: M		In region
Hoary bat	*Lasiurus cinereus*	WBWG: M		In region
Western red bat	*Lasiurus blossevillii*	SSC, WBWG: H		In range
Western yellow bat	*Lasiurus xanthinus*	SSC, WBWG: H		In region
Spotted bat	*Euderma maculatum*	SSC, WBWG: H		In range
Townsend's big-eared bat	*Corynorhinus townsendii*	SSC, WBWG: H		In region
Pallid bat	*Antrozous pallidus*	SSC, WBWG: H		In region
Mexican free-tailed bat	*Tadarida brasiliensis*	WBWG: L		In region/**On site**
Pocketed free-tailed bat	*Nyctinomops femorosaccus*	SSC, WBWG: M		In range
Western mastiff bat	*Eumops perotis*	SSC, WBWG: H		In range
San Diego black-tailed jackrabbit	*Lepus californicus bennettii*	SSC	Yes	In region
Bobcat	*Lynx rufus*		Yes	Nearby
Coyote	*Canis latrans*		Yes	Nearby
Long-tailed weasel	*Mustela frenata*		Yes	Nearby
Northwestern San Diego pocket mouse	*Chaetodipus fallax fallax*	SSC	Yes	In region

Common name	*Species name*	Status[1]	MSHCP	Records, Site survey
Pallid San Diego pocket mouse	*Chaetodipus fallax pallidus*	SSC		In region
Dulzura kangaroo rat	*Dipodomys simulans*		Yes	In region
Stephens' kangaroo rat	*Dipodomys stephensi*	FT, CT		In region
Los Angeles pocket mouse	*Perognathus longimembris brevinasus*	SSC	Yes	In region
San Diego Bryant's (formerly desert) woodrat	Neotoma bryanti [formerly lepida] intermedia	SSC	Yes	In region
Southern grasshopper mouse	*Onychomys torridus ramona*	SSC		In range
American badger	*Taxidea taxus*	SSC		In region

[1] Listed on CDFW's Special Animals List (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406) as FT or FE = federal threatened or endangered; FC = federal candidate for listing; CT or CE = California threatened or endangered; CCT or CCE = Candidate California threatened or endangered; CFP = California Fully Protected (California Fish and Game Code 3511); SSC_i = California Species of Special Concern with i = priorities 1, 2 and 3; WL = CDFW's Taxa to Watch List; BGEPA = Bald and Golden Eagle Protection Act; WBWG = Western Bat Working Group with priority rankings, of low (L), moderate (M), and high (H); BCC = U.S. Fish and Wildlife Service's Bird of Conservation Concern (https://www.fws.gov/sites/default/files/documents/birds-of-conservation-concern-2021.pdf); and BOP = protected by Birds of Prey (California Fish and Game Code 3503.5, see https://wildlife.ca.gov/Conservation/Birds/Raptors).

Mischaracterization of the Wildlife Community

Psomas (2024) reports on a field survey and a desktop review having been completed, but the field survey was much too cursory, and its results are interpreted without any context to survey results from elsewhere, and its desktop review is nearly entirely undocumented. Psomas (2024) concludes that the project site is of low habitat quality to wildlife, but it provides no basis for this conclusion, and the conclusion is readily refuted by Noriko Smallwood's survey. Psomas's conclusion of low habitat quality is only speculative, which is inappropriate for precious or rare resources such as special-status species (National Research Council 1986). The true wildlife community remains to be described with sufficient accuracy. Without a more accurate characterization of the wildlife community, the basis is inadequate for predicting impacts and formulating appropriate mitigation strategies.

Considering the deficiencies in the survey effort directed to the project site, the deficiencies in reporting of survey methods and the reporting of results, and the inadequacy of the desktop review to analyze the occurrence likelihoods of special-status species, there is at least a fair argument that can be made for the need to prepare an EIR to accurately characterize the wildlife community on the project site as a suitable baseline from which to predict project impacts and to formulate an appropriate mitigation strategy.

BIOLOGICAL IMPACTS ASSESSMENT

The impacts analysis in CEQA review involves prediction. Impact predictions are necessary in environmental review because measuring a project's impacts directly could not happen until after the impacts occur, and the timing of this type of measurement would come too late for formulating a mitigation strategy or deciding on a project alternative. As noted earlier, the accuracy of the predictions of impacts and their significance ultimately relies on the degree of accuracy in the characterization of the existing environmental setting (Figure 3). Prediction accuracy also relies on experience, of which development projects subjected to CEQA review have been made amply available (Figure 8). CEQA prohibits the use of speculation to predict that potential project impacts would be less than significant (see CEQA Guidelines section 15145. SPECULATION), so it is experience that must be used. The type of experience proven most effective, and therefore most amenable to achieving CEQA's primary objectives, is scientific inference, as generally depicted in Figure 8. Scientific inference can be drawn from scientific studies or from the many other projects that have undergone CEQA review. The comparative method enables the use of scientific inference to predict impacts and to predict the efficacies of mitigation strategies, the latter of which should be also amply available in the record.

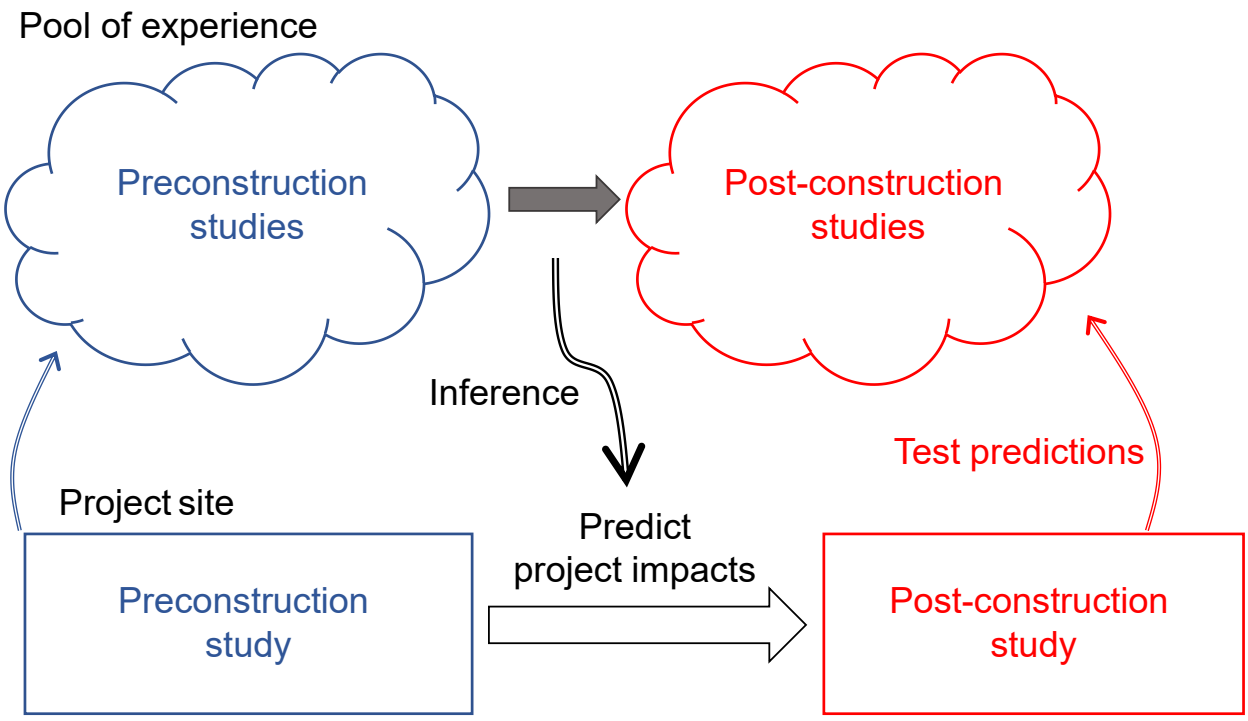


Figure 8. *A framework for arriving at predicted project impacts based on experience with other project sites. Ideally, there is a pool of similar projects in similar circumstances where predicted impacts were compared to realized impacts, and into which the proposed project can also contribute to experience.*

In the following, I analyze several types of impacts likely to result from the project, none of which are analyzed adequately by Psomas (2024) or the IS/MND, and some of which are not analyzed at all.

REDUCED PRODUCTIVE CAPACITY FROM HABITAT LOSS

Habitat loss results in a reduced productive capacity of affected wildlife species. The site is proven to serve as habitat to at least 55 species of vertebrate wildlife which Psomas and Noriko observed on the site, but the number of avian nest sites remains unknown. The surveys that have been conducted on the project site were unsuitable for detecting all bird nests or for estimating total nest density. The alternative method for estimating avian productive capacity is to infer it from estimates of total nest density elsewhere. Noriko and I have completed studies to estimate total avian nest density in various environments, but not in an environment that would match the project site.

Noriko estimated an average 3.22 nests/acre among three of her grassland study sites in southern California, two of which were in nearby Murrieta. Assuming half this average on the agricultural portion of the project site, and 1.5 times her average on the remainder of the site, I estimate 145 nest sites on the project site. Assuming 1.39 broods per nest site based on a review of 322 North American bird species, which averaged 1.39 broods per year, then I estimate 202 nest attempts per year. Assuming Young's (1948)

study site typifies bird productivity of 2.9 fledged birds per nest attempt, then I predict 586 fledglings/year at the project site.

The loss of 145 nest sites and 202 nest attempts per year would qualify as significant impacts that have not been analyzed in the IS/MND. But the impacts would not end with the immediate loss of nest sites. The reproductive capacity of the site would be lost. The project would prevent the production of 586 fledglings per year. Assuming an average bird generation time of 4 years, the lost capacity of both breeders and annual fledgling production can be estimated from an equation in Smallwood (2022): {(nests/year × chicks/nest × number of years) + (2 adults/nest × nests/year) × (number of years ÷ years/generation)} ÷ (number of years) = 659 birds per year lost to California.

The loss of 659 birds per year would be a loss of significant habitat value that is currently provided by the project site. Most if not all these birds are protected by the federal Migratory Bird Treaty Act and by California's Migratory Bird Protection Act, both of which are intended to most strongly protect breeding migratory birds. The loss of 659 birds per year would easily qualify as an unmitigated significant impact.

INTERFERENCE WITH WILDLIFE MOVEMENT

One of CEQA's principal concerns regarding potential project impacts is whether a proposed project would interfere with wildlife movement in the region. Unfortunately, this concern has not motivated any serious analysis of whether or how the project would interfere with wildlife movement in the region. Psomas (2024) and the IS/MND rely on speculation, which CEQA prohibits for the purpose of understanding potential project impacts. According to Psomas (2024:3), and repeated in the IS/MND, "The project site is surrounded by development, with suburban development to the north and east, a dairy farm to the south, and construction an additional residential development to the west. Additionally, the project site is not located within a "Core" or "Linkage" area designated by the MSHCP. Wildlife could move locally through the project site and adjacent residential, agricultural, and dairy land. The project site is expected to be used for local movement by urban-tolerant species such as coyote (*Canis latrans*)." The IS/MND adds that coyote could continue to use the project site after development, and "Therefore, there would be no impact on wildlife movement."

Even surrounded by development – it is not, this setting would not rule out the importance of the project site to wildlife movement in the region. In fact, as habitat fragmentation advances, the isolated fragments of habitat that remain can emerge as even more important to the ability of volant species to move across the region, as the fragments provide migrants and long-range dispersers the only stopover opportunities for forage and refuge (Smallwood 2015).

Moreover, some of the birds Psomas and Noriko detected at the project site are migrants, and so are bats that Noriko detected. Two such migrants are cliff swallow and yellow-rumped warbler. The site is obviously important to the movement of at least some species, but Psomas did nothing to measure this movement. Psomas (2024) does not even identify wildlife movement as one of its survey objectives, and it indeed

implemented no study design or program of observations to characterize wildlife movement on or around the project site.

WILDLIFE DEPREDATION BY HOUSE CATS

Considering national trends, it is safe to assume that house cats would be introduced to the project area by residents of the proposed residential units. This is significant because house cats serve as one of the largest sources of avian mortality in North America (Dauphiné and Cooper 2009, Blancher 2013, Loss et al. 2013, Loyd et al. 2017). Loss et al. (2013) estimated 139 million cats in the USA in 2013 (range 114 to 164 million), which killed an estimated 16.95 billion vertebrate wildlife annually (range 7.6 to 26.3 billion). In 2012 there were 0.44 house cats per human in the USA, and 122 vertebrate animals were killed per cat, free-ranging members of which killed disproportionately larger numbers of vertebrate wildlife. The IS/MND predicts 1,453 new residents in 419 single-family homes. The above rates of cat ownership applied to this number of new residents would predict 639 new cats, which based on the findings of Loss et al. (2013) would kill 77.958 vertebrate wildlife per year.

House cats also contribute to downstream loading of *Toxoplasma gondii*. According to a UC Davis wildlife health research program, "*Toxoplasma gondii is a parasite that can infect virtually all warm-blooded animals, but the only known definitive hosts are cats – domesticated and feral house cats included. Cats catch the parasite through hunting rodents and birds and they offload it into the environment through their feces… and …rain that falls on cement creates more runoff than rain that falls on natural earth, which contributes to increased runoff that can carry fecal pathogens to the sea*" (The original link is no longer active, but the quote came from the program described at: https://whc.vetmed.ucdavis.edu/programs-projects/ca-conservation/sea-otter).

Impacts on wildlife from the introduction of house cats into the environment would be highly significant, and yet these impacts are not considered in the IS/MND. An obvious mitigation measure would be to constrain house cat ownership such as requiring cats to remain indoors.

TRAFFIC IMPACTS ON WILDLIFE

The IS/MND neglects to address one of the project's most obvious, substantial impacts on wildlife, and that is wildlife mortality and injuries caused by project-generated traffic. Project-generated traffic would endanger wildlife that must, for various reasons, cross roads used by the project's traffic (Photos 20—23), including along roads far from the project footprint but which would nevertheless by traversed by automobiles head to or from the project's building. Vehicle collisions have accounted for the deaths of many thousands of amphibian, reptile, mammal, bird, and arthropod fauna, and the impacts have often been found to be significant at the population level (Forman et al. 2003). Across North America traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to

8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.



Photos 20 and 21. *A desert cottontail runs across the road in Murietta, California (top),* and a *great-tailed grackle crosses a road in the Imperial Valley (bottom).*



Photos 22 and 23. *Raccoon killed on Road 31 just east of Highway 505 in Solano County (left; photo taken on 10 November 2018), and California kingsnake killed by a vehicle on a rural road in El Dorado County in 2024.*





The nearest study of traffic-caused wildlife mortality was performed along a 2.5-mile stretch of Vasco Road in Contra Costa County, California. Fatality searches in this study found 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches (Mendelsohn et al. 2009). This fatality number needs to be adjusted for the proportion of fatalities that were not found due to scavenger removal and searcher error. This adjustment is typically made by placing carcasses for searchers to find (or not find) during their routine periodic fatality searches. This step was not taken at Vasco Road (Mendelsohn et al. 2009), but it was taken as part of another study next to Vasco Road (Brown et al. 2016). Brown et al.'s (2016) adjustment factors for carcass persistence resembled those of Santos et al. (2011). Also applying searcher detection rates from Brown et al. (2016), the adjusted total number of fatalities was estimated at 9,462 animals killed by traffic on the road. This fatality number projected over 1.25 years and 2.5 miles of road translates to 3,028 wild animals per mile per year. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 188,191 animals killed per 100 km of road per year, or 22 times that of Loss et al.'s (2014) upper bound estimate and 53 times the Canadian estimate. An analysis is needed of whether increased traffic generated by the project site would similarly result in local impacts on wildlife.

For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. My analysis of the Mendelsohn et al. (2009) data resulted in an estimated 3,028 animals killed per mile along a county road in Contra Costa County. The estimated numbers of fatalities were 1.75% birds, 26.4% mammals (many mice and pocket mice, but also ground squirrels, desert cottontails, striped skunks, American badgers, raccoons, and others), 67.4% amphibians (large numbers of California tiger salamanders and California red-legged frogs, but also Sierran treefrogs, western toads, arboreal salamanders, slender salamanders and others), and 4.4% reptiles (many western fence lizards, but also skinks, alligator lizards, and snakes of various species). VMT is useful for predicting wildlife mortality because I was able to quantify miles traveled along the studied reach of Vasco Road during the period of the Mendelsohn et al. (2009), hence enabling a rate of fatalities per VMT that can be projected to other sites, assuming similar collision fatality rates.

Predicting project-generated traffic impacts on wildlife

The IS/MND predicts 4,772,698 VMT for construction worker trips and construction vendor and hauling trips. The IS/MND also predicts an operational daily VMT of 39,298, which multiplied by 365 days = 14,343,770 annual VMT.

During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road in Contra Costa County daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks × 2.5 miles × 365 days/year × 1.25 years = 22,242,187.5 vehicle miles per 9,462 wildlife fatalities, or 2,351 vehicle miles per fatality. This rate divided into the predicted construction VMT predicts 2,030 vertebrate wildlife

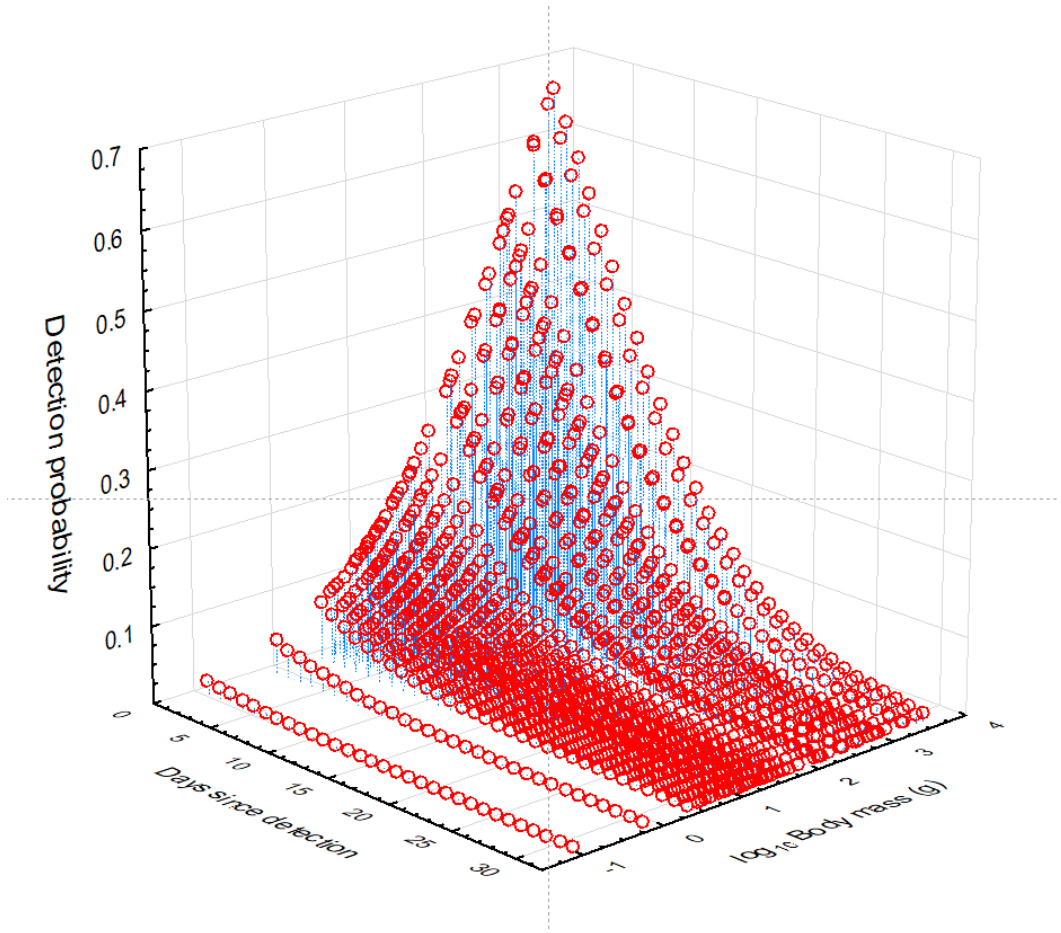
fatalities. The Vasco Coad rate of fatalities divided into annual operational VMT predicts 6,101 vertebrate wildlife fatalities per year due to project-generated traffic.

However, some might argue that this prediction relies too much on a study along a road through less-disturbed rangeland that likely supports more non-volant wildlife that is more vulnerable to collision mortality. I would argue that the project-generated traffic would pass through similar rural environments with ample wildlife available to be crushed under automobile tires. Nevertheless, to better represent those reaches of road that are more urban than rural, or that would become more urban with the development of the project, I recently completed my own study of wildlife mortality caused by automobiles along roads that were urban and interfaced between urban and agricultural land uses.

I completed one year of daily pedestrian surveys along 2.7 km (1.713 miles) of local, collector and minor arterial roads in north Davis, California, where I tallied 314 fatalities of 40 species of vertebrate wildlife. Most of the fatalities were small-bodied animals such as Sierran treefrogs, western toads, western fence lizards, 10”- to 16”-long juvenile Pacific gophersnakes, valley gartersnakes and California kingsnakes, as well as bushtits, yellow-rumped warblers, deer mice and California ground squirrels. Most of the animals I found would never have been detected from a moving vehicle, which is why people often underestimate how many wild animals are killed by vehicle traffic.

The animals I found in my study did not include all the animals killed by vehicles on the roads I searched. Many had been removed by scavengers before I could find and count them. (American crows patrol the roads every morning, and so does a large flock of wild turkeys.) Some of the animals are knocked off the road in places where I could never find them, and some were undoubtedly caught and carried away in the grills of vehicles or in tire treads. Most of the Sierran treefrogs disappeared from where I found them within several hours, so daily searches missed many of the fatalities. To adjust for these undetected fatalities, I fit a logit regression model to my fatality finds, all of which transitioned to carcass detection trials after I initially found them. Starting with the first day after each detection, I monitored the carcass trials for 30 days, and I assigned each a body mass estimate based on typical body mass reported in the literature. Predictor variables were days since detection and $\log_{10}$ body mass. The relationship between carcass detection probability and the predictor variables is depicted in Figure 9. My fatality finds adjusted by the model results in an estimate of 2,126 vertebrate wildlife fatalities over 1.713 miles of roads in one year, or 1,241 vertebrate wildlife fatalities/mile/year. This rate is 40.9% of the rate measured at Vasco Road, or an estimated 5,748 vehicle miles per fatality. Applying this urban fatality rate to the predicted construction MT predicts 830 vertebrate wildlife fatalities, and applying it to annual operational VMT predicts 2,495 vertebrate wildlife fatalities per year in the area around the project that is traveled by project-generated traffic.

Figure 9. *Wildlife carcass detection probability is a function of the number of days since discovery and log10 body mass.*



A reasonable range of predicted mortality is therefore 830 to 2,030 vertebrate wildlife caused by construction trips to and from the project site, and 2,495 to 6,101 vertebrate wildlife fatalities per year due to project-generated traffic.

Based on my analysis, the project-generated traffic would cause significant impacts on wildlife. The IS/MND does not address this potential impact, let alone propose to mitigate it. Mitigation measures to improve wildlife safety along roads are available and are feasible, and they need exploration for their suitability with the proposed project. Given the predicted level of project-generated traffic-caused mortality, and the lack of any proposed mitigation, it is my opinion that the proposed project would result in potentially significant adverse biological impacts, and that these impacts would be unmitigated.

BIRD-WINDOW COLLISION MORTALITY

The project would introduce glass windows into an essential portion of avian habitat – that portion of the gaseous atmosphere that is referred to as the aerosphere (Davy et al. 2017, Diehl et al. 2017). The aerosphere is where birds and bats and other volant animals with wings migrate, disperse, forage, perform courtship and where some of them mate. Birds are some of the many types of animals that evolved wings as a morphological adaptation to thrive by moving through the medium of the aerosphere.

The aerosphere is habitat, to which an entire discipline of ecology has emerged to study this essential aspect of habitat – the discipline of aeroecology (Kunz et al. 2008).

Many special-status species of birds have been recorded at or near the aerosphere of the project site. My database review and Noriko's site visit indicate there are 101 special-status species of birds with potential to use the site's aerosphere (Table 1). All the birds represented in Table 1 can quickly fly from wherever they have been documented to the project site, so they would all be within brief flights to the proposed project's windows. Noriko confirmed 48 vertebrate wildlife species on the project site, some of them flying across the site.

Window collisions are often characterized as either the second or third largest source or human-caused bird mortality. The numbers behind these characterizations are often attributed to Klem's (1990) and Dunn's (1993) estimates of about 100 million to 1 billion bird fatalities in the USA, or more recently by Loss et al.'s (2014) estimate of 365-988 million bird fatalities in the USA or Calvert et al.'s (2013) and Machtans et al.'s (2013) estimates of 22.4 million and 25 million bird fatalities in Canada, respectively. The proposed project would impose windows in the airspace normally used by birds.

Glass-façades of buildings intercept and kill many birds, but they are differentially hazardous to birds based on spatial extent, contiguity, orientation, and other factors. At Washington State University, Johnson and Hudson (1976) found 266 bird fatalities of 41 species within 73 months of monitoring of a three-story glass walkway (no fatality adjustments attempted). Prior to marking the windows to warn birds of the collision hazard, the collision rate was 84.7 per year. At that rate, and by not attempting to adjust the fatality estimate for the proportion of fatalities not found, 4,574 birds were likely killed over the 54 years since the start of their study, and that's at a relatively small building façade. Accounting for the proportion of fatalities not found in searches, the number of birds killed by this walkway over the last 54 years would have been about 14,270. And this is just for one 3-story, glass-sided walkway between two college campus buildings.

Klem's (1990) estimate was based on speculation that 1 to 10 birds are killed per building per year, and this speculated range was extended to the number of buildings estimated by the US Census Bureau in 1986. Klem's speculation was supported by fatality monitoring at only two houses, one in Illinois and the other in New York. Also, the basis of his fatality rate extension has changed greatly since 1986. Whereas his estimate served the need to alert the public of the possible magnitude of the bird-window collision issue, it was highly uncertain at the time and undoubtedly outdated more than three decades hence. Indeed, by 2010 Klem (2010) characterized the upper end of his estimated range – 1 billion bird fatalities – as conservative. Furthermore, the estimate lumped species together as if all birds are the same and the loss of all birds to windows has the same level of impact.

By the time Loss et al. (2014) performed their effort to estimate annual USA bird-window fatalities, many more fatality monitoring studies had been reported or were underway. Loss et al. (2014) incorporated many more fatality rates based on scientific

monitoring, and they were more careful about which fatality rates to include. However, they included estimates based on fatality monitoring by homeowners, which in one study were found to detect only 38% of the available window fatalities (Bracey et al. 2016). Loss et al. (2014) excluded all fatality records lacking a dead bird in hand, such as injured birds or feather or blood spots on windows. Loss et al.'s (2014) fatality metric was the number of fatalities per building (where in this context a building can include a house, low-rise, or high-rise structure), but they assumed that this metric was based on window collisions. Because most of the bird-window collision studies were limited to migration seasons, Loss et al. (2014) developed an admittedly assumption-laden correction factor for making annual estimates. Also, only two of the studies included adjustments for carcass persistence and searcher detection error, and it was unclear how and to what degree fatality rates were adjusted for these factors. Although Loss et al. (2014) attempted to account for some biases as well as for large sources of uncertainty mostly resulting from an opportunistic rather than systematic sampling data source, their estimated annual fatality rate across the USA was highly uncertain and vulnerable to multiple biases, most of which would have resulted in fatality estimates biased low.

In my review of bird-window collision monitoring, I found that the search radius around homes and buildings was very narrow, usually 2 meters. Based on my experience with bird collisions in other contexts, I would expect that a large portion of bird-window collision victims would end up farther than 2 m from the windows, especially when the windows are higher up on tall buildings. In my experience, searcher detection rates tend to be low for small birds deposited on ground with vegetation cover or woodchips or other types of organic matter. Also, vertebrate scavengers entrain on anthropogenic sources of mortality and quickly remove many of the carcasses, thereby preventing the fatality searcher from detecting these fatalities. Adjusting fatality rates for these factors – search radius bias, searcher detection error, and carcass persistence rates – would greatly increase nationwide estimates of bird-window collision fatalities.

Buildings can intercept many nocturnal migrants as well as birds flying in daylight. As mentioned above, Johnson and Hudson (1976) found 266 bird fatalities of 41 species within 73 months of monitoring of a four-story glass walkway at Washington State University (no adjustments attempted for undetected fatalities). Somerlot (2003) found 21 bird fatalities among 13 buildings on a university campus within only 61 days. Monitoring twice per week, Hager at al. (2008) found 215 bird fatalities of 48 species, or 55 birds/building/year, and at another site they found 142 bird fatalities of 37 species for 24 birds/building/year. Gelb and Delacretaz (2009) recorded 5,400 bird fatalities under buildings in New York City, based on a decade of monitoring only during migration periods, and some of the high-rises were associated with hundreds of fatalities each. Klem et al. (2009) monitored 73 building façades in New York City during 114 days of two migratory periods, tallying 549 collision victims, nearly 5 birds per day. Borden et al. (2010) surveyed a 1.8 km route 3 times per week during 12-month period and found 271 bird fatalities of 50 species. Parkins et al. (2015) found 35 bird fatalities of 16 species within only 45 days of monitoring under 4 building façades. From 24 days of survey over a 48-day span, Porter and Huang (2015) found 47 fatalities under 8 buildings on a university campus. Sabo et al. (2016) found 27 bird fatalities over 61 days of searches under 31 windows. In San Francisco, Kahle et al. (2016) found 355

collision victims within 1,762 days under a 5-story building. Ocampo-Peñuela et al. (2016) searched the perimeters of 6 buildings on a university campus, finding 86 fatalities after 63 days of surveys. One of these buildings produced 61 of the 86 fatalities, and another building with collision-deterrent glass caused only 2 of the fatalities, thereby indicating a wide range in impacts likely influenced by various factors. There is ample evidence available to support my prediction that the proposed project would result in many collision fatalities of birds.

Project Impact Prediction

By the time of these comments, I had reviewed and processed results of bird collision monitoring at 213 buildings and façades for which bird collisions per m^2 of glass per year could be calculated and averaged (Johnson and Hudson 1976, O'Connell 2001, Somerlot 2003, Hager et al. 2008, Borden et al. 2010, Hager et al. 2013, Porter and Huang 2015, Parkins et al. 2015, Kahle et al. 2016, Ocampo-Peñuela et al. 2016, Sabo et al. 2016, Barton et al. 2017, Gomez-Moreno et al. 2018, Schneider et al. 2018, Loss et al. 2019, Brown et al. 2020, City of Portland Bureau of Environmental Services and Portland Audubon 2020, Riding et al. 2020). These study results averaged 0.073 bird deaths per m^2 of glass per year (95% CI: 0.042-0.102). This average and its 95% confidence interval provide a robust basis for predicting fatality rates at a proposed new project.

With the estimated average bird collision mortality above, all I need are estimates of window extents in the project. The IS/MND does not predict the extents of windows in the project, nor does it provide any renderings of the homes in the project. However, it predicts 817,050 square feet in 419 single-family homes, which I can compare to the average m^2 of glass windows relative to the sf of floor space that I have maintained in a database of other single-family residential development projects for which I have been able to measure window extents in renderings of the homes. Assuming 0.015193 m^2 of glass window extent per sf, then I predict 12,413 m^2 of windows among the single-family homes. This extent of windows multiplied against the above-reported average bird collision deaths per m^2 of glass per year predicts 907 (95% CI: 539–1,276) bird collision fatalities per year.

The vast majority of these predicted deaths would be of birds protected under the Migratory Bird Treaty Act and under the California Migratory Bird Protection Act, thus causing significant unmitigated impacts that were not addressed in IS/MND. Given the predicted level of bird-window collision mortality, and the lack of any proposed mitigation, it is my opinion that the proposed project would result in potentially significant adverse biological impacts, including the unmitigated take of both terrestrial and aerial habitat of birds and other sensitive species. Not only would the project take habitat of rare and sensitive species of birds, but it would transform the project's airspace into a lethal collision trap to birds.

CUMULATIVE IMPACTS

One of CEQA's principal concerns regarding potential project impacts is whether a proposed project would contribute significantly to cumulative impacts of past, present and future projects, or to multiple types of impacts that are cumulatively considerable. Unfortunately, the IS/MND fails to seriously analyze the project's contribution to cumulative impacts on biological resources. According to the IS/MND (section 4.21), "While the Project may have the potential to impact the environment on a Project-specific basis, these impacts would be limited in nature, as detailed throughout this IS/MND analysis. Further, compliance with regulatory requirements and implementation of mitigation measures would reduce any potential impacts to less than significant levels." However, if it was a simple matter of complying with regulatory requirements and implementing the project-specific mitigation measures, then CEQA would not need to require a cumulative impacts analysis.

This notion that complying with regulatory requirements and implementing the project-specific mitigation measures would avoid significant cumulative impacts is inconsistent with CEQA's definition of a cumulative impact. CEQA defines a cumulative impact as an impact "created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts" (CEQA Guidelines §15065 (a)(3)). Even though a project's direct or indirect effects might be mitigated to a less than significant impact at the project level, it can still incrementally contribute to the effects of other projects for a significant cumulative impact. Furthermore, the CEQA Guidelines (§15064(h)(3)) states, "When relying on a plan, regulation or program, the lead agency should explain how implementing the particular requirements in the plan, regulation or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable." The IS/MND fails to explain how regulatory requirements would minimize, avoid or offset the project's contributions to cumulative impacts. CEQA requires a cumulative impacts analysis.

The IS/MND's conclusion that existing regulations and project-specific mitigation would avoid significant cumulative impacts lacks evidentiary support, and it is readily refutable. Noriko Smallwood and I performed an experiment to measure the efficacy of applicable laws and regulations, permitting requirements, and required mitigation measures at avoiding or minimizing project impacts including cumulative impacts. We revisited the project sites we had surveyed as experts to repeat the survey methods at the same time of year, the same start time in the day, and the same methods and survey duration to control these sources of variation to cleanly measure the effects of mitigated development on wildlife. We structured the experiment in a before-after, control-impact experimental design, as some of the sites had been developed since our initial survey and some had remained undeveloped. All the developed sites had included mitigation measures to avoid, minimize or compensate for impacts to wildlife. Nevertheless, we found that mitigated development resulted in a 66% loss of species on site, and 48% loss of species in the project area. Counts of vertebrate animals declined 90%. We found that "Development impacts measured by the mean number of species detected per survey were greatest for amphibians (-100%), followed by mammals (-86%), grassland birds

(-75%), raptors (-53%), special-status species (-49%), all birds as a group (-48%), non-native birds (-44%), and synanthropic birds (-28%). Our results indicated that urban development substantially reduced vertebrate species richness and numerical abundance, even after richness and abundance had likely already been depleted by the cumulative effects of loss, fragmentation, and degradation of habitat in the urbanizing environment," and despite all the mitigation measures and existing policies and regulations. Experimental evidence demonstrates the need to analyze a project's potentially significant contributions to cumulative impacts on wildlife despite existing laws, policies and project-by-project requirements of mitigation. The environmental review for this project needs to include an appropriate cumulative impacts analysis.

Considering the predictable impacts from habitat destruction, the project's interference with wildlife movement in the region, the depredation of wildlife by house cats that would be introduced to the area with new residents, and the collision mortality of wildlife with project-generated automobile traffic and the windows of homes, there is at least a fair argument that can be made for the need to prepare an EIR to appropriately analyze the project for its potential impacts on wildlife and to formulate an effective mitigation strategy.

FLAWED MITIGATION STRATEGY

The mitigation strategy needs to be based on a sound understanding of the existing wildlife community. It needs to be known which species occur or are likely to occur on the project site as well as the nature of their occurrences. It needs to known which species are resident and which are migratory. For special-status species, detection surveys should have been completed to either detect the species or to obtain evidence of its absence. Surveys should have been completed to understand how wildlife use the site in their movement patterns. And what was found of wildlife species needs to be carefully interpreted by comparing the findings to the findings from other survey efforts at other sites. Failures to detect species should be interpreted relative to the probabilities of their detections given the survey effort. The mitigation strategy needs to follow the steps under Assess species occurrence likelihoods and Characterize wildlife community, followed by Step 7: Predict impacts (Figure 3). However, the IS/MND's mitigation strategy does not follow from these steps, but rather copies a generic strategy that has been used at many other projects with no measurement of efficacy. This pointed out, my comments follow in regular font the summary of each required mitigation measure in italics.

BIO-1 *The Project Applicant shall retain a qualified Biologist to conduct a pre-construction survey for burrowing owl on the Proposed Project Site … within 30 days prior to construction. Methods for the pre-construction surveys shall be conducted as a one-day focused survey following the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP 2006). … If burrowing owl are observed, the Project Applicant … shall contact the City to discuss avoidance and minimization options. During the breeding season…, restrictions shall be placed on construction activities in the vicinity of any active burrow until the burrow is no longer active, as determined by a qualified Biologist. The protective*

buffer shall be 500 feet (or as otherwise approved by the City) around the active burrow. … During the wintering season, an active burrow may be closed following CDFW-approved procedures with permission from the City. If the wintering burrow would not be directly impacted, a protective buffer of 160 feet (or as otherwise approved by the City) shall be placed around the burrow. …

A preconstruction survey of one day carries nowhere near the detection probability of a focused series of breeding-season surveys, which is important because it has been too long since the focused surveys were conducted in 2023. What is needed prior to a preconstruction survey is a focused breeding-season survey.

Getting this measure right is very important because Riverside County cannot afford to lose any more burrowing owls to habitat destruction. The MSHCP has failed to achieve its conservation goals for the burrowing owl. The 2023 Annual Report of the MSHCP (p. 8-8) states, "The species objectives for Burrowing Owl (*Athene cunicularia hypugaea*) require the conservation of five Core Areas, plus interconnecting linkages, containing a breeding population of 120 Burrowing Owls with no fewer than five pairs in any one Core Area." (https://www.wrc-rca.org/document-library/annual-reports/) In 2022, there were 7 pairs in one Core Area, 4 of which produced a total 4 fledglings (1 fledgling per successful nest attempt). In 2023, this Core Area was down to 5 pairs, of which one succeeded in producing a single fledgling. Another Core area contained 3 pairs in 2022, and 3 fledglings were recorded by one of these pairs. In 2023, this Core Area was down to 2 pairs, one of which produced 5 fledglings. The evidence shows a dismal failure of the MSHCP to conserve burrowing owls, as the documented breeding population was 20 (16.67% of the target) in 2022 and 14 (11.67% of the target) in 2023, and only one (20%) Core Area contained at least five pairs in either year. The MSHCP has failed to conserve burrowing owls at target levels, and its performance is declining.

BIO-2 *To the extent possible, vegetation removal will be conducted during the non-breeding season … to minimize direct impacts on nesting birds and raptors. If construction activities would be initiated during the peak breeding season for nesting birds/raptors (February 1–June 30), a pre-construction survey will be conducted by a qualified Biologist within three days prior to the initiation of construction …. The nesting bird/raptor survey area will include a buffer of 100 feet around the work area for nesting birds and a buffer of 500 feet around the work area for nesting raptors. This survey can be combined with the pre-construction burrowing owl survey described in MM BIO-1. If the Biologist does not find any active nests in or immediately adjacent to the impact area, construction activities can proceed.*

If the Biologist detects an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted, or breeding activities substantially disrupted by increased activity around the nest, the Biologist will determine an appropriate protective buffer around the nest depending on the sensitivity of the species and the nature of the construction activity. The protective buffer shall be between 25 to 100 feet for nesting birds and 300 to 500 feet for nesting raptors. … Construction can proceed within the protective buffer when the qualified

Biologist has determined that the nest is no longer active (i.e., fledglings have left the nest, or the nest has failed).

If the project goes forward, preconstruction surveys for nesting birds should be implemented, but this measure would not avoid the permanent loss of habitat, predation by house cats, nor the collision mortality with automobiles and the windows of homes. Preconstruction, take-avoidance surveys should consist of two steps, both of which are very difficult. First, the biologist(s) performing the survey must identify birds that are breeding. Second, the biologist(s) must locate the breeding birds' nests. The first step is typically completed by observing bird behaviors such as food deliveries and nest territory defense. To be successful, these types of observations typically require many surveys on many dates spread throughout the breeding season even for a single species. To identify and locate the birds of all species nesting on a site would require a much greater survey effort than can be accomplished in BIO-2's allotted timespan. Many bird nests would be missed.

I estimate the project site supports 145 nest sites in the average year, and this number does not include those that would need to be located within the defined buffer area beyond the project site's boundary. Even assuming all these nests could be found (not likely), the mitigation measure would apply only to the breeding season of the survey. After the breeding season of the preconstruction survey, there would be no further production of birds from the project site. The project's impact on birds would be permanent and of large magnitude. The conservation benefits of this measure would be *de minimis* compared to the project's potential impacts on breeding birds.

Furthermore, the mitigation language allows a single individual to make a subjective decision, outside the public's view, to determine the buffer area and buffer timing for any given species. This measure lacks objective criteria, and it is therefore unenforceable.

Lastly, the mitigation language includes the requirement that the preconstruction nest survey shall be conducted by a qualified biologist, and this requirement carries over to determinations of the buffer areas and buffer timing to avoid take caused by construction activities. Undefined, however, is what qualifies as a "qualified biologist" in these contexts. As mentioned earlier in this letter, Noriko Smallwood and I have been conducting surveys over the past several years to estimate total nest density, which is relevant to a preconstruction, take-avoidance survey because our surveys were likewise directed to all bird species that could be concurrently nesting on a site. Searching for the nests of one species is difficult, but searching for nests of all bird species at once is vastly more difficult. For this reason, there are very few published estimates of total nest density, and there are very few wildlife biologists who have experience with surveys for the nest attempts of all bird species on a given site. A technical way to qualify a wildlife biologist for the tasks outlined in this measure would be to obtain an agency Memorandum of Understanding in which the biologist is named and said to be qualified for conducting the preconstruction survey and for determining the take-avoidance buffer area and timing. However, a more compelling means of qualifying the biologist would be to require that the biologist has achieved demonstrable experience with nest

surveys and avian nesting behavior. Without a better definition of what is a qualified biologist in the contexts of these tasks, BIO-2 lacks objective criteria, and it is therefore unenforceable.

BIO-3 *Prior to the issuance of a grading permit, the Project Applicant shall pay the MSHCP mitigation fee as directed by the City of San Jacinto based on the most current rates.*

The evidence indicates the MSHCP is failing to meet its conservation goals and objectives while at the same time frontloading development. The biological goal of the MSHCP is to "…conserve covered species and their habitats…" by acquiring 153,000 acres of additional reserve land and meeting species-specific numerical thresholds of abundance. According to the 2023 annual report, additional acreage acquired through 2023 totaled 68,100 acres, or 44.5% of the goal. Only 47,056 acres were managed under Regional Conservation Authority (RCA), or 31% of the goal. Over the same period, habitat losses totaled 101,214 acres, of which 19,104 acres (19%) were inside Criteria Cells. The MSHCP is failing to meet its goals and objectives.

The MSHCP has also failed to achieve its conservation goals for white-tailed kite – a California Fully Protected species. The first four 3-year monitoring periods were missed, or if they were implemented then no reports of them are available. Based on the last 3-year period reported (2021-2023), The first objective to conserve at least 19,880 ac of breeding habitat had not been achieved. I cannot determine whether the second objective was achieved to "include in the MSHCP Conservation Area of at least 10 Core Areas," because the meaning of the objective is nebulous. The third objective to "conserve at least 281,890 ac of … foraging habitat" has not been achieved. The fourth objective to "conserve known winter roost area along San Timoteo Creek and any additional winter roost locations identified in the future" is unknown, because I have seen no reporting on this objective. The fifth objective to "maintain the continued use of, and successful reproduction in, at least 75 percent of the Core Areas every three years" was not achieved. In the 3-year periods ending in 2017, 2020, and 2023, the number of nests found in core areas decreased from 3 to 2 to 0. The MSHCP has failed to conserve white-tailed kites at target levels, and its performance is declining.

Of 143 assessments of MSHCP covered species in the 2023 Annual Report, 88 (62%) had failed to achieve the MSHCP's population performance threshold (Table 3). Of these 88 species, the measured population performance of 49 fell far below the MSHCP's threshold. Of the 55 species whose MSHCP's population performance threshold were met as of 2023, 10 barely met the threshold. In other words, only 45 (31%) of the covered species have been measured firmly above their population performance thresholds. I must add, however, that many of these thresholds were established to be easily achieved.

Table 3. *Whether population performance threshold was achieved, according to status update in 2023 Annual Report of the MSHCP. Boldened "No" means the measured success deviates far from the threshold.*

Common name	***Scientific name***	**Success?**
Arroyo toad	*Bufo californicus*	**No**
California red-legged frog	*Rana aurora draytonii*	No
Coast range newt	*Taricha torosa torosa*	Yes
Mountain yellow-legged frog	*Rana muscosa*	No
Western spadefoot	*Scaphiopus hammondii*	Yes (slim)
Belding's Orange-throated Whiptail	*Cnemidophorus hyperythrus belding*	No
Coastal western whiptail	*Cnemidophorus tigris multiscutatus*	Yes
Granite night lizard	*Xantusia henshawi henshawi*	Yes
Granite spiny lizard	*Sceloporus orcuttii*	Yes
Northern red-diamond rattlesnake	*Crotalus ruber ruber*	Yes
San Bernardino mountain kingsnake	*Lampropeltis zonata parvirubra*	No
San Diego banded gecko	*Coleonyx variegatus abbotti*	No
San Diego horned lizard	*Phrynosoma coronatum blainvillei*	Yes (slim)
San Diego mountain kingsnake	*Lampropeltis zonata pulchra*	**No**
Southern rubber boa	*Charina bottae umbratica*	**No**
Southern sagebrush lizard	*Sceloporus graciosus vandenburgianus*	No
Western pond turtle	*Clemmys marmorata pallida*	**No**
American bittern	*Botaurus lentiginosus*	Yes
Bald eagle	*Haliaeetus leucocephalus*	No
Bell's sparrow	*Amphispiza belli belli*	Yes
Black swift	*Cypseloides niger*	**No**
Black-crowned night-heron	*Nycticorax nycticorax*	Yes
Burrowing owl	*Athene cunicularia hypugaea*	**No**
Cactus wren	*Campylorhynchus brunneicapillus*	**No**
California horned lark	*Eremophila alpestris actia*	Yes
California spotted owl	*Strix occidentalis occidentalis*	**No**
Coastal California gnatcatcher	*Polioptila californica californica*	Yes
Cooper's hawk	*Accipiter coiperii*	Yes
Double-crested cormorant	*Phalacrocorax auritus*	Yes
Downy woodpecker	*Picoides pubescens*	Yes
Ferruginous hawk	*Buteo regalis*	No
Golden eagle	*Aquila chysaetos*	**No**
Grasshopper sparrow	*Ammodramus savannarum*	**No**
Great blue heron	*Ardea Herodias*	Yes
Least Bell's vireo	*Vireo bellii pusillus*	Yes
Loggerhead shrike	*Lanius ludoviscianus*	No
MacGillivray's warbler	*Oporonis tolmei*	**No**
Merlin	*Falco columbarius*	No
Mountain plover	*Charadrius montanus*	**No**
Mountain quail	*Oreortyx pictus*	Yes
Nashville warbler	*Vermivora ruficapilla*	**No**

Common name	***Scientific name***	**Success?**
Northern goshawk	*Accipiter gentilis*	**No**
Northern harrier	*Circus hudsonicus*	**No**
Osprey	*Pandion halliaetus*	Yes (slim)
Peregrine falcon	*Falco peregrinus*	Yes (slim)
Prairie falcon	*Falco mexicanus*	**No**
Purple martin	*Progne subis*	No
Sharp-shinned hawk	*Accipiter striatus*	**No**
Southwestern willow flycatcher	*Empidonax traillii extimus*	**No**
Swainson's hawk	*Buteo swainsoni*	**No**
Tree swallow	*Tachycineta bicolor*	Yes
Tricolored blackbird	*Agelaius tricolor*	Yes (slim)
Turkey vulture	*Cathartes aura*	No
Western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	**No**
White-faced ibis	*Plegadis chihi*	Yes
White-tailed kite	*Elanus leucurus*	**No**
Williamson's sapsucker	*Sphyrapicus thyroideus*	No
Wilson's warbler	*Wilsoni pusilla*	No
Yellow-breasted chat	*Ictera virens*	Yes
Yellow warbler	*Dendroica petechia brewsteri*	No
Arroyo chub	*Gila orcuttii*	No
Santa Ana sucker	*Catastomus santaanae*	**No**
Riverside fairy shrimp	*Streptocephalus woottoni*	**No**
Santa Rosa Plateau Fairy Shrimp	*Linderiella santarosae*	Yes
Vernal Pool Fairy Shrimp	*Branchinecta lynchi*	No
Delhi Sands Flower-loving Fly	*Rhaphiomidas terminatus abdominalis*	**No**
Quino Checkerspot	*Euphydryas editha quino*	**No**
Aguanga Kangaroo Rat	*Dipodomys merriami collinus*	No
Bobcat	*Lynx rufus*	Yes
Brush rabbit	*Sylvilagus bachmani*	No
Coyote	*Canis latrans*	Yes
Dulzura Kangaroo Rat	*Dipodomys simulans*	**No**
Long-tailed weasel	*Mustela frenata*	**No**
Los Angeles Pocket Mouse	*Perognathus longimembris brevinasus*	No
Mountain lion	*Puma concolor*	Yes
Northwestern San Diego Pocket Mouse	*Chaetodipus fallax fallax*	**No**
San Bernardino Flying Squirrel	*Glaucomys sabrinus californicus*	**No**
San Bernardino Kangaroo Rat	*Dipodomys merriami parvus*	No
San Diego Black-tailed Jackrabbit	*Lepus californicus bennettii*	No
San Diego Desert Woodrat	*Neotoma lepida intermedia*	**No**
Stephens' Kangaroo Rat	*Dipodomys stephensi*	Yes
Beautiful Hulsea	*Hulsea vestita ssp. callicarpha*	Yes
Brand's Phacelia	*Phacelia stellaris*	No
California Beardtongue	*Penstemon californicus*	**No**

Common name	***Scientific name***	**Success?**
California Bedstraw	*Galium californicum ssp. primum*	No
California Black Walnut	*Juglans californica var. californica*	**No**
California Muhly	*Muhlenbergia californica*	**No**
California Orcutt Grass	*Orcuttia californica*	No
Chickweed Oxytheca	*Oxytheca caryophylloides*	Yes
Cleveland's Bush Monkeyflower	*Mimulus clevelandii*	Yes
Cliff Cinquefoil	*Potentilla rimicola*	**No**
Coulter's Goldfields	*Lasthenia glabrata ssp. coulteri*	Yes
Coulter's Matilija Poppy	*Romneya coulteri*	Yes
Davidson's Saltscale	*Atriplex serenana var. davidsonii*	No
Engelmann Oak	*Quercus engelmannii*	No
Fish's Milkwort	*Polygala cornuta var. fishiae*	Yes
Graceful Tarplant	*Holocarpha virgata ssp. elongata*	No
Hall's Monardella	*Monardella macrantha ssp. hallii*	Yes
Hamitt's Clay-cress	*Sibaropsis hammittii*	Yes
Heart-leaved Pitcher Sage	*Lepechinia cardiophylla*	No
Intermediate Mariposa Lily	*Calochortus weedii var. intermedius*	No
Jaeger's Milk-vetch	*Astragalus pachypus var. jaegeri*	**No**
Johnston's Rock Cress	*Arabis johnstonii*	**No**
Lemon Lily	*Lilium parryi*	Yes
Little Mousetail	*Myosurus minimus*	Yes
Long-spined Spine Flower	*Chorizanthe polygonoides var. longispina*	Yes
Many-stemmed Dudleya	*Dudleya multicaulis*	**No**
Mojave Tarplant	*Deinandra mohavensis*	**No**
Munz's Mariposa Lily	*Calochortus palmeri var. munzii*	yes
Munz's Onion	*Allium munzii*	Yes (slim)
Nevin's Barberry	*Berberis nevinii*	**No**
Ocellated Humboldt Lily	*Lilium humboldtii ssp. Ocellatum*	Yes (slim)
Orcutt's Brodiaea	*Brodiaea orcuttii*	No
Palmer's Grapplinghook	*Harpagonella palmeri*	Yes
Palomar Monkeyflower	*Mimulus diffusus*	**No**
Parish's Brittlescale	*Atriplex parishii*	**No**
Parish's Meadowfoam	*Limnanthes gracilis var. parishii*	Yes
Parry's Spine Flower	*Chorizanthe parryi var. parryi*	No
Payson's Jewelflower	*Caulanthus simulans*	**No**
Peninsular Spine Flower	*Chorizanthe leptotheca*	Yes
Plummer's Mariposa Lily	*Calochortus plummerae*	Yes
Prostrate Navarretia	*Navarretia prostrata*	Yes
Prostrate Spine Flower	*Chorizanthe procumbens*	**No**
Rainbow Manzanita	*Arctostaphylos rainbowensis*	Yes
Round-leaved Filaree	*Erodium macrophyllum*	**No**
San Diego Ambrosia	*Ambrosia pumila*	No
San Diego Button-celery	*Eryngium aristulatum var. parishii*	Yes

Common name	***Scientific name***	**Success?**
San Jacinto Mountains Bedstraw	*Galium angustifolium ssp. jacinticum*	No
San Jacinto Valley Crownscale	*Atriplex coronata var. notatior*	Yes (slim)
San Miguel Savory	*Satureja chandleri*	**No**
Santa Ana River Woollystar	*Eriastrum densifolium ssp. sanctorum*	Yes
Shaggy-haired Alumroot	*Heuchera hirsutissima*	No
Slender-horned Spine Flower	*Dodecahema leptoceras*	**No**
Small-flowered Microseris	*Microseris douglasii var. platycarpha*	No
Small-flowered Morning-glory	*Convolvulus simulans*	Yes (slim)
Smooth Tarplant	*Centromadia pungens*	No
Spreading Navarretia	*Navarretia fossalis*	**No**
Sticky-leaved Dudleya	*Dudleya viscida*	Yes
Thread-leaved Brodiaea	*Brodiaea filifolia*	No
Vail Lake Ceanothus	*Ceanothus ophiochilus*	No
Vernal Barley	*Hordeum intercedens*	Yes (slim)
Wright's Trichocoronis	*Trichocoronis wrightii var. wrightii*	**No**
Yucaipa Onion	*Allium marvinii*	**No**

The tricolored blackbird can serve as an example of a species that reportedly has been successfully conserved under the MSHCP, but only just barely clearing an easy success threshold. The population performance threshold was to "Maintain (once every 5 years) the continued use of, and successful reproduction within at least 1 of the identified Core Areas," which should have been easily achieved if the species' populations were (1) truly performing well, and (2) static in distribution. No monitoring was completed over six of the years since 2004, but of the years that were monitored, no breeding colonies were found in any Core Areas over four years, and breeding colonies were found in only one Core Area over seven years including over the last six years when tricolored blackbirds were monitored. As with other covered species, tricolored blackbirds shift their activity areas interannually and do not remain within Core Areas. This shifting mosaic pattern of abundance is typical of terrestrial animal populations (Taylor and Taylor 1979), and it is of course ill-suited to a conservation strategy focused on Core Areas.

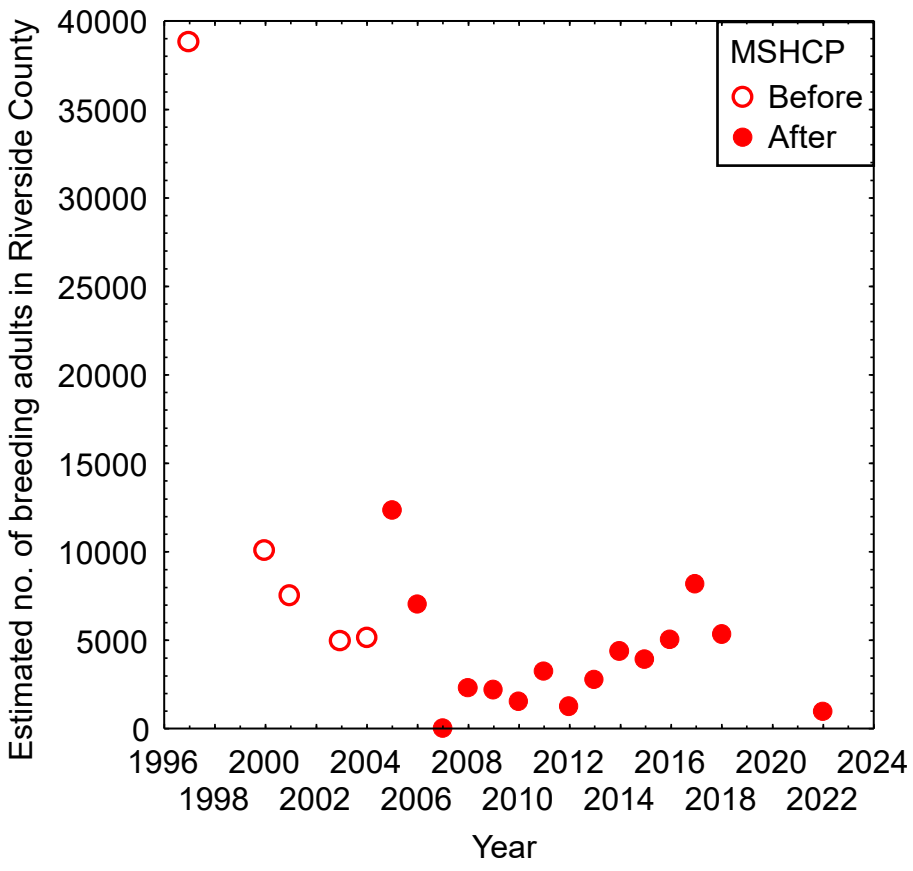
Over multiple tricolored blackbird annual reports, the authors recommended redefining Core Areas to encompass the colony sites of breeding tricolored blackbirds. However, to stay true to the MSHCP's conservation strategy, the authors of the 2022 report of tricolored blackbird monitoring reversed their earlier recommendation with the following conclusion: "At this time we do not have any recommended changes to the Core Area definitions or species objectives for Tricolored Blackbirds. As currently written, the Core Areas seem to generally capture where Tricolored Blackbirds occur within the Plan Area, although most of their activity is concentrated within just one Core Area (Mystic Lake/San Jacinto WA)." There is some internal inconsistency to this conclusion, which indicates a steadfastness to an ill-conceived strategy of expecting covered species to remain within Core Areas.

A better metric for assessing the performance of the MSHCP would have been the number of animals counted from year to year. In the case of tricolored blackbird, counts

were made of the number of breeding adults. These counts began prior to the MSHCP, and altogether they indicate a declining trend (Figure 10). The 2022 survey method switched to making counts from automobiles, which might have biased the last estimate low, but this reflects how the MSHCP's monitoring is being managed. Regardless, the evidence collected per the MSHCP indicates an ongoing decline of tricolored blackbirds despite the conservation strategy of the MSHCP.

Although I have yet to thoroughly examine the available reports of monitoring of covered species, I saw no evidence of any species having expanded its occupied area or increased in abundance within the MSHCP area. Overall, the evidence supports the conclusion that most covered species have failed to achieve their population performance thresholds as of 2023, and most species have declined in spatial extent and abundance. The conservation strategy of the MSHCP has largely proven unsuccessful.

Figure 10. *Trend in the estimated number of breeding adult tricolored blackbird in Riverside County. Data are from MSHCP monitoring reports.*



As introduced above, the MSHCP's conservation strategy of conserving Core Areas is a reason to distrust the notion that the MSHCP is going to offset individual project contributions to cumulative impacts. This strategy fails to consider the chronic impacts of the ecological sinks created by the projects' habitat destruction. One such ecological sink includes road traffic, which chronically takes members of species targeted for protection in the Core Areas. The MSHCP fails to consider that wildlife are mobile, and that wildlife cannot persist without expressing their mobility. To migrate, disperse, forage, and patrol home ranges, wildlife must cross roads. Furthermore, the consigning

of wildlife to Core Areas per the MSHCP's strategy exposes those "preserved" wildlife to catastrophic losses from wildfire. Having worked with endangered species in small, isolated habitat patches, I have witnessed what happens when fire burns all the vegetation remaining in the patch, or when drought destroys all the forage; species are extinguished. The MSHCP cannot alone mitigate the impacts of this or all the other projects participating with it.

BIO-4 *The Project Applicant and their designee (i.e., Construction Contractors) shall follow required MSHCP Construction Minimization Measures (Section 7.5.3 of the MSHCP). Applicable construction minimization measures are listed below*. [A list of Best Management Practices followed.]

Should the project go forward, I concur with the implementation of all Best Management Practices, but it needs to be understood that their conservation benefits would be *de minimis* relative to project impacts on wildlife. None of the identified measures would avoid habitat loss, habitat fragmentation, and wildlife-automobile collision mortality of workers and vendors traveling to and from the construction site, nor of employees commuting or traveling as per operations of the project over the years following construction. Further, the MSHCP has not been effective at conserving its covered species (see my comments on BIO-3).

NEEDED MITIGATION MEASURES

Compensatory Habitat Protection: The project would destroy the productive capacity of the project site for birds and other wildlife. The loss of this capacity would need to be offset by compensatory mitigation as near to the site as possible. I recommend a 5:1 mitigation ratio to achieve a no net loss standard, as a 1:1 ratio would simply ensure a 50% loss of habitat between the project site and mitigation site.

The loss of burrowing owl foraging opportunities would need to be mitigated. The applicant needs to consult with the CDFW to learn what mitigation ratio would be acceptable for loss of burrowing owl habitat on the project site, and whether and where habitat is available to be protected nearby.

Road Mortality: Compensatory mitigation is needed for the increased wildlife mortality that would be caused by collisions with automobiles due to project-generated road traffic in the region. I suggest that this mitigation can be directed toward funding research to identify fatality patterns and effective impact reduction measures such as reduced speed limits and wildlife under-crossings or overcrossings of particularly dangerous road segments. Compensatory mitigation can also be provided in the form of donations to wildlife rehabilitation facilities (see below).

Bird-Window Collision Mortality: If the project goes forward, it should at a minimum adhere to available Bird-Safe Guidelines, such as those prepared by American Bird Conservancy and New York and San Francisco. The American Bird Conservancy (ABC) produced an excellent set of guidelines recommending actions to: (1) Minimize use of glass; (2) Placing glass behind some type of screening (grilles, shutters, exterior

shades); (3) Using glass with inherent properties to reduce collisions, such as patterns, window films, decals or tape; and (4) Turning off lights during migration seasons (Sheppard and Phillips 2015). The City of San Francisco (San Francisco Planning Department 2011) also has a set of building design guidelines, based on the excellent guidelines produced by the New York City Audubon Society (Orff et al. 2007). The ABC document and both the New York and San Francisco documents provide excellent alerting of potential bird-collision hazards as well as many visual examples. The San Francisco Planning Department's (2011) building design guidelines are more comprehensive than those of New York City, but they could have gone further. For example, the San Francisco guidelines probably should have also covered scientific monitoring of impacts as well as compensatory mitigation for impacts that could not be avoided, minimized or reduced.

New research results inform of the efficacy of marking windows. Whereas Klem (1990) found no deterrent effect from decals on windows, Johnson and Hudson (1976) reported a fatality reduction of about 69% after placing decals on windows. In an experiment of opportunity, Ocampo-Peñuela et al. (2016) found only 2 of 86 fatalities at one of 6 buildings – the only building with windows treated with a bird deterrent film. At the building with fritted glass, bird collisions were 82% lower than at other buildings with untreated windows. Kahle et al. (2016) added external window shades to some windowed façades to reduce fatalities 82% and 95%. Brown et al. (2020) reported an 84% lower collision probability among fritted glass windows and windows treated with ORNILUX R UV. City of Portland Bureau of Environmental Services and Portland Audubon (2020) reduced bird collision fatalities 94% by affixing marked Solyx window film to existing glass panels of Portland's Columbia Building. Many external and internal glass markers have been tested experimentally, some showing no effect and some showing strong deterrent effects (Klem 1989, 1990, 2009, 2011; Klem and Saenger 2013; Rössler et al. 2015). For example, Feather Friendly® circular adhesive markers applied in a grid pattern across all windows reduced bird-window collision mortality by 95% in one study (Riggs et al. 2023) and by 95% in another (de Groot et al. 2021). Another study tested the efficacy of two filmshades to be applied exteriorly to windows prior to installations: BirdShades increased bird-window avoidance by 47% and Haverkamp increased avoidance by 39% (Swaddle et al. 2023).

Fund Wildlife Rehabilitation Facilities: Compensatory mitigation is needed, and it ought to also include funding contributions to wildlife rehabilitation facilities to cover the costs of injured animals that will be delivered to these facilities for care. Many animals would likely be injured during construction and by collisions with automobiles traveling to and from the project site.

Landscaping: If the project goes forward, California native plant landscaping (i.e., grassland and locally appropriate scrub plants) should be considered to be used as opposed to landscaping with lawn and exotic shrubs and trees. Native plants offer more structure, cover, food resources, and nesting substrate for wildlife than landscaping with lawn and ornamental trees. Native plant landscaping has been shown to increase the abundance of arthropods which act as important sources of food for wildlife and are crucial for pollination and plant reproduction (Narango et al. 2017, Adams et al. 2020,

Smallwood and Wood 2022.). Further, many endangered and threatened insects require native host plants for reproduction and migration, e.g., monarch butterfly. Around the world, landscaping with native plants over exotic plants increases the abundance and diversity of birds, and it is particularly valuable to native birds (Lerman and Warren 2011, Burghardt et al. 2008, Berthon et al. 2021, Smallwood and Wood 2022). Landscaping with native plants is a way to maintain or to bring back some of the natural habitat and lessen the footprint of urbanization by acting as interconnected patches of habitat for wildlife (Goddard et al. 2009, Tallamy 2020). Lastly, not only does native plant landscaping benefit wildlife, it requires less water and maintenance than traditional landscaping with lawn and hedges.

Thank you for your consideration,



_____

Shawn Smallwood, Ph.D.

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Re: Comment on Mitigated Negative Declaration, Chacon Farms Project (SCH 2025101241), March 24, 2026, Planning Commission Agenda Item 5.1

Dear Chair Peterson, Vice Chair Scott, Honorable Commissioners and Planner Hernandez:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Chacon Farms Project (SCH 2025101241), which proposes the development of master-planned residential development consisting of 419 dwelling units as well as the construction of onsite roadways, a detention basin, parks, and on-site landscaping on 73.97-net acres, located at 710 Cawston Avenue North (APNs 432-260-009, 432-260-026, and 432-260-027) in the City of San Jacinto ("Project").

SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report (EIR) be prepared for the Project rather than an MND because there is a fair argument that the Project may have adverse environmental impacts. An EIR will ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated.

SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist*., 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Richard Drury
Lozeau Drury LLP

Public Comment: April 7, 2026

Letter of comment for San Jacinto City Council Members regarding the new housing development Chacon Farms Project in San Jacinto, CA.

We have some concerns about the safety of the roads near the Chacon Farms Project, namely Cawston Ave North between Esplane and 7th, and 7th Street between Cawston and Sanderson. The concerns we have are for the safety of both pedestrians and vehicles alike. In our San Jacinto Valley, homes typically have several cars each, so adding 419 homes becomes thousands of cars. Based on the 11th Edition ITE Manual Analysis, the Chacon Farms Project is projected to generate roughly 3,952 daily vehicle trips. Having reduced the number of entrance/exits in the project from 3 down to 2 will greatly increase the impact on both Cawston Ave N and 7th Street.

Our property is located along Cawston and 7th streets, so we will share the roads with this new development. We have yet to be made aware of what - if any - actual improvements to these streets will be. At the planning commission meeting on March 24, 2026, there were no specific/complete plans available for road improvements.

Currently, Cawston Ave N is a narrow street with a temporary sidewalk on the West side and no turning lanes or shoulders for either lane, making it difficult and sometimes dangerous for vehicles to turn into and out of the driveways. This is a "bottleneck" of sorts, as Cawston Ave North of 7th and South of Esplanade is improved with sidewalks, turning lanes and shoulders, appropriate for the homes and schools in the area.

7th Street between Sanderson and Cawston is currently improved on the Westbound lane with sidewalks and turning lanes into housing projects. However, the Eastbound lane is narrow and has no turn lanes or shoulders, which makes it difficult and dangerous for vehicles to turn intoand out of the driveways.

Talley Meadows Layups and Retirement, our busy working horse ranch for the past 10 years, has several gated entrances along Cawston and 7th streets. While we understand the need for development in our community, we feel it is imperative to widen and improve Cawston Ave between Esplanade and 7th, and 7th street between Cawston and Sanderson for the safety and wellbeing of school children, families and those traveling in vehicles.

Thank you for your thoughtful consideration of our concerns,

Joe and Christy Talley

April 7, 2026

To the City Council Members of San Jacinto, CA,
Public Comment Regarding Traffic Safety Concerns for the Chacon Farms Project

We, Michael and Emalee Tomoni, owners of Talley Meadows Layups and Retirement, wish to formally express our significant concerns regarding pedestrian and vehicle safety near the proposed Chacon Farms Project.

Our property is located at the intersection of Cawston Avenue and 7th Street, and we will directly share these roads with the new development. Based on the project's projected generation of approximately 3,952 daily vehicle trips (11th Edition ITE Manual Analysis), we anticipate a substantial increase in traffic volume.

We have specific safety concerns regarding the current state of local infrastructure:

- **Reduced Access:** The reduction of project entrance/exits from three to two will concentrate traffic impact on Cawston Avenue North and 7th Street.
- **Cawston Avenue North (between Esplanade and 7th):** This section is currently narrow with a temporary sidewalk on the west side and lacks turning lanes or shoulders. This creates a "bottleneck" and dangerous turning conditions, unlike the improved sections north of 7th and south of Esplanade.
- **7th Street (between Cawston and Sanderson):** The eastbound lane is narrow, with no turn lanes or shoulders, making turns into and out of driveways difficult and unsafe.

Proposed Solution

We feel it is imperative that the City mandates the widening and improvement of Cawston Avenue (between Esplanade and 7th) and 7th Street (between Cawston and Sanderson) before the project's completion. These improvements are vital for the safety and well-being of local school children, families, and all travelers in the area.

We appreciate your thoughtful consideration of these critical safety concerns.

Sincerely,



Michael and Emalee Tomoni

July 21, 2026

TO:	City Council
REQUESTED BY:	Kevin White, Community Development Director
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Appeal of the Conditions of Approval for the Magnet Shopping Center that includes a Grocery Store, Retail Shops/Pads, Restaurants Pads with Drive-Thru Service, a Car Wash with Drive-Thru Service, a Gas Station with a Convenience Store that includes alcohol sales and a Tentative Parcel Map to create 12 commercial lots on 14.50 acres.

RECOMMENDATION:

Staff recommends that the City Council:

1. **DETERMINE**, based on the whole of the administrative record, that the Project, with incorporation of the mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, will not have a significant effect on the environment; determine that the recommended revisions to the Conditions of Approval do not result in any new or substantially more severe environmental impacts or otherwise require additional environmental review; and **AFFIRM** the Planning Commission's adoption of the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program pursuant to the California Environmental Quality Act;
2. **GRANT the appeal in part**, solely to the extent reflected in staff's recommended revisions to the Conditions of Approval, and **DENY the remainder of the appeal;** and,
3. **UPHOLD, AS MODIFIED**, the Planning Commission's approval of PROJ23-0013 to establish the Magnet Shopping Center, including:

   a. Site Plan and Design Review No. USE23-0009 for the overall site plan and design of the shopping center;
   b. Tentative Parcel Map No. 38831, SUB23-0005, to subdivide the project site into 12 commercial lots;
   c. Conditional Use Permit No. USE24-0052 to allow alcohol sales within a service station consisting of a gasoline station and a 3,956-square-foot convenience store;
   d. Minor Use Permit No. USE23-0011 for a 3,886-square-foot restaurant with outdoor seating and a drive-through lane, identified as Pad 1;
   e. Minor Use Permit No. USE23-0012 for a 3,203-square-foot restaurant with a drive-through lane, identified as Pad 2;
   f. Minor Use Permit No. USE24-0038 for a 5,705-square-foot retail and restaurant building with a drive-through lane, identified as Pad 3;
   g. Minor Use Permit No. USE23-0013 for a 3,203-square-foot restaurant with a drive-through lane, identified as Pad 4; and
   h. Minor Use Permit No. USE23-0014 for an automated 3,588-square-foot car wash with three queuing lanes;

   subject to the Conditions of Approval, including the modifications recommended by staff.

BACKGROUND:

On May 26, 2026, the Planning Commission approved the Magnet Shopping Center Project, which included two different site plans to give the applicant greater flexibility in attracting tenants to the project. The project proposed by Rich Development includes four Major Tenant buildings, a drive-thru car wash within a 3,588 square foot building, a gas station with a 3,956 square foot convenience store and alcohol sales, a maximum of 12,000 square foot buildings for shops, four restaurants with drive-thru service, and associated on-site parking, drive aisles and landscaping. The project also includes a subdivision to create 12 commercial lots on 14.50 acres. The following is a list of applications approved by the Planning Commission for the project:

1. A Site Plan & Design Review (USE23-0009) for the overall site plan and the design of a 119,476 square foot shopping center.
2. A Tentative Parcel Map (TPM) 38831 (SUB23-0005) to subdivide a 14.50-acre lot into 12 commercial lots.
3. A Conditional Use Permit (USE24-0052), to allow alcohol sales within a Service Station that includes a gasoline station and a 3,956 square foot convenience store.

4. A Minor Use Permit (USE23-0011) for a 3,886 square foot restaurant, with outdoor seating and a drive-thru lane. (Pad 1)
5. A Minor Use Permit (USE23-0012) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 2)
6. A Minor Use Permit (USE24-0038) for a 5,705 square foot retail/restaurant building with a drive-thru lane. (Pad 3)
7. A Minor Use Permit (USE23-0013) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 4)
8. A Minor Use Permit (USE23-0014) for an automated 3,588 square foot car wash with three queuing lanes.

The project site is comprised of two contiguous rectangular-shaped parcels totaling 14.50 acres and is located on the south side of Ramona Expressway, extending between State Street and Eagle Road. The General Plan designation for the site is Commercial (C), which provides for a variety of retail and service-oriented business activities at various intensities to serve the local community and population, as well as the broader market area. The site is zoned Commercial General (CG), which is applied to areas appropriate for general commercial and daily shopping needs of a broad market area, including retail sales and business, professional, and personal services that are accessible to transit corridors. The project is consistent with the General Plan and Zoning.

Project Site and Surrounding Land Use, General Plan, and Zoning

	Land Use	**General Plan**	**Zoning**
Project Site	***Vacant***	***Commercial (C)***	***Commercial General (CG)***
North	Shopping Center & Single Family Residential	Commercial (C) & Low Density Residential (LDR)	Commercial General (CG) & Residential, Low Density (RL)
South	Vacant & Single Family Residences	Commercial (C) & Low Density Residential (LDR)	Commercial Neighborhood (CN) Residential, Low Density (RL)
East	Single Family Residences	Low Density Residential (LDR)	Residential, Low Density (RL)
West	Service Station	Commercial (C)	Commercial General (CG)

The project includes 12 buildings (uses) with six located along Ramona Expressway and six buildings located along the southern property line. In between the two rows of buildings are several drive aisles that interconnect which would allow circulation for passenger vehicles, trucks making deliveries and emergency services. The design of the project has been analyzed to ensure compliance with the standards for the CG zone. The proposed buildings utilize a coordinated palette of materials and colors that are complementary. Smooth-finish stucco in neutral tones, stone veneer accents, parapet articulation, and aluminum storefront systems create a unified architectural identity across the center. Staff finds the design well-articulated, contextually appropriate, and consistent with the City's expectations for high-quality commercial development. The shopping center includes several restaurant pads with drive-thru components. These tenants typically incorporate brand-specific architectural elements, such as signature colors, materials, and façade treatments. The brand specific features will be integrated in a manner that complements the center's primary architectural theme, avoiding visual conflict through consistent massing, parapet heights, material quality, and coordinated color palettes. Furthermore, the project proposes landscaping adjacent to each of the existing roads, along the southern border of the project site, within the parking lots, and adjacent to entrance drives and around specific buildings

Each of the proposed restaurants and the car wash includes a drive-thru lane; therefore, a Minor Use Permit (MUP) was required for each. The MUP's ensure that each component of the drive-thru (such as the location of the speaker within the drive-thru) are located in areas where they won't be disruptive to residential uses or other sensitive uses. The project also includes a Conditional Use Permit for alcohol Sales and a Tentative Parcel Map to subdivide the 14.5-acre site into twelve parcels. The map is designed in a manner that would allow each of the individual buildings, to be owned individually.

Road Improvements

The project benefits from previously installed improvements by others parties, which include a raised landscaped median, as well as curb and gutter that can remain in place along Eagle Road, Ramona Expressway and a portion of State Street. In addition, the project benefits from four existing traffic signals that have been previously installed at intersections in close proximity to the proposed shopping center. These signals include the following intersections:

- State Street at Idyllwild Drive,
- State Street at Ramona Expressway,

- Ramona Expressway at Village of San Jacinto, and
- Ramona Expressway at Eagle Road.

The Conditions of Approval require road improvements on each of the three roadways that are adjacent to project. On Ramona Expressway the applicant will be allowed to utilize the existing curb and gutter, however the conditions of approval require a 2-foot dedication, installation of raised landscaped median, sidewalk and streetlights. On State Street the project will require a 1-foot dedication, installation of a raised landscaped median, the widening of a portion of the roadway, the relocation of a portion of the existing curb and gutter, and the installation of sidewalk and streetlights. With respect to Eagle Road, the applicant will be required to install sidewalk and potentially streetlights.

The conditions also required the developer to address concerns at two intersections. At the Intersection at State Street and Ramona Expressway, the developer is required to submit a signing and striping plan, and traffic signal modifications to address General Plan Consistency. As a result, northbound State Street will add a second left hand turn lane on to Ramona Expressway. In addition the conditions of approval require the payment of a fair share contribution (50.34%) of the construction cost of a traffic signal at the intersection of State Street and Community College Drive which was based on the traffic study submitted for the project.

Drainage Improvements

State Street currently experiences flooding during rain events, which would impact the ingress and egress for the project. The project is required to extend an existing storm drain on State Street and install catch basins which will reduce flooding impacts.

Additionally, a San Jacinto Valley Master Drainage Plan facility (H-1) was planned to run through the project site. An existing drainage line that does not meet the requirements of the San Jacinto Valley Master Drainage Plan Facility currently traverses the site which carries water past the site. The developer will be required to remove the existing drainage line on their property and replace it with a new 10-year drainage facility on Ramona Expressway with new catch basins to address flooding on Ramona Expressway and to collect run-off that will protect their site. The new facility will be equivalent to the Master Drainage Plan (H-1).

Water and Wastewater

The Conditions of Approval require the developer to establish a water and sewer connection. The project is within City of San Jacinto Water service area. If the Developer utilizes the City of San Jacinto Water service, the developer will need to install a looped system to ensure adequate pressure and flow. In order to create the looped system the developer will need to tie into the City's existing water main on Eagle Road just south of Ramona Expressway and run it through the development to State Street. In addition, install a new water main on State Street, south to Idyllwild Drive and east on Idyllwild Drive to Eagle Road where the City's main currently terminates. Alternatively, the developer has the option to utilize Eastern Municipal Water District (EMWD) for water service if the project has been annexed into the EMWD water service area. Wastewater will be provided through the EMWD system with an inter-agency agreement.

DISCUSSION:

Following Planning Commission approval of the project, the City received an appeal application from the project applicant, Rich Development. They request that the City Council waive, remove, or modify five Conditions of Approval related to roadway, drainage, and traffic improvements. The applicant states that it may not be able to fund the required improvements and contends that certain conditions require the project to construct regional infrastructure that should instead be funded by all users who benefit from those facilities. The applicant further argues that several conditions lack the required nexus and proportionality because the required improvements exceed the project's impacts.

A summary of the contested **Conditions of Approval**, the *applicant's appeal*, and staff's responses is provided below.

Condition of Approval No. 98 – San Jacinto Valley Master Drainage Plan (Line H and Line H-1)

The project is impacted by San Jacinto Valley Master Drainage Plan facilities, Line H and Line H-1. PM 22092 dedicated a 40-foot wide easement for storm drain purposes that crosses the site and was intended for Line H-1.

The applicant has submitted a drainage study that proposes an alternative to the adopted master drainage plan. The study would take advantage of an existing 24-inch and 18-inch pipe system in Ramona Expressway (identified as Line H-3) to collect and convey runoff to the existing Line H crossing under Ramona Expressway. The developer/property owner shall upsize Line H-3 to accommodate the tributary 10-year flow rate. The City has no objection to the vacation of the existing drainage easement for Line H-1. Line H should be extended from the existing crossing to the project's southwest corner, an adequate inlet shall be provided at the terminus of Line H. This segment of Line H should be designed to convey the tributary 10-year flow rate. Plans for the drainage improvements, along with supporting hydrology and hydraulic calculations shall be submitted for approval. This condition is required to be met prior to occupancy of any building.

Applicant's Appeal - The San Jacinto Valley Master Drainage Plan (SJCMDP) suggests that H-1 line bisect the property, but at some point, in the past, the City departed from this plan and instead installed an undersized line through the subject property, with no easement. Our proposed project would not contribute any runoff to that line. We feel strongly that there is no nexus for exacting an improvement on this neighborhood retail project. These past decisions have created an erroneous set of circumstances that we are now required to resolve. We feel it's only fair that the upstream users of this line should continue to contribute to the Valley Master Drainage fee program so that this improvement can be completed at a later date by use of these funds.

Staff Response

Line H-1 is a planned regional drainage facility identified in the San Jacinto Valley Master Drainage Plan which was adopted in 1985, that is intended to convey runoff from properties east of the project site to State Street and ultimately to the San Jacinto River. A previous property owner dedicated an easement for this facility in 1987; however, the drainage improvements were never constructed.

Staff recognizes that the planned alignment of Line H-1 conflicts with the proposed shopping center and therefore supports vacating the existing easement and relocating the facility within the Ramona Expressway right-of-way. The relocation is necessitated by the proposed project because development of the site would significantly complicate construction and future maintenance of the planned facility in its original location.

Although the applicant states that the project will not discharge runoff into the planned Line H-1 facility, the relocated drainage improvements remain necessary to provide adequate protection for the project site, reduce the potential for flooding at the eastern project driveways, and maintain safe access for customers and emergency vehicles. The improvements will also reduce the potential for localized flooding on Eagle Road and Ramona Expressway adjacent to the project.

There is an existing 24-inch drainage pipe that was installed during the widening of Ramona Expressway. That improvement was constructed solely to address drainage generated by that roadway improvement and was not designed to satisfy the capacity or function of Line H-1.

The applicant suggests that the improvements should instead be funded through the Master Drainage Fee Program. However, the vast majority of upstream properties were developed decades ago and are not subject to any mechanism requiring additional contributions toward construction of Line H-1. Delaying construction until an unknown future funding source becomes available would leave the project without the drainage improvements necessary to safely accommodate development of the site.

The required improvements are necessary to accommodate the project and maintain the functionality of the adopted Master Drainage Plan and are consistent with the drainage study provided by the applicant. Staff therefore finds that the condition is necessary for orderly development, since without Line H-1 the project site would be impacted by flooding.

Condition of Approval No. 88 – State Street/Community College Drive Traffic Signal

Pursuant to the traffic impact analysis (TIA) prepared by Linscott, Law, & Greenspan Engineers, the developer/property owner shall:

Pay the project's fair share of 50.34% of the total estimated construction cost of the State Street/Community College Drive traffic signal.

As an alternative to paying fair share fees, the developer/property owner may opt to construct the above-mentioned improvements in which the City would support entering into an Improvement and Credit Agreement that would offset construction costs by providing credit for the project's Traffic Signalization and Transportation Uniform Mitigation development fee obligation. This condition is required prior to the Occupancy of any Major Tenant.

Appeal - City staff scoped our traffic impact study and included the intersection of State and Community College, which is already failing by their standards. The nature of the study is an antiquated approach called Level of Service (LOS) which penalizes trip generation. The new modern standard is Vehicle Miles Traveled (VMT) which encourages infill development. Our position is that the intersection is failing because of the College and they should bear the cost of improving their own traffic issues. Please note that there are undeveloped properties on the west of that intersection. The city may need to condemn and acquire additional right-of-way, likely must pay fair market value, and then construct a signal. We question if a signal, as mitigation, is even feasible. We humbly request that the City waive this condition of approval.

Staff Response

Although Vehicle Miles Traveled (VMT) is used to evaluate transportation impacts under CEQA, the City, like most jurisdictions, continues to utilize Level of Service (LOS) to evaluate consistency with the General Plan and the City's Traffic Impact Analysis Guidelines. These guidelines established that an LOS D or better during peak hours is the acceptable operational standard for intersections within the City's roadway network.

The applicant's Traffic Impact Analysis determined that the State Street/Community College Drive intersection currently operates at LOS E and that, with the project, it would degrade to LOS F with project traffic. Under the City's Traffic Impact Analysis Guidelines, when an intersection already operates at LOS E or F and a project increases delay by five seconds or more, improvements are required to offset the project's incremental impact.

The applicant's own Traffic Impact Analysis identified installation of a traffic signal as the appropriate improvement for the increase in traffic, and calculated the project's fair-share responsibility at 50.34 percent of the total construction cost. Accordingly, the condition requires payment of only the project's fair-share cost rather than the full construction cost of the improvement. Because the required contribution is directly based upon the project's documented traffic impacts and proportionate share of the mitigation improvement, staff finds that the condition has the required nexus to the project and is roughly proportional to its impacts.

Condition of Approval No. 91 – Ramona Expressway Frontage Improvements

Ramona Expressway is classified as an Arterial (146'/110'). The portion of the Ramona Expressway between State Street and the Village of San Jacinto half width dedicated right-of-way, shall be improved to provide for 8-inch curb and gutter located 55-foot south of centerline, pavement using a TI of 11.0 and PG 70-10, 37-foot wide parkway consisting of a Class I Multi-Use Path per City of San Jacinto Trails Master plan, landscaping, and streetlights subject to the result of a photometric study prepared by a registered electrical engineer, per City of San Jacinto, County of Riverside and Caltrans standards.
The existing curb and gutter is placed at an acceptable location and can remain in place if it is determined to be in good condition at the time of permits.

The portion of the Ramona Expressway between State Street and the eastern most part of the driveway at Village of San Jacinto is required to be completed prior to occupancy of Pad 1, the Service Station, Shops 1, or any Major tenant.

The portion of the Ramona Expressway between the western most point of Village of San Jacinto driveway and Eagle Road is required to be met prior to occupancy Pad 2, Pad 3, Pad 4, Pad 5, or any Major tenant.

Appeal - We have worked with staff for years interpret San Jacinto standards and reflect them in our design. We object to the nature of these conditions which point back to unclear standards. The plans should govern and provide us with reasonable assurances moving forward.

In addition, our position is that the existing curb and gutter is located in the correct location and should not need replacement unless damaged. There is no 37' parkway proposed and we are unclear as to the implications of the Trails Master Plan.

Staff Response

Ramona Expressway is designated as an arterial roadway within the City's General Plan. As with other development projects throughout the City, new development is required to construct frontage improvements along its property frontage that are consistent with the City's ultimate roadway standards.

The required improvements, including curb and gutter, sidewalk and streetlights would meet the General Plan Requirements.

Staff agrees with the appellant that the condition incorrectly references a 37 foot trail and that requirement has been removed in the updated recommended Conditions of Approval. Existing curb, gutter, and other improvements may remain in place if the City Engineer determines they are in good condition.

These improvements are limited to the project's frontage and are routinely required of similarly situated developments to provide safe pedestrian, bicycle, and vehicular circulation while implementing the City's adopted circulation system. Staff therefore finds that the condition is directly related to the project's development with the modifications mentioned above.

Condition of Approval No. 92 – Raised Landscaped Median on Ramona Expressway

Install raised landscaped median on Ramona Expressway on the east side of "Village at San Jacinto" Intersection to Eagle Road comparable to the existing median west of the said intersection.
This condition shall be met prior to occupancy of Pad 2, Pad 3, Pad 4, Pad 5, or any Major tenant as approved by the City Engineer.

Appeal - We request that this exaction be removed.

Staff Response

The proposed raised landscaped median is necessary to safely manage vehicle turning movements associated with the project's driveways on Ramona Expressway. The project will generate additional traffic entering and exiting the site, making access management necessary to reduce conflict points and improve roadway safety.

The proposed median will restrict unsafe left-turn movements into and out of the eastern project driveway on Ramona Expressway while maintaining traffic circulation consistent with accepted engineering practices. A raised landscaped median already exists west of the project entrance which was constructed as part of a prior development. Adding a comparable median east of the project entrance provides consistent access control along the project's frontage.

Staff finds that the improvements directly address vehicle movements generated by the proposed project, are necessary to maintain safe traffic operations and recommends this condition remain.

Condition #93 - Condition of Approval No. 93 – State Street Frontage Improvements

State Street classified as an Arterial (112′/76′) (with 12-foot landscaped median) along the property westerly frontage within the dedicated right-of-way shall be improved to provide for a 56-foot wide half-width right-of-way, asphalt paving using a TI of 9.0 and PG 70-10 (for all northbound lanes and the southbound lane adjacent to the median), 8-inch curb and gutter 45-feet east of centerline, Class II buffered bike lane per City of San Jacinto Trails Master Plan, sidewalk and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards.

Existing improvements can remain if determined to be in good condition by the City Engineer. This condition will not require storm water improvements on the west side of State Street for local drainage.

This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or Major 1.

Appeal - This median is along our frontage and is being requested to extend all the way down to the intersection of Idyllwild and State St. This median could be striped, but the city wants the raised median as there is an existing issue with left turns across State from the parcels on the east side of State St. We have legitimate drainage and scope-creep concerns. We also don't believe that the project should be solely responsible for the improvement.

Staff Response

The proposed raised landscaped median along State Street is necessary to safely manage vehicle access associated with the project's driveways and reduce turning conflicts on an arterial roadway. The median will discourage unsafe left-turn movements into and out of the project, improve traffic operations, and enhance public safety for motorists using State Street.

Although the applicant suggests that a painted median would be sufficient, the City's engineering standards require a raised landscaped median at this location to provide effective access control and consistency with the planned arterial roadway design.

The required median along State Street, between Ramona Expressway and Idyllwild Drive, is approximately 525 feet in length. Approximately 490 feet, or more than 93 percent, of the median is located directly along the project frontage. Only the remaining 35 feet, approximately 6.7 percent of the total median length, extends beyond the project frontage to Idyllwild Drive. Terminating the median at the project boundary would leave a short, incomplete segment that could create driver confusion and additional turning conflicts near the intersection. Extending the median the remaining 35 feet will complete the improvement at a logical and safe terminus and avoid the need for a separate future construction project and additional disruption to State Street.

Staff finds that the improvements directly address vehicle movements generated by the proposed project, are necessary to maintain safe traffic operations and recommends this condition remain.

CONCLUSION:

The Magnet Shopping Center is a well-designed and appropriately located commercial development that is consistent with the City's General Plan, zoning requirements, and applicable development standards. The project will develop an approximately 14.5-acre vacant site with a coordinated commercial center that includes major retail tenants, restaurants, a service station, a car wash, and related commercial uses. The Planning Commission approved PROJ23-0013, including the Site Plan and Design Review, Tentative Parcel Map, Conditional Use Permit, and five Minor Use Permits, and adopted the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program. The environmental analysis determined that the project, with incorporation of the identified mitigation measures, would not result in a significant effect on the environment. The limited revisions recommended in response to the appeal do not materially alter the project or result in new or substantially more severe environmental impacts requiring additional environmental review.

The applicant's appeal challenges five Conditions of Approval related to drainage, traffic, roadway frontage improvements, and raised medians. Staff evaluated each challenged condition based on the project design, anticipated traffic generation, proposed access points, drainage needs, applicable City standards, and the technical studies prepared for the project. Based on that review, staff recommends granting the appeal in part solely to revise Condition of Approval No. 91 by removing the incorrect reference to a 37-foot parkway or Class I multi-use path and clarifying that existing curb, gutter, and other improvements may remain when determined by the City Engineer to be in good condition. This limited revision addresses the portion of the appeal that has merit and provides greater certainty regarding the required Ramona Expressway frontage improvements.

The remaining portions of the appeal do not support removal or waiver of the disputed conditions. The drainage improvements are necessary to protect the project site and adjacent roadways from flooding while maintaining the function of the adopted Master Drainage Plan. The fair-share contribution for the State Street and Community College Drive traffic signal is based on the project's Traffic Impact Analysis and is limited to the project's calculated 50.34 percent share of the improvement. The frontage and median improvements along Ramona Expressway and State Street are necessary to provide safe project access, manage turning movements, reduce traffic conflicts, and complete the public infrastructure required for the safe and orderly development of the property.

Based on the administrative record, the Conditions of Approval, as recommended to be modified, have an appropriate nexus to the proposed development and are proportional to the project's scope and anticipated impacts. The conditions ensure that the roadway, traffic, and drainage infrastructure necessary to serve the project is completed in conjunction with development and that the cost of project-related improvements is not shifted to the City or the broader community. Accordingly, staff recommends that the City Council affirm the environmental determination and Mitigated Negative Declaration, grant the appeal in part solely as reflected in the recommended revisions to the Conditions of Approval, deny the remainder of the appeal, and uphold, as modified, the Planning Commission's approval of PROJ23-0013 and its component entitlements.

PUBLIC NOTICE AND COMMENTS:

A 10-day notice of public hearing was advertised on July 10, 2026, in the Press Enterprise. In addition, notices of the public hearing were mailed to all property owners within a 300-foot radius of the project site. As of the writing of this report, no comments have been received.

FISCAL IMPACT:

There is no impact to the General Fund by approving the project. The project is conditioned to provide a funding mechanism for the ongoing maintenance of parkway landscaping. The funding mechanism is typically accomplished by annexation into a Community Facility District (CFD). The funding mechanism will ensure that the project does not rely on the General Fund to provide these services.

In addition, the project will also provide a funding mechanism to support public safety throughout the Project and City, which is typically accomplished by annexation of the project site into an existing Public Safety CFD.

Attachments

Planning_Commission_Recommended_Conditions_of_Approval_-_Magnet_7-14-2026.pdf
Rich_Appeal_Letter_Magnet_center_State-Ramona.pdf
The_Magnet_Appeal_Items_Costs.pdf
The_Magnet_Offsite_Appeal_Costs_Highlighted.pdf
Planning_Commission_Staff_Report_5-26-2026.pdf
Approval_Docs_-_Site_Plan-_Magnet.pdf
Approval_Docs_-_Alternative_Site_Plan_-_Magnet.pdf
Approval_Docs_-_TPM_-_Magnet.pdf

General Notes, Requirements, and Conditions of Approval

Site Plan and Design Review and 6 Use Permits to establish a 116,205 square foot Shopping Center & a Tentative Parcel Map to subdivide 14.5 Acres into 12 parcels. (PROJ23-0013)

Approval Date: TBD
Effective Date: TBD
Expiration Date: TBD

PROJECT LOCATION: Southeast Corner of State Street and Ramona Expressway
San Jacinto, CA
APN(s): 434-080-025, 026

APPLICANT: Rich Development Enterprises, LLC
Attn: Tab Johnson
600 N. Tustin Avenue, Suite 150
Santa Ana, CA 92705

ACCEPTED AND AGREED TO BY: _____

Applicant (signature) Date

PROJECT DESCRIPTION

A Site Plan & Design Review to construct a 116,205-square foot shopping center on 14.5 acres. The project includes a Tentative Parcel Map (TPM 38831) to subdivide the property into 12 parcels, a Conditional Use Permit to allow alcohol sales within the convenience store of a service station, and 5 Minor Use Permits for the development of 4 restaurants with drive-thru service, and a car wash with drive-thru service. In addition, the project contains 4 major tenants that includes 1 grocery store with alcohol sales and 3 retailers totaling a maximum of 85,000 square feet, 1 shops retail/restaurant building and a retail pad totaling a maximum of 12,000 square feet. PROJ23-0013, USE 23-0009, USE23-0011, USE 23-0012, USE23-0013, USE23-0014, USE24-0038, USE24-0052.

General Requirements & Information

A) This approval is for a Site Plan and Design Review (SPDR), a Conditional Use Permit (CUP), five Minor Use Permits, and a Tentative Parcel Map (PROJ23-0013) for the phased development of a commercial shopping center that includes:
   a. USE23-0009 a Site Plan & Design Review for the overall site plan and the design of a 116,205 square foot shopping center.
   b. SUB23-0005, a Tentative Parcel Map (TPM 38831) to subdivide two parcels totaling 14.5-acres lot into 12 commercial lots.
   c. USE24-0052, a Conditional Use Permit to allow the sale of beer and wine (Type-20) within a Service Station that includes a gasoline station and a 3,956 square foot convenience store).
   d. USE23-0011, a Minor Use Permit for a 3,886 square foot restaurant, with outdoor seating and a drive-thru lane. (Pad 1)
   e. USE23-0012, a Minor Use Permit for a 3,203 square foot restaurant with a drive-thru lane. (Pad 2)
   f. USE24-0038, a Minor Use Permit for a 5,705 square foot retail/restaurant building with a drive-thru lane. (Pad 3)
   g. USE23-0013, a Minor Use Permit for a 3,203 square foot restaurant with a drive-thru lane. (Pad 4)
   h. USE23-0014, a Minor Use Permit for an automated car wash with three queuing lanes.

B) The applicant/licensee shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action.

C) All plans subsequently submitted to the City shall be in substantial conformance with the plans in this approval, as conditioned. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the Project. Conditions of approval shall be included on all subsequent plans, including construction plans.

D) The effective date of issuance of this Project is TBD. The approval will lapse if improvements have not commenced within three (3) years from the date upon which the approval was granted unless a time extension is approved by the City's applicable review authority. Applications for time extensions must be received prior to the expiration date.

E) The Project shall comply with all required standards of the Development Code, Subdivision Ordinance, and Municipal Code in their entirety, unless specifically approved under this entitlement or approved to deviate.

F) The project authorized under this permit shall be in compliance with and not violate any federal, state, or local laws, rules, regulations, or ordinances, or any conditions of approval. Failure to comply with these requirements shall constitute grounds for revocation of the permit.

G) This approval may be revoked if the project is operated or maintained in a manner that constitutes a nuisance or adversely affects public health, safety, or welfare.

H) The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and other requirements and to recover its actual costs related to such inspections from the property owner, tenant, or any responsible party.

I) This permit shall run with the land associated with the project and continue to be valid upon change of ownership. All applicable conditions of approval shall continue to apply with a change in property ownership.

J) The developer, applicant, or successor-in-interest shall pay any outstanding planning application or processing fees within ten (10) days of the City's request, and prior to permits being exercised. Failure to do so will be grounds for

revocation of one or more of the following cases: PROJ23-0013, USE 23-0009, SUB23-0005, USE23-0011, USE 23-0012, USE23-0013, USE23-0014, USE24-0038, and USE24-0052.

K) The applicant/project shall be subject to all applicable development fees at the rate in effect at the time of building permit issuance. Such fees may include but not be limited to Development Impact Fees ("DIF"), Park Fees, School Fees, Transportation Uniform Mitigation Fees ("TUMF"), and Multiple Species Habitat Conservation Plan Fees ("MSHCP Fees"), and school fees (school fees paid directly to school district; evidence must be provided for school fee).

L) Associated landscaping, irrigation, fences, walls, hedges shall comply with Chapters 17.315 (Fences, Walls and Hedges) and 17.325 (Water Efficient Landscape and Irrigation) of the Development Code and all applicable Landscaping and Wall standards within the San Jacinto Landscape Design Guidelines, as determined by the Planning Division.

M) Utility location shall comply with City of San Jacinto Municipal Code Section 15.32.

N) Signs shall be permitted in accordance with Chapter 17.335 – Sign Regulations of the Development Code. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance. Any signs shown on plans for this approval are conceptual and are not approved. A master sign program may be necessary for specific signage or projects, as provided by the City Sign Regulations. All signage, including sign programs, shall be consistent with and in conformance with Chapter 17.335.

O) Construction shall adhere to the requirements of the San Jacinto Municipal Code.

P) Commencement of use or construction of buildings/structures approved by this entitlement cannot occur until all applicable conditions of approval for this project have been met and satisfied, in accordance to approved timing requirements, as determined by the City.

Q) The City may conduct a periodic review of the Use Permits to ensure proper compliance with this Development Code and any developmental or operational conditions of approval.

R) In the event of a conflict between any conditions for this approval, the most stringent in the opinion of the City shall prevail or as determined by City Planning.

S) The contractor should locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. Idling equipment should be turned off when not in use. Locate generators, and stationary construction equipment as far from any adjacent sensitive receptors, as reasonably feasible.

T) Any construction debris or rubbish shall be picked up on a daily basis, unless approved by the Planning Division.

U) The following Conditions of Approval incorporate mitigation measures from the proposed Mitigated Negative Declaration (MND).

Engineering Department General Requirements & Information

V) With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer/property owner provide street improvements and/or road dedications in accordance with the City of San Jacinto Municipal Code, as listed below. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office. In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic impact Analysis, the most stringent in the opinion of the City shall prevail.

W) The project grading shall be in a manner to perpetuate existing natural patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

X) Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Y) The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

Timing	Responsible Department	Prior to a Specific Date	Met?
7 Days Prior of Site Disturbance	Planning	1) **Mitigation Measure BIO-2:** Ground disturbing and vegetation removal activities shall be conducted outside of the nesting bird season. If these activities must occur during the nesting season, a nesting bird survey should be conducted within 7 days prior to any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions are required. If nesting birds are observed on site, no impacts shall occur within 250 feet (500 feet for raptors) of any active nests. Construction activity may only occur within 250 feet of an active nest at the discretion of a biological monitor. Submit documentation to the Planning Division.	☐
30 Days Prior to Site Disturbance	Planning	2) **Mitigation Measure BIO-1:** A burrowing owl preconstruction survey shall be conducted no more than 30 days prior to any ground disturbance at the project site. Submit documentation to the Planning Division.	☐

Timing	Responsible Department	Prior to Grading or Similar Activities	Met?
Prior to Grading or Similar Activity	Planning	3) **Mitigation Measure CR-1:** Unanticipated Discovery of Cultural Resources In the event that previously undocumented historic or archaeological resources are unearthed during project construction, all earth-disturbing work near the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature of the find and determined appropriate treatment. Once the resource has been properly treated or protected, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material. Provide acknowledgment from the contractor.	☐
Prior to Grading or Similar Activity	Planning	4) **Mitigation Measure CR-2:** Unanticipated Discovery of Human Remains In the event that human remains are encountered during the course of any future development California State Law (Health and Safety Code Section 7050.5 and Section 5079.98 of the Public Resources Code) states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner of his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. Provide acknowledgment from the contractor.	☐

Prior to Grading or Similar Activity	Planning	5) **Mitigation Measure GEO-1:** Prior to issuance of grading permits, the developer shall provide documentation to the City for review and approval that: 1) confirms that grading and construction plans prepared for the project have included the recommendations intended to minimize impacts associated with ground shaking that are provided in the Geotechnical Study and 2) determine that the grading and plans adhere to City of San Jacinto The Magnet March 27, 2024 26 Draft Initial/MND City construction development standards as well as the seismic design parameters of the California Uniform Building Code.	☐
Prior to Grading or Similar Activity	Planning	6) **Mitigation Measure GEO-2:** Prior to issuance of grading permits, the developer shall provide documentation to the City for review and approval that a SWPPP is prepared, that it is implemented, and that the erosion control measures recommended in the Geotechnical Study are included appropriately.	☐
Prior to Grading or Similar Activity	Planning	7) **Mitigation Measure GEO-3:** Prior to the issuance of grading permits, the developer shall provide documentation to the City for review and approval that that measures related to the prevention of subsidence and collapse provided in the Geotechnical Study are included on construction plans and implemented in the field. City staff shall also verify that project grading and construction plans adhere to City construction development standards as well as the seismic design parameters of the California Uniform Building Code.	☐

Prior to Grading or Similar Activity	Planning	8) **Mitigation Measure GEO-4:** Prior to the issuance of grading permits, the developer shall provide documentation to the City for review and approval that those measures intended to avoid impacts related to expansive soils provided in the City of San Jacinto. The Magnet March 27, 2024 28 Draft Initial/MND Geotechnical Study are included on construction plans and implemented in the field; and that project grading and construction plans adhere to City construction development standards as well as the seismic design parameters of the California Uniform Building Code.	☐
Prior to Grading or Similar Activity	Planning	9) **Mitigation Measure GEO-5:** In the event that paleontological resources are unearthed during grading, ground disturbance activities shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. If the discovery proves to be significant under CEQA, additional work such as preservation in place or data recovery, shall occur as required by the paleontologist in coordination with City staff and descendants and/or stakeholder groups, as warranted. Once the resource has been properly treated or protected, work in the area may resume. Provide an acknowledgment from the contractor.	☐

Prior to Grading or Similar Activity	Planning	10) **Mitigation Measure TCR-1**: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground disturbing activities. The project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. The project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. Provide documentation to the City for review and approval.	☐
Prior to Grading or Similar Activity	Planning	11) **Mitigation Measure TCR-2**: Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed. Provide documentation to the City for review and approval.	☐

Prior to Grading or Similar Activity	Planning	12) **Mitigation Measure TCR-3:** The project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project description and location b. Project grading and development scheduling; c. Roles and responsibilities of individuals on the project; d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details; e. The protocols and stipulations that the contractor, City, Consulting Tribe (s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, human remains/cremations, sacred and ceremonial items, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. g. Contact information of relevant individuals for the project. Provide documentation to the City for review and approval.	☐

Prior to Grading or Similar Activity	Planning	13) **Mitigation Measure TCR-4:** If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site. Provide an acknowledgment from the contractor.	☐

Prior to Grading or Similar Activity	Planning	14) **Mitigation Measure TCR-5:** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	☐
Prior to Grading or Similar Activity	Planning	15) **Mitigation Measure TCR-6:** Prior to final inspection, the developer/permit holder shall prompt the project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	☐
Prior to Grading or Similar Activity	Planning	16) A copy of all pages of these conditions of approval shall be included in the construction drawing packages for building, landscape, irrigation, grading permits/approvals, etc.	☐

Prior to Grading or Similar Activity	Planning	17) The developer/applicant or successor in interest shall pay any outstanding fees.	☐
Prior to Grading or Similar Activity	Planning	18) The contractor shall provide a letter that agrees to comply with the following requirements to the satisfaction of the Building & Safety Division: a. The site shall be watered on an on-going basis to control dust during construction and grading. b. There shall be regular street sweeping and clean-up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. c. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street. d. An energy conservation plan showing compliance with Title 24 (Building Standards) of the California Administrative Code shall also be provided.	☐
Prior to Grading or Similar Activity	Planning	19) The contractor shall provide a letter that agrees to implement the following best practices during the construction phase of the development. a. Limit construction to the daytime hours (7:00 am to 7:00 pm) and prohibit construction on Sundays and holidays. b. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction on days and hours, as well as telephone numbers of the City's and contractor's authorized representative that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a	☐

		complaint, he/she shall investigate, take appropriate corrective action, and report to the City. c. During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. d. During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible. e. Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas. f. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.	
Prior to Grading or Similar Activity	Planning	20) Grading plans shall include an ADA path of travel.	☐

Prior to Grading or Similar Activity	Planning	21) The development shall be subject to all provisions of City of San Jacinto Municipal Code section 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining thereto.	☐
Prior to Grading or Similar Activity	Planning	22) A Final Water Quality Management Plan ("FWQMP") shall be submitted and approved. FWQMPs shall include a project description and identify on-site Best Management Practices ("BMPs") that will be used to reduce pollutants into the storm drain system to maximum extent practical. The FWQMP shall identify the structural and non-structural measures consistent with the City's adopted requirements. BMPs are approved in concept by a Master Water Quality Management Plan ("MWQMP"). The individual parcels/lots or parts of the project shall submit individual FWQMP Addendums, including plans and details providing the elevations and slopes of the any basin(s) and other details for the proposed structural BMPs. The City Engineer, or designee, shall review and approve the FWQMP document(s), plans, and details. The property owners, applicant or developer shall also provide a signed, agreement(s), presenting shared responsibilities for the BMP maintenance, which shall be recorded.	☐
Prior to Grading or Similar Activity	Engineering	23) The developer/property owner shall have an approved grading plan, executed grading agreement as directed by the City Engineer, and posted securities.	☐
Prior to Grading or Similar Activity	Engineering	24) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a.Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID number.	☐

		b.Geotechnical Report c. Storm Drain Improvement Plan d.Hydrology and Hydraulic Analysis e.Final WQMP (for reference) f. Sewer and Water Improvement Plan, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval. Fire Department and EMWD approval of Water Improvement Plan is required prior to City Engineer's approval. The designs shall comply with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	

Timing	Responsible Department	Prior to Recordation of the Final Map	Met?
Prior to Recordation of the Final Map	Engineering	25) A parcel map shall be filed for review and approval by the City Engineer.	☐
Prior to Recordation of the Final Map	Engineering	26) The developer/property owner shall have approved improvement plans, executed subdivision agreement, and posted securities.	☐
Prior to Recordation of the Final Map	Engineering	27) All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.	☐
Prior to Recordation of the Final Map	Engineering	28) If applicable, the developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project.	☐
Prior to Recordation of the Final Map	Engineering	29) The following statement shall be added to the Parcel Map: NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the	☐

		fee required at the rate in effect at the time of issuance of the actual permit.	
Prior to Recordation of the Final Map	Engineering	30) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID number. b. Geotechnical Report c. Street Improvement Plan d. Storm Drain Improvement Plan e. Hydrology and Hydraulic Analysis f. Final WQMP (for reference) g. Sewer and Water Improvement Plan, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval. Fire Department and EMWD approval of Water Improvement Plan is required prior to City Engineer's approval. h. Street Light Plan prepared by a registered Electrical Engineer i. Signing and Striping Plan j. Traffic Signal Modification Plan	☐

		The design shall comply with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation	Special Districts	31) The Developer shall establish a funding mechanism for the maintenance of public improvements. • Annexation into the Public Facilities Maintenance Community Facilities District (CFD 2020-1) is an option to fulfill the funding requirement for maintenance of public improvements. If a property owner opts not to annex into a CFD, the funding mechanism (HOA/POA) must be fully established to satisfy this condition. The Developer shall also establish a funding mechanism for the public safety services. • Annexation into the Public Safety Community Facilities Districts (CFD) is an option to fulfill the funding requirement for public safety services. *Funding of services under the City's CFDs will consist of an annual assessment based on the costs of such services, as determined by a Maintenance Cost Estimate.*	☐

Timing	Responsible Department	Prior to Issuance of Building Permit	Met?
Prior to Issuance of Building Permits	Planning	32) The proposed project may be built in various phases. Each building will require the submittal of building permit plans, including architecture, design, colors, and materials. Plans shall be substantially consistent with plans approved through this entitlement, as determined by City Planning.	☐
Prior to Issuance of Building Permits	Planning	33) A site construction plan shall be submitted for review and approval that details the entity (tenant or master developer) who is responsible to construct parking areas, drive aisles, landscape areas, and parking lot lighting.	☐
Prior to Issuance of Building Permits	Planning	34) Any use that includes the provision of shopping carts, such as a grocery store or similar retail establishment, shall incorporate designated Shopping Cart Corrals. Cart corrals shall be constructed of decorative, durable materials, such as block with a stucco finish, stone veneer, or other architecturally compatible treatments, to ensure visual consistency with the overall project design. The placement and design of cart corrals shall minimize visual clutter, support efficient cart management, and maintain a high-quality appearance throughout the site.	☐
Prior to Issuance of Building Permits	Planning	35) A copy of all pages of these conditions of approval shall be included in the construction drawing packages for building, landscape, irrigation, grading permits/approvals, etc.	☐
Prior to Issuance of Building Permits	Planning	36) All HVAC equipment shall be fully shielded behind parapet walls from line of sight of adjacent properties.	☐
Prior to Issuance of Building Permits	Planning	37) Prior to the issuance of building permits, the applicant shall submit an Outdoor Lighting Plan, including a full photometric analysis, to the City Planning Division for review and approval. The plan shall apply to all outdoor public or common areas, including but not limited to parking lots, drive aisles, pedestrian pathways, plazas, and building frontage areas. The Outdoor Lighting Plan shall comply with the following requirements:	☐

		• Adequate Illumination: All access driveways and circulation routes serving each use shall be provided with adequate lighting to ensure safe vehicular and pedestrian movement. • Fixture Specifications: The plan shall include manufacturer cut sheets and details for all proposed light fixtures, including mounting height, lumen output, shielding, and color temperature. • Responsibility Map: The submittal shall include a site map clearly identifying lighting zones and areas of maintenance responsibility. • All lighting shall be fully shielded or otherwise designed to prevent glare, light trespass beyond the property line, illumination onto public rights of way, or upward light emission into the night sky.	
Prior to Issuance of Building Permits	Planning	38) All ground-mounted equipment (i.e., gas/electric meters, utility/mechanical cabinets, etc.) shall be screened from view from any street or private property adjacent to the project site. Solid walls or landscape features may be used for ground screening; Chain-link fencing is not an approved ground screening material.	☐
Prior to Issuance of Building Permits	Planning	39) The applicant/developer/property owner shall provide water service to this project in accordance with the requirements of the appropriate utility purveyors. This project is within City of San Jacinto water service area. If the Developer utilizes the City of San Jacinto water service, the developer will need to install a looped system to ensure adequate pressure and flow. In order to create the looped system the developer will need to tie into the City's existing 10" C900 water main on Eagle just South of Ramona Expressway and run it through the development to State Street. In addition, install a new water main on State Street, south to Idyllwild Drive and East on Idyllwild to Eagle Road where the City's main currently terminates.	☐

		Alternatively, the developer has the option to utilize EMWD for water service if the project site is annexed into the EMWD water service area. Water improvements shall be installed per EMWD Standards and Fire Department requirements. A letter or similar documentation acceptable to the City verifying compliance shall be provided to the Planning Division for review and clearance.	
Prior to Issuance of Building Permits	Planning	40) The applicant/developer/property owner shall provide sewer service to this project in accordance with the requirements of EMWD and sewer improvements shall be installed per EMWD Standards. A letter and/or inter-agency agreement from EMWD to the City verifying compliance shall be provided to the Planning Division for review and clearance.	☐
Prior to Issuance of Building Permits	Planning	41) Prior to issuance of building permits for each individual building, the applicant shall submit plans for the associated trash enclosure(s) and receptacle areas. All trash enclosure designs shall substantially conform to the approved prototypical trash enclosures for the Shopping Center, including materials, dimensions, access features, screening elements, and functional components.	☐
Prior to Issuance of Building Permits	Planning	42) Submit a Master Sign Plan(s) and applications, pursuant to the Development Code and any applicable sign program, for review and approval.	☐
Prior to Issuance of Building Permits	Planning	43) All parking and drive aisles shall be developed in compliance with Chapter 17.330 (Off-Street Parking and Loading Standards) and screened from public right-of-way and public view with a landscape hedge or decorative wall, as approved by City Planning.	☐
Prior to Issuance of Building Permits	Planning	44) Building plans shall include an ADA path of travel.	☐

Prior to Issuance of Building Permits	Planning	45) The applicant shall submit a complete Master Landscape and Irrigation Plan(s) and associated application(s) to the City Planning Division for review and approval, consistent with the Development Code and the City's Landscape Design Guidelines. The submittal shall identify all proposed landscape areas throughout the site and shall include a Landscape Phasing Plan that clearly delineates the timing and sequencing of landscape installation for each phase of development.	☐
Prior to Issuance of Building Permits	Planning	46) Prior to the issuance of building permits or tenant improvement permits for each individual building or parcel, the tenant shall submit a Landscape and Irrigation Plan for review and approval by the City Planning Division. All tenant-level landscape plans shall substantially conform to the approved Master Landscape and Irrigation Plan for the Shopping Center, including plant palette, irrigation design, materials, and overall landscape character.	☐
Prior to Issuance of Building Permits	Planning	47) All loading docks and trash compactors shall be screened from public view or enclosed within the proposed building. Submit plans for review and approval.	☐
Prior to Issuance of Building Permits	Planning	48) The developer/applicant or successor in interest shall ensure the following pursuant to Section XII. I of the 2010 NPDES Permit. Field verification that structural Site Design, Source Control, and Treatment Control BMPs are designed, constructed, and functional in accordance with the approved Final Water Quality Management Plan (WQMP). The City WQMP Inspector will be notified of the required inspections during construction.	☐
Prior to Issuance of Building Permits	Building	49) Submit building application, plans, and applicable fees for construction and installation of project components.	☐
Prior to Issuance of Building Permits	Building	50) Gates or other obstructions to required Fire Department vehicle access roads shall be approved by the Fire Department prior to construction.	☐

Prior to Issuance of Building Permits	Building	51) This project is located within the limits of the San Jacinto Regional Area Drainage Plan for which drainage fees have been adopted. Drainage fee shall be paid to the City of San Jacinto prior to the issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time.	☐
Prior to Issuance of Building Permits	Building	52) This project shall be subject to the payment of the adopted Traffic Signal Mitigation fees and the Transportation Uniform Mitigation Fee (TUMF), exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time.	☐
Prior to Issuance of Building Permits	Building	53) This project is subject to the payment of fees for the Multi-Species Habitat Conservation Plan (MSHCP), exempted by the ordinance establishing the MSHCP program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time.	☐
Prior to Issuance of Building Permits	Engineering	54) All conditions required “Prior to the Issuance of a Grading Permit” have been met to the satisfaction of the City.	☐

Prior to Issuance of Building Permits	Engineering	55) Buildings or other required improvements shall not cross parcel lines. If any building or required improvements conflict, a parcel map shall be filed for review and approval and shall be recorded prior to construction of Pad 1 or the service station. Alternatively, a lot merger, lot line adjustment, or CC&R can be recorded to resolve any potential conflicts between existing lot lines and proposed structures. All building setbacks must comply with the City's Development Code. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Engineering Department.	☐
Prior to Issuance of Building Permits	Engineering	56) Ramona Expressway is classified as an Arterial (146'/110') per the General Plan. A 71-foot half width right-of-way is currently dedicated along the property northerly frontage. The applicant/property owner shall dedicate the required additional 2-feet of right-of-way to provide for a 73-foot half width right-of-way.	☐
Prior to Issuance of Building Permits	Engineering	57) State Street is classified as an Arterial(112'/76') per the City General Plan. A 55-foot half width right-of-way is currently dedicated along the property westerly frontage. The developer/property owner shall dedicate the required additional one foot (1') of right of way to provide 56-foot half width right-of-way.	☐
Prior to Issuance of Building Permits	Engineering	58) Eagle Road is classified as a Modified Collector (66'/48') per the Riverside County Standards. The developer/property owner shall verify the existing right-of-way. If necessary, the developer/property owner shall dedicate the appropriate right-of-way to achieve a 33-foot half width right-of-way along the property's easterly frontage.	☐

Prior to Issuance of Building Permits	Engineering	59) This Property is located in the San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of each phase of improvements. The property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit, based on the amount of impervious area created.	☐
Prior to Issuance of Building Permits	Engineering	60) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805. Curb ramps shall include concrete truncated domes per ADA standards.	☐
Prior to Issuance of Building Permits	Engineering	61) The developer/property owner shall submit to Engineering and Building & Safety a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.	☐
Prior to Issuance of Building Permits	Engineering	62) All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.	☐
Prior to Issuance of Building Permits	Engineering	63) All weather access per Fire Department standards shall be provided to each permitted buildings per the Precise Grading Plan.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	64) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design	☐

		features may increase or decrease the required fire flow. Reference CFC 507.3.	
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	65) Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	66) Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, except for the south wall of Major 1 and Major 2, since the south wall has no openings, is rated with 8" CMU wall, and the buildings will have an increased sprinkler density. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	☐

Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	67) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 24 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	68) Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.	☐

Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	69) Fire Department Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	70) Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the City of San Jacinto Municipal Code.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	71) Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	72) Unlimited Area Building - Based upon the building construction type and requirements of the California Building Code (CBC), 60 feet of open space (with some reductions permitted) may be required around the building. Consult with your architect for additional information. Reference CBC 507.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	73) Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.	☐

Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	74) Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy	Met?
Prior to the Certificate of Occupancy	Planning	75) Landscape and Irrigation must be installed per the approved plans. All items included on the approved landscape and irrigation plans, such as landscaping and planting, irrigation systems and components, dust control measures, walls/fences, pedestrian walkways, etc., shall be installed. Parkway landscaping on State Street shall be installed prior to the occupancy of Pad1, the Carwash or any Major Tenant. Parkway landscaping on Ramona Expressway between State Street and the eastern side of Village of San Jacinto Driveway shall be installed prior to Pad 1, the Service Station or any Major Tenant. Parkway landscaping on Ramona Expressway between the western portion of Village of San Jacinto Driveway and Eagle Road shall be installed prior to Pad 2, Pad 3, Pad 4, Pad, 5 or any Major Tenant.	☐
Prior to the Certificate of Occupancy	Planning	76) All required on-site improvements shall be installed per approved plans.	☐

Prior to the Certificate of Occupancy	Planning	77) Primary driveways and adjacent landscaping planters shall be installed as follows: • Pad 1 require completion of the access driveway on State Street, the western driveway and the driveway at Village San Jacinto. In addition, the three driveways shall be connected with a drive aisle in accordance with the approved Site Plan. • Carwash shall require completion of the access driveway on State Street and the western driveway on Ramona Expressway. In addition, the two driveways shall be connected with a drive aisle in accordance with the approved Site Plan. • The service station shall require the completion of the western driveway and the driveway at Village of San Jacinto. In addition, the two driveways shall be connected with a drive aisle north and south of the fuel Canopy in accordance with the approved Site Plan. • Pad 2, Pad 3 and Pad 4 shall require the completion of the driveway at Village of San Jacinto and the eastern driveway. In addition, the two driveways shall be connected with the proposed east-west driveway south of the aforementioned pads in accordance with the approved Site Plan. • Pad 5 shall require the eastern driveway to be completed and connected to the northern driveway on Eagle Road in accordance with the approved Site Plan.	☐

		• Shops 1 and Major 1 shall require the completion of the State Street Driveway, the western driveway, and the Village of San Jacinto Driveway. In addition, the driveways shall be connected with a completed drive-aisle in accordance with the approved Site Plan. • Major 2, Major 3, and Major 4 shall require the completion of the driveway on State Street, the driveway at Village of San Jacinto and all proposed driveways on Eagle Road. In addition, the driveways shall be connected with a completed drive-aisle in accordance with the approved Site Plan.	
Prior to the Certificate of Occupancy	Planning	78) Lighting shall be provided throughout the parking area at all hours of customer and employee use in accordance with the lighting phasing plan.	☐
Prior to the Certificate of Occupancy	Planning	79) All site improvements shall be installed or constructed per approved building permit plans required for each building/tenant per phasing exhibits.	☐
Prior to the Certificate of Occupancy	Planning	80) The developer/applicant shall prepare a Master Property Owner's Association for City review and approval. The document shall include provisions for maintenance of all common and public areas, reciprocal parking and access, consistent uniform signage and architectural theme, building colors, and materials for the Project, and maintenance responsibilities in the event any assessment district is reduced or eliminated. The City may enforce its interests in the CC&Rs.	☐

Prior to the Certificate of Occupancy	Planning	81) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: a. The signed Landscape Certificate of Completion pursuant to Section 17.325.070 – Certificate of Completion of the Development Code; b. The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; c. The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and d. The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis are pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code.	☐
Prior to the Certificate of Occupancy	Planning	82) All walls and fences shall be installed per the fence and wall plan.	☐

Prior to the Certificate of Occupancy	Planning	83) All new and existing onsite utilities shall be located underground. Appurtenances and associated equipment including, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed aboveground. Where such facilities are not undergrounded such appurtenances and equipment shall be screened from public view by block enclosures and/or landscaping.	☐
Prior to the Certificate of Occupancy	Planning	84) All utility substructures shall be located away and/or screened from public view with landscaping materials. Plans shall be submitted to verify conformity, as determined by City Planning.	☐
Prior to the Certificate of Occupancy	Planning	85) Provide written certification from the responsible contractor that the parking lot lighting was installed per approved plans and lighting does not exceed one-half foot candle lighting along all property lines.	☐
Prior to the Certificate of Occupancy	Building	86) All department/agency requirements and signoffs shall be complete and obtained.	☐
Prior to the Certificate of Occupancy	Building	87) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐

Prior to the Certificate of Occupancy	Building	88) Pursuant to the traffic impact analysis (TIA) prepared by Linscott, Law, & Greenspan Engineers, the developer/property owner shall: Pay the project's fair share of 50.34% of the total estimated construction cost of the State Street/Community College Drive traffic signal. As an alternative to paying fair share fees, the developer/property owner may opt to construct the above-mentioned improvements in which the City would support entering into an Improvement and Credit Agreement that would offset construction costs by providing credit for the project's Traffic Signalization and Transportation Uniform Mitigation development fee obligation. This condition is required prior to the Occupancy of any Major Tenant.	☐
Prior to the Certificate of Occupancy	Engineering	89) The developer/property owner shall construct the traffic signal modifications at the intersection of State Street and Ramona Expressway to accommodate the addition of a northbound left-turn lane, to comply with Appendix G of the 2040 General Plan. This condition is required to be met prior to Pad 1, the Service Station, the Carwash or any Major Tenant.	☐

Prior to the Certificate of Occupancy	Engineering	90) The developer/property owner shall install signage and striping to accommodate proposed improvements on State Street and Ramona Expressway. The signage and striping at the State Street/Ramona Expressway intersection shall include the addition of a northbound left-turn lane, to comply with Appendix G of the 2040 General Plan. This condition is required to be met prior to the occupancy of Pad1, the Carwash, Service Station, Shops 1, or any Major Tenant.	☐

Prior to the Certificate of Occupancy	Engineering	91) Ramona Expressway classified as an Arterial (146'/110'). The portion of the Ramona Expressway between State Street and the Village of San Jacinto half width dedicated right-of-way, shall be improved to provide for 8-inch curb and gutter located 55-foot south of centerline, pavement using a TI of 11.0 and PG 70-10, ~~37-foot wide parkway consisting of a Class I Multi-Use Path per City of San Jacinto Trails Master plan~~, landscaping, and streetlights subject to the result of a photometric study prepared by a registered electrical engineer, per City of San Jacinto, County of Riverside and Caltrans standards. The existing curb and gutter is placed at an acceptable location and can remain in place if it is determined to be in good condition at the time of permits. The portion of the Ramona Expressway between State Street and the eastern most part of the driveway at Village of San Jacinto is required to be completed prior to occupancy of Pad 1, the Service Station, Shops 1, or any Major tenant. The portion of the Ramona Expressway between the western most point of Village of San Jacinto driveway and Eagle Road is required to be met prior to occupancy Pad 2, Pad 3, Pad4, Pad 5, or any Major tenant.	☐
Prior to the Certificate of Occupancy	Engineering	92) Install raised landscaped median on Ramona Expressway on the east side of "Village at San Jacinto" Intersection to Eagle Road comparable to the existing median west of the said intersection This condition shall be met prior to occupancy of Pad 2, Pad 3, Pad 4, Pad 5, or any Major tenant as approved by the City Engineer.	☐

Prior to the Certificate of Occupancy	Engineering	93) State Street classified as an Arterial (112′/76′) (with 12-foot landscaped median) along the property westerly frontage within the dedicated right-of-way shall be improved to provide for a 56-foot wide halfwidth right-of-way, asphalt paving using a TI of 9.0 and PG 70-10 (for all northbound lanes and the southbound lane adjacent to the median), 8-inch curb and gutter 45-feet east of centerline, Class II buffered bike lane per City of San Jacinto Trails Master Plan, sidewalk and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards. Existing improvements can remain if determined to be in good condition by the City Engineer. This condition will not require storm water improvements on the west side of State Street for local drainage. This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or Major 1.	☐
Prior to the Certificate of Occupancy	Engineering	94) Install a raised landscaped median on State Street from Idyllwild Drive to Ramona Expressway comparable to the existing median located on State Street, north of Ramona Expressway, and as approved by the City Engineer. This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or any Major 1.	☐

Prior to the Certificate of Occupancy	Engineering	95) Eagle Road classified as a Modified Collector (66'/48') within the dedicated right-of-way shall be improved to provide for a 33-foot wide halfwidth right-of-way. Eagle Road shall be paved using a TI of 8.0 and PG 64-10, 8- inch curb and gutter 24-feet west of centerline, 6-foot wide sidewalk, landscaping, and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards. The curb, gutter and paving can remain in place if it is determined to be in good condition at the time of permits per as determined by the City Engineer. This condition is required to be met prior to occupancy of Pad 4, Pad 5, or any Major Tenant.	☐
Prior to the Certificate of Occupancy	Engineering	96) If the existing pavement is not in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐
Prior to the Certificate of Occupancy	Engineering	97) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐

Prior to the Certificate of Occupancy	Engineering	98) The project is impacted by San Jacinto Valley Master Drainage Plan facilities, Line H and Line H-1. PM 22092 dedicated a 40-foot wide easement for storm drain purposes that crosses the site and was intended for Line H-1. The applicant has submitted a drainage study that proposes an alternative to the adopted master drainage plan. The study would take advantage of an existing 24-inch and 18-inch pipe system in Ramona Expressway (identified as Line H-3) to collect and convey runoff to the existing Line H crossing under Ramona Expressway. The developer/property owner shall upsize Line H-3 to accommodate the tributary 10-year flow rate. The City has no objection to the vacation of the existing drainage easement for Line H-1. Line H should be extended from the existing crossing to the project's southwest corner, an adequate inlet shall be provided at the terminus of Line H. This segment of Line H should be designed to convey the tributary 10-year flow rate. Plans for the drainage improvements, along with supporting hydrology and hydraulic calculations shall be submitted for approval. This condition is required to be met prior to occupancy of any building.	☐
Prior to the Certificate of Occupancy	Special Districts	99)Annexation into the applicable CFDs must be complete.	☐

Prior to the Certificate of Occupancy	Special Districts	100) Development must comply with Storm Water Basin & Pump Specifications and Standards. Privately maintained storm water and water quality systems will be required to submit an Irrevocable Offer of Dedication, or similar dedication language upon map recordation, for each basin lot.	☐
Prior to the Certificate of Occupancy	Special Districts	101) Development must comply with Landscape and Irrigation Design Guidelines.	☐
Prior to the Certificate of Occupancy	Special Districts	102) Landscape improvements shall include irrigation meters and backflow devices with tampering preventive cage, exclusive for right-of-way landscaping. Right-of-way landscaping must be divided from private property by form or mow-curb or other approved materials.	☐
Prior to the Certificate of Occupancy	Special Districts	103) Landscape areas in the right-of-way shall include an independent irrigation control system, with separate electric meter, exclusive for right-of-way landscaping. Cal-Sense version approved by the Public Utilities Superintendent is required for City maintained irrigation areas. (Must be operational and certified by Cal-Sense)	☐

Timing	Responsible Department	Prior to Acceptance of Public Improvements	Met?
Prior to Acceptance of Public Improvements	Special Districts	104) Developer will ensure that funds are available for maintenance, in the event that improvements are completed, and ready for City takeover, PRIOR to levy collection. • The first installment of collected assessments is paid to the City in January of each year. In the event that takeover is requested before the first installment is paid to the City, the Developer will either: ❖ Pay an advancement of funds for the months included from takeover to collection (amount to be set by cost estimate at annexation) OR ❖ Continue to maintain improvements until City has acquired enough funds to sustain maintenance or until first assessment installment is received, whichever is first	☐
Prior to Acceptance of Public Improvements	Special Districts	105) Upon acceptance and City take-over, developer will ensure that a minimum of one-year warranty is in place for landscape, irrigation, and basin integrity, inclusive pumps and mechanical equipment used for the maintenance of the improvements taken over.	☐

Timing	Responsible Department	Operational / Performance / Ongoing Conditions	
Operational	Planning	106) Required parking shall remain usable and accessible, and lighting shall be provided, as approved, at all hours of customer and employee use. The use of parking and loading spaces for customers and employees, including ADA spaces, shall not be prevented, prohibited, limited, restricted, eliminated or adapted for other use excepted as follows: • Use of parking spaces for drive-thru overflow to prevent traffic backup onto shopping center roads, or city streets in a manner acceptable to the City; • Special Events with an approved Temporary Use Permit.	☐
Operational	Planning	107) All landscaped areas shall be maintained in a thriving condition, free of weeds, trash and debris.	☐
Operational	Planning	108) Deliveries, loading and unloading activities, and trash pick-up hours shall be limited to daytime hours only (7:00 a.m. to 7:00 p.m.) for Major 3 and Major 4.	☐
Operational	Planning	109) The business shall maintain lighting to illuminate for security and safety of parking and access areas at no less than one-foot candle of illumination at ground level.	☐
Operational	Planning	110) Any business selling alcohol shall maintain an active ABC license issued and maintained by the California Department of ABC.	☐
Operational	Planning	111) The permittee of any alcohol sales shall conform to the regulations of the Department of Alcoholic Beverage Control (ABC).	☐
Operational	Planning	112) Any premises approved to sell alcohol shall be posted to indicate that it is unlawful for anyone to drink or consume any alcoholic beverage in any public place.	☐

Operational	Planning	113) The Permittee shall remove litter from the premises, public sidewalks, and parking lots daily and keep the areas swept weekly to prevent debris buildup. Trash cans shall be added, and "No Littering" signs shall be posted on the premises.	☐
Operational	Planning	114) The owner and management of the establishment selling alcoholic beverages shall provide ABC-approved and/or certified training for all employees who sell or serve alcoholic drinks at the first available opportunity or no later than thirty (30) days from the employee's date of employment.	☐
Operational	Planning	115) No outdoor storage and display/sales is permitted without an approved Temporary Use Permit.	☐
Operational	Building	116) All required Fire Department vehicle access roads shall be maintained in a passable condition at all times for emergency Fire Department use.	☐
Operational	Building	117) Contact the Community Development Department, specifically the Building and Safety Division, if water supply for fire hydrants is lost or if pressure is dramatically reduced.	☐
Operational	Building	118) Outdoor dining areas must be cleaned daily and kept free of debris.	☐

June 4, 2026

VIA E-MAIL

Lori Matley
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San Jacinto, Ca 92583
(951)487-7330 x 401
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Kevin White
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Re: APPEAL of PROJ23-0013, USE 23-0009, USE23-0011, USE 23-0012, USE23-0013, USE23-0014, USE24-0038 and USE24-0052 to CITY COUNCIL

Ms. Matley and Mr. White,

I write you on behalf of our partnership, Ramona San Jacinto, LLC ("Rich Development"), as owners and applicants of the proposed development of real property identified as APNs 434-080-025 (12.5ac) and 434-080-026 (2 ac), located at the Southeast corner of State St and Ramona Expressway (Hwy 79), within the City of San Jacinto ("Property").

Kindly accept this letter as our formal request to appeal the following conditions of approval to City Council.

As a quick background, our intention has always been to build a high quality, attractive shopping center that honors the community, attracts patrons, create jobs, is a tax revenue generator for the City and reflects the best of San Jacinto. We first submitted a pre-application and received staff feedback back in September of 2023. We've been working hard on this project for over 3 years.

In that time, we've grown to accept some difficult market realities. Costs continue to climb. Interest rates remain high. Lenders are conservative. Cap Rates remain high, and rents are relatively flat, which means that valuations are low.

San Jacinto is an emerging commercial market that is exciting to us. Because of today's marketplace, as noted above, we are very concerned we will not be able to find and fund the revenues needed to construct the project with the conditions of approval noted below.
The basis for our appeal is our principled notion that regional infrastructure must be paid for by all of the users of that infrastructure, and it is unfair to burden a single project with conditions of approval that results in a disproportionate contribution to those facilities. The term "fair share" suggests a reasonable proportionality which we feel has not been applied here.

We've worked closely with staff and are grateful for their efforts, but we recognize that there is a limit to their discretion. We also sincerely appreciate the Planning Commission's consideration but unfortunately have reached a point where we must appeal to City Council.

Rich Development
600 N. Tustin Ave., Ste. 150
Santa Ana, CA 92705

Contested Conditions of Approval

Condition 98)

The project is impacted by San Jacinto Valley Master Drainage Plan facilities, Line H and Line H-1. PM 22092 dedicated a 40-foot wide easement for storm drain purposes that crosses the site and was intended for Line H-1.

The applicant has submitted a drainage study that proposes an alternative to the adopted master drainage plan. The study would take advantage of an existing 24-inch and 18-inch pipe system in Ramona Expressway (identified as Line H-3) to collect and convey runoff to the existing Line H crossing under Ramona Expressway. The developer/property owner shall upsize Line H-3 to accommodate the tributary 10-year flow rate. The City has no objection to the vacation of the existing drainage easement for Line H-1. Line H should be extended from the existing crossing to the project's southwest corner, an adequate inlet shall be provided at the terminus of Line H. This segment of Line H should be designed to convey the tributary 10-year flow rate. Plans for the drainage improvements, along with supporting hydrology and hydraulic calculations shall be submitted for approval.

This condition is required to be met prior to occupancy of any building.

Appeal

The San Jacinto Valley Master Drainage Plan (SJCMDP) suggests that H-1 line bisect the property, but at some point, in the past, the City departed from this plan and instead installed an undersized line through the subject property, with no easement. Our proposed project would not contribute any runoff to that line. We feel strongly that there is no nexus for exacting an improvement on this neighborhood retail project. These past decisions have created an erroneous set of circumstances that we are now required to resolve. We feel it's only fair that the upstream users of this line should continue to contribute to the Valley Master Drainage fee program so that this improvement can be completed at a later date by use of these funds.

Condition 88)

Pursuant to the traffic impact analysis (TIA) prepared by Linscott, Law, & Greenspan Engineers, the developer/property owner shall:

Pay the project's fair share of 50.34% of the total estimated construction cost of the State Street/Community College Drive traffic signal.

As an alternative to paying fair share fees, the developer/property owner may opt to construct the above-mentioned improvements in which the City would support entering into an Improvement and Credit Agreement that would offset construction costs by providing

credit for the project's Traffic Signalization and Transportation Uniform Mitigation development fee obligation.

This condition is required prior to the Occupancy of any Major Tenant.

Appeal

City staff scoped our traffic impact study and included the intersection of State and Community College, which is already failing by their standards. The nature of the study is an antiquated approach called Level of Service (LOS) which penalizes trip generation. The new modern standard is Vehicle Miles Traveled (VMT) which encourages infill development.

Our position is that the intersection is failing because of the College and they should bear the cost of improving their own traffic issues.

Please note that there are undeveloped properties on the west of that intersection. The city may need to condemn and acquire additional right-of-way, likely must pay fair market value, and then construct a signal. We question if a signal, as mitigation, is even feasible.

We humbly request that the City waive this condition of approval.

Condition 91)

Ramona Expressway classified as an Arterial (146'/110'). The portion of the Ramona Expressway between State Street and the Village of San Jacinto half width dedicated right-of-way, shall be improved to provide for 8-inch curb and gutter located 55-foot south of centerline, pavement using a TI of 11.0 and PG 70-10, 37-foot wide parkway consisting of a Class I Multi-Use Path per City of San Jacinto Trails Master plan, landscaping, and streetlights subject to the result of a photometric study prepared by a registered electrical engineer, per City of San Jacinto, County of Riverside and Caltrans standards.

The existing curb and gutter is placed at an acceptable location and can remain in place if it is determined to be in good condition at the time of permits.

The portion of the Ramona Expressway between State Street and the eastern most part of the driveway at Village of San Jacinto is required to be completed prior to occupancy of Pad 1, the Service Station, Shops 1, or any Major tenant.

The portion of the Ramona Expressway between the western most point of Village of San Jacinto driveway and Eagle Road is required to be met prior to occupancy Pad 2, Pad 3, Pad4, Pad 5, or any Major tenant.

Appeal

We have worked with staff for years interpret San Jacinto standards and reflect them in our design. We object to the nature of these conditions which point back to unclear standards. The plans should govern and provide us with reasonable assurances moving forward.

In addition, our position is that the existing curb and gutter is located in the correct location and should not need replacement unless damaged. There is no 37' parkway proposed and we are unclear as to the implications of the Trails Master Plan.

Condition 92)

> *Install raised landscaped median on Ramona Expressway on the east side of "Village at San Jacinto" Intersection to Eagle Road comparable to the existing median west of the said intersection.*
> *This condition shall be met prior to occupancy of Pad 2, Pad 3, Pad 4, Pad 5, or any Major tenant as approved by the City Engineer.*

Appeal

We request that this exaction be removed.

Condition 93)

> *State Street classified as an Arterial (112'/76') (with 12-foot landscaped median) along the property westerly frontage within the dedicated right-of-way shall be improved to provide for a 56-foot wide halfwidth right-of-way, asphalt paving using a TI of 9.0 and PG 70-10 (for all northbound lanes and the southbound lane adjacent to the median), 8-inch curb and gutter 45-feet east of centerline, Class II buffered bike lane per City of San Jacinto Trails Master Plan, sidewalk and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards.*
>
> *Existing improvements can remain if determined to be in good condition by the City Engineer. This condition will not require storm water improvements on the west side of State Street for local drainage.*
>
> *This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or Major 1.*

Appeal

This median is along our frontage and is being requested to extend all the way down to the intersection of Idlewild and State St. This median could be striped, but the city wants the raised median as there is an existing issue with left turns across State from the parcels on the east side of State St. We have legitimate drainage and scope-creep concerns. We also don't believe that the project should be solely responsible for the improvement.

Conclusion

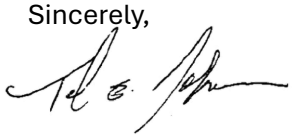
You will note that the conditions of approvals attempt to exact regional infrastructure in the form of major storm drains and traffic improvements. We are contributing to the runoff at State Street, which has existing flooding issues, caused by projects south and east of this intersection. Understanding that our project could not function because of the existing conditions, we are

committed to installing a major regional storm drain extension to allow State St to function safely. This is a major cost to our project, and we hope that council members will take this into consideration for our requests to have these additional regional improvements noted above removed as part of our project approval. We understand that fee credits will be available for some of this work, but they will not be enough to offset the cost of these major public works projects that our project is being burdened with as conditions of approval. We remain concerned that the total cost of offsite improvements is too much for the project to bear.

In closing, my partners and I are truly excited to deliver a high-quality project to the City of San Jacinto and appreciate your consideration. I'm available to answer any questions.

Thank you for your assistance.

Sincerely,



Tab Johnson
Rich Development Company
Partner
714-835-3311

cc: Oscar Uranga, PMP, Kristine Simmons

THE MAGNET – CONDITIONS OF APPROVAL APPEAL ITEMS/COST IMPACTS

Condition 98:

The project is impacted by San Jacinto Valley Master Drainage Plan facilities, Line H and Line H-1. PM 22092 dedicated a 40-foot wide easement for storm drain purposes that crosses the site and was intended for Line H-1.

The applicant has submitted a drainage study that proposes an alternative to the adopted master drainage plan. The study would take advantage of an existing 24-inch and 18-inch pipe system in Ramona Expressway (identified as Line H-3) to collect and convey runoff to the existing Line H crossing under Ramona Expressway. The developer/property owner shall upsize Line H-3 to accommodate the tributary 10-year flow rate. The City has no objection to the vacation of the existing drainage easement for Line H-1. Line H should be extended from the existing crossing to the project's southwest corner, an adequate inlet shall be provided at the terminus of Line H. This segment of Line H should be designed to convey the tributary 10-year flow rate. Plans for the drainage improvements, along with supporting hydrology and hydraulic calculations shall be submitted for approval.

This condition is required to be met prior to occupancy of any building.

Cost Estimate: $461,882

Condition 88:

Pursuant to the traffic impact analysis (TIA) prepared by Linscott, Law, & Greenspan Engineers, the developer/property owner shall:

Pay the project's fair share of 50.34% of the total estimated construction cost of the State Street/Community College Drive traffic signal.

As an alternative to paying fair share fees, the developer/property owner may opt to construct the above-mentioned improvements in which the City would support entering into an Improvement and Credit Agreement that would offset construction costs by providing credit for the project's Traffic Signalization and Transportation Uniform Mitigation development fee obligation.

This condition is required prior to the Occupancy of any Major Tenant.

Cost Estimate: $251,700 (City Estimate $500,000 x 50.34% Share Percentage)

Condition 91:

Ramona Expressway classified as an Arterial (146'/110'). The portion of the Ramona Expressway between State Street and the Village of San Jacinto half width dedicated right-of-way, shall be improved to provide for 8-inch curb and gutter located 55-foot south of centerline, pavement using a TI of 11.0 and PG 70-10, 37-foot wide parkway consisting of a Class I Multi-Use Path per City of San Jacinto Trails Master plan, landscaping, and streetlights subject to the result of a photometric study prepared by a registered electrical engineer, per City of San Jacinto, County of Riverside and Caltrans standards.

The existing curb and gutter is placed at an acceptable location and can remain in place if it is determined to be in good condition at the time of permits.

The portion of the Ramona Expressway between State Street and the eastern most part of the driveway at Village of San Jacinto is required to be completed prior to occupancy of Pad 1, the Service Station, Shops 1, or any Major tenant.

The portion of the Ramona Expressway between the western most point of Village of San Jacinto driveway and Eagle Road is required to be met prior to occupancy Pad 2, Pad 3, Pad4, Pad 5, or any Major tenant.

Cost Estimate:

- **Ramona Path - $98,480**
- **Ramona Curb and Gutter - $34,468**
- **TOTAL: $132,948**

Condition 92:

Install raised landscaped median on Ramona Expressway on the east side of "Village at San Jacinto" Intersection to Eagle Road comparable to the existing median west of the said intersection.

This condition shall be met prior to occupancy of Pad 2, Pad 3, Pad 4, Pad 5, or any Major tenant as approved by the City Engineer.

Cost Estimate: $115,000

Condition 93:

State Street classified as an Arterial (112'/76') (with 12-foot landscaped median) along the property westerly frontage within the dedicated right-of-way shall be improved to provide for a 56-foot wide halfwidth right-of-way, asphalt paving using a TI of 9.0 and PG 70-10 (for all northbound lanes and the southbound lane adjacent to the median), 8-inch curb and gutter 45-feet east of centerline, Class II buffered bike lane per City of San Jacinto Trails Master Plan, sidewalk and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards.

Existing improvements can remain if determined to be in good condition by the City Engineer. This condition will not require storm water improvements on the west side of State Street for local drainage.

This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or Major 1.

Cost Estimate:

- **State Street Bike Path - $18,000**
- **State Street Curb and Gutter - $14,336**
- **State Street Median - $75,000**
- **TOTAL: $107,336**

SEC Corner of State Street and Ramona Expressway

San Jacinto, California
Rich Development

Lyle Parks Jr., Construction

Offsite Takeoffs and Detail

6/17/2026

Ramona	Linear Footage	Width	Area	Unit Cost	Extension	Total
Total Linear Footage	1,231					
Sawcut existing street	***1,231***			***$3.00***	***$3,693***	
Overex and Recompact / Finish Grading	***1,231***	***3***	***3,693***	***$6.00***	***$22,158***	
Curb and Gutter	***1,231***			***$28.00***	***$34,468***	
AC Paving / Full Section						
AC Paving / Grind and Overlay	1	LS		$50,000.00	$50,000	
Median Demo and Grading	1			$25,000.00	$25,000	
Median Curb	1			$65,000.00	$65,000	
Median Paving						
Median Landscape	***1***			***$25,000.00***	***$25,000***	
Sidewalk	1,231	8	9,848	$10.00	$98,480	
Meandering Sidewalk / Multi Path	***1,231***	***10***	***12,310***	***$8.00***	***$98,480***	
ROW Landscaping	***1,231***	***10***	***12,310***	***$6.00***	***$73,860***	
Entrance Apron	1			$30,000.00	$30,000	
Streetlights	5			$7,500.00	$37,500	
Storm Drain	1			$461,882.00	$461,882	
Water / Fire Water	1			$75,000.00	$75,000	
Sewer Crossing	1			$240,000.00	$240,000	
						$1,340,521
State Street	**Linear Footage**	**Width**	**Area**	**Unit Cost**	**Extension**	**Total**
Total Linear Footage	512					
Sawcut existing street	***512***			***$3.00***	***$1,536***	
Overex and Recompact / Finish Grading	***512***	***3***	***1,536***	***$6.00***	***$9,216***	
Curb and Gutter	***512***			***$28.00***	***$14,336***	
AC Paving / Full Section	340	12	4,080	$15.00	$61,200	
AC Paving / Grind and Overlay	500	10	5,000	$10.00	$50,000	
Median Demo and Grading	1			$20,000.00	$20,000	
Median Curb	1			$35,000.00	$35,000	
Median Paving	***1***					
Median Landscape	***1***			***$20,000.00***	***$20,000***	
ROW Landscaping	***512***	***15***	***7,680***	***$6.00***	***$46,080***	
Bike lane (Striping Only)				***$18,000.00***	***$18,000***	
Entrance Apron	1			$30,000.00	$30,000	
Streetlights	2			$7,500.00	$15,000	
Traffic Signal Mod	1			$400,000.00	$400,000	
Fire and Domestic Water	1			In Ramona		
Sewer	1			In Ramona		
Storm Drain	1			$600,000.00	$600,000	
						$1,320,368
Eagle	**Linear Footage**	**Width**	**Area**	**Unit Cost**	**Extension**	**Total**
Total Linear Footage	512					
Sawcut existing street						
Overex and Recompact / Finish Grading						
Curb and Gutter						
AC Paving / Full Section						
AC Paving / Grind and Overlay						
Median Demo and Grading				$20,000.00	$20,000	
Median Curb				$35,000.00	$35,000	
Median Paving						
Median Landscape				***$20,000.00***	***$20,000***	
Meandering Sidewalk	512	8	4,096	$10.00	$40,960	
ROW Landscaping	512	10	5,120	$5.00	$25,600	
Entrance Apron	2			$30,000.00	$60,000	
Streetlights	2			$7,500.00	$15,000	
Offsite Water Main						
Offsite Sewer						
						$216,560
Trade Totals						$2,877,449

Note: **All Costs in Included in Offsite Summary Sheet**

May 26, 2026

TO:	Planning Commission
REQUESTED BY:	Kevin White, Planning Manager
APPROVED BY:	Travis Randel, Deputy City Manager
SUBJECT:	The Magnet Shopping Center (PROJ23-0013)

Staff Recommends that the Planning Commission:

1. DETERMINE that the proposed Project will not have a significant effect on the environment with the incorporation of mitigation measures based on the findings set forth in the case record and ADOPT a Mitigated Negative Declaration (MND) and associated Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA); and

2. APPROVE PROJ23-0013 to establish the Magnet Shopping Center that includes the following:

a. A Site Plan & Design Review (USE23-0009) for the overall site plan and the design of a 119,476 square foot shopping center.

b. Tentative Parcel Map (TPM) 38831 (SUB23-0005) to subdivide a 14.44-acre lot into 12 commercial lots.

c. A Conditional Use Permit (USE24-0052), to allow alcohol sales within a Service Station that includes a gasoline station and a 3,956 square foot convenience store.

d. A Minor Use Permit (USE23-0011) for a 3,886 square foot restaurant, with outdoor seating and a drive-thru lane. (Pad 1)

e. A Minor Use Permit (USE23-0012) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 2)

f. A Minor Use Permit (USE24-0038) for a 5,705 square foot retail/restaurant building with a drive-thru lane. (Pad 3)

g. A Minor Use Permit (USE23-0013) for a 3,203 square foot restaurant with a drive-thru lane. (Pad 4)

h. A Minor Use Permit (USE23-0014) for an automated 3,588 square foot car wash with three queuing lanes.

DISCUSSION:

The proposed project is a submittal by Rich Development Enterprise, LLC to establish the Magnet Shopping Center. The project includes four Major Tenant buildings that total a maximum of 84,923 square feet, including a 16,012 square feet grocery store, a drive-thru car wash within a building that is 3,588 square feet, a service station with a convenience store that is 3,956 square feet, retail and shop buildings that total a maximum of 11,040 square feet, four restaurants with drive-thru service that total 15,551 square feet, and three restaurants without a drive-thru that totals 5,524 square feet. Overall, the shopping center would allow a maximum of 119,476 square feet of general commercial uses. In addition, the shopping center includes accessory on-site parking, drive aisles, trash enclosure and landscaping. The project also includes a subdivision to create 12 commercial lots on 14.50 acres.

To facilitate the project, the applicant submitted a Site Plan and Design Review for the overall development, five Minor Use Permits for the restaurants with drive-thru service and the carwash, a Conditional Use Permit for alcohol sales within the service station convenience store, and a Tentative Parcel Map for the subdivision.

The project site is comprised of two contiguous rectangular-shaped parcels totaling approximately 14.44 acres and is located on the south side of Ramona Expressway, between State Street and Eagle Road. The site is relatively flat and does not have any noticeable slopes. The project site has been vacant for over twenty years and highly disturbed throughout the years. Currently the site is dominated by weeds and non-native herbs.

ANALYSIS:

The General Plan designation for the site is Commercial (C). The Commercial designation provides for a variety of retail and service-oriented business activities at various intensities to serve the local community and population, as well as the broader market area. The site is zoned Commercial General (CG), which is applied to areas appropriate for general commercial and daily shopping needs of a broad market area, including retail sales and business, professional, and personal services that are accessible to transit corridors. The CG zone is consistent with the Commercial General Plan Land Use Designation.

Project Site and Surrounding Land Use, General Plan, and Zoning

	Land Use	**General Plan**	**Zoning**
Project Site	***Vacant***	***Commercial (C)***	***Commercial Gen***
North	Shopping Center Single Family Residential	Commercial (C) & Low Density Residential (LDR)	Commercial Gene Residential, Low D
South	Vacant Single Family Residences	Commercial (C) & Low Density Residential (LDR)	Commercial Neigh Residential, Low D
East	Single Family Residences	Low Density Residential (LDR) &	Residential, Low D
West	Service Station	Commercial (C)	Commercial Gene

Site Plan and Design Review:

The project includes 12 buildings (uses) with six located along Ramona Expressway and six buildings located along the southern property line. In between the two rows of buildings are several drive aisles that interconnect which would allow circulation for passenger vehicles, trucks making deliveries and emergency services.

Pad 1 is located at the intersection of State Street and Ramona Expressway. The proposed restaurant is 3,886 square feet that is positioned adjacent to Ramona Expressway. The primary entrance to the restaurant is on the south side of the building that faces the parking lot. Pad 1 includes two drive-thru lanes that begin southeast of the proposed building, which merge into a single lane. The drive-thru lane then wraps around the proposed restaurant before terminating at a drive-aisle on the west side of the building. The drive-thru lane allows vehicle queuing spaces for more than 20 vehicles, which greatly exceeds the 7 spaces required by the Development Code. Pad 1 includes an outdoor seating area and an enhanced landscape area situated west of the building.

A service station is proposed east of the Pad 1, with the two uses separated by a right in/right-out driveway on Ramona Expressway with a customer entrance on the south side of the building. The service station includes a 3,956 square foot convenience store that is located adjacent to Ramona Expressway that has an entrance on the south side of the building. South of the convenience store the project proposes parking spaces and 6 fuel dispensers with 12 pumps situated underneath a fuel canopy.

Pads 2, 3 and 4 are located east of the Service Station, and the primary vehicular entrance to the project site. Pad 2 is a restaurant that totals 3,203 square feet, Pad 3 is 5,705 square feet building that includes up to three suites that could be utilized for individual restaurants, and Pad 4 is a restaurant that totals 3,203 square feet. Each pad will have a drive-thru lane that contains queuing spaces for at least 10 vehicles. The drive-lane begins on the east side of each building and wraps around the building terminating on the west side of each building. The building entrances and the proposed parking are located on the south side of the building.

Pad 5 is located at the southwest corner of Ramona Expressway and Eagle Road, and is west of Pad 4 and a right-in/right-out driveway that provides access to Ramona Expressway. The proposed retail building is also adjacent to Ramona Expressway; however, the front entrance and parking lot are located on the east side of the building. The building is anticipated to be occupied by an auto parts store.

The proposed Carwash is located along the southern edge of the property adjacent to State Street. The proposed carwash will be within a building that is 3,588 square feet The carwash includes three drive-thru lanes that converge into a single lane (tunnel). South of the carwash are parking spaces with self-service vacuum cleaners. Additional parking and drive aisles are proposed east of the carwash.

The Shops and Major 1 buildings are located east of the carwash. The shops building is 3,990 square feet and will allow for a maximum of two suites that may be utilized for retail or restaurants. The building will be oriented to the west and include an outdoor patio area that is 250 square feet, which is located on the north side of the building. Major 1 is directly adjacent to Shops building to the west totaling 16,012 square feet. Directly in front of the building is a proposed cart corral and parking spaces. Behind the building is the location of the proposed loading dock that will be utilized for Major 1. The use is anticipated to be occupied by a Grocery Store.

Major 2, Major 3, and Major 4.

The applicant has submitted two alternative site plan configurations for the project. The alternatives are identical in all respects except for the layout and building footprints of Major 2, Major 3, and Major 4, and minor drive aisle and parking modification. All other site elements including access, landscaping, pad buildings, and overall project intensity remain substantially unchanged between the two alternatives. The purpose of the alternatives is to provide flexibility in securing future tenants while maintaining consistency with the approved development standards and design framework.

Alternative 1.

- Major 2 is 22,083 square feet and proposed for general retail. It includes a primary entrance on north side of the building with parking north of the building. A loading dock is located at the southern (rear portion of the building) which will be accessed from the drive aisle to the east.
- Major 3 is 8,675 square feet and proposed for general retail. It includes a primary entrance on north side of the building. Parking is provided in front of the building, with additional parking located directly east. No loading dock is proposed for this building.
- Major 4 is located east of Major 3, with the two buildings separated by a drive aisle. Major 4 is also west of Eagle Road. The building is 34,688 square feet with a north-facing entrance. Parking is provided in front (north side), with additional parking and a drive aisle along the east side. A loading zone facing north is located on the east side of the building. Staff-recommended conditions of approval require the loading area to be screened from public view, which may be accomplished through decorative gates or enclosure of the loading area.

Alternative 2.

- Major 2 is 35,160 square feet and proposed for general retail. It includes a loading dock on the eastern side of the building that opens to the north. The staff recommended conditions of approval require the loading area to be screened from public view, which may be accomplished through decorative gates or enclosure of the loading area.
- Major 3 is 8,537 square feet and proposed for general retail. In this configuration, Major 3 remains east of Major 2, separated by a drive aisle. No loading dock is proposed.

- In this configuration, Major 4 is directly adjacent to Major 3, and west of Eagle Road. The proposed building will be 25,020 square feet with a north-facing orientation. Parking is provided north of the building with additional parking and a drive aisle along the east side. The loading zone remains on the east side of the building and faces north. Staff-recommended conditions of approval require the loading area to be screened from public view, which may be accomplished through decorative gates or enclosure of the loading area.

Road Improvements/Circulation

The main access to the project site will come from a driveway located directly south of the intersection at Ramona Expressway and Village at San Jacinto. This existing intersection is signalized and therefore the full turning movements will be permitted in and out of the proposed shopping center. In addition, the site will have six additional points of ingress and egress as follows:

- A right-in/right-out driveway on Ramona Expressway that is east of Village at San Jacinto between Pad 1 and the service station,
- A right-in/right-out driveway on Ramona Expressway that is west of Village at San Jacinto between Pad 4 and Pad 5,
- A right-in/right-out driveway on State Street located between Pad 1 and the proposed Carwash;
- A driveway on Eagle Road directly south of Pad 5,
- A driveway on Eagle Road directly north of Major 4, and
- A driveway on Eagle Road directly south of Major 4.

The driveways will be connected through a network of drive aisles to provide access to all facets of the site.

The Conditions of Approval require road improvements at each of the three roadways that are adjacent to project. On Ramona Expressway the applicant will be allowed to utilize the existing curb and gutter, however the conditions of approval require a 2-foot dedication, installation of raised landscaped median, sidewalk and streetlights. On State Street the project will require a 1-foot dedication, install a raised landscaped median, widen a portion of the roadway, relocate a portion of the existing curb and gutter, install sidewalk and streetlights. With respect to Eagle Road, the applicant will be required to install sidewalk and potential streetlights. In addition, signing and striping plans and traffic signal modifications will be necessary to address General Plan Consistency. As a result, State street will add a second left hand turn lane on to Ramona Expressway.

A traffic study was submitted for the project which noted the project would negatively impact a single off-site intersection on State Street at Community College Drive. To mitigate the impact the conditions of approval require the payment of a fair share contribution (50.34%) of the construction cost of the traffic signal. Completion of the road improvements or the payment of a fair share contribution will address the traffic that would be created by the project.

Drainage Improvements

State Street currently experiences flooding during nuisance rain events, which would impact the ingress and egress for the project. The project is required to extend an existing storm drain on State Street and install catch basins which will reduce flooding impacts.

Additionally, a San Jacinto Valley Master Drainage Plan facility (H-1) was planned to run through the project site. An existing drainage line that does not meet the requirements of the San Jacinto Valley Master Drainage Plan Facility currently traverses the site which carries water past the site. The developer will be required to remove the existing drainage line on their property and replace it with a new 10-year drainage facility on Ramona Expressway with new catch basins to address flooding on Ramona Expressway and to collect run-off that will protect their site. The new facility will be equivalent to the Master Drainage Plan (H-1).

Water and Wastewater

The Conditions of Approval require the developer to establish a water and sewer connection. The project is within City of San Jacinto water service area. If the Developer utilizes the City of San Jacinto water service, the developer will need to install a looped system to ensure adequate pressure and flow. In order to create the looped system the developer will need to tie into the City's existing water main on Eagle just South of Ramona Expressway and run it through the development to State Street. In addition, install a new water main on State Street, south to Idyllwild Drive and East on Idyllwild to Eagle Road where the City's main currently terminates. Alternatively, the developer has the option to Utilize Eastern Municipal Water District (EMWD) for water service if the project has been annexed into the EMWD water service area. Wastewater will be provided through the EMWD system with an inter-agency agreement.

Development Standards

The design of the project has been analyzed to ensure compliance with the standards for the CG zone listed in the development code as noted in the table below:

Commercial General (CG) Development Standards:			
	Required	Proposed	Compliant?
Maximum FAR	0.50	0.19	Yes
Front Setback	10 ft.	21 ft.	Yes
Side Interior Setback:			
Abutting nonresidential	None Required	0	Yes
Side (street) Setback	10 ft.	32 ft.	Yes
Rear Setback:			
Abutting nonresidential	None Required	0	Yes
Abutting residential **	34 ft.	35 ft.	Yes
Maximum Height	45 ft.	42 ft.	Yes
Maximum Impervious Coverage	85%	83%	Yes

** Setback is based on the height of the proposed building that is adjacent residential.

Architecture and Materials

The proposed buildings utilize a coordinated palette of materials and colors that complement. Smooth-finish stucco in neutral tones, stone veneer accents, parapet articulation, and aluminum storefront systems create a unified architectural identity across the center. Staff finds the design well-articulated, contextually appropriate, and consistent with the City's expectations for high-quality commercial development.

The shopping center includes several restaurant pads with drive-thru components. These tenants typically incorporate brand-specific architectural elements, such as signature colors, materials, and façade treatments. The brand specific features will be integrated in a manner that complements the center's primary architectural theme, avoiding visual conflict through consistent massing, parapet heights, material quality, and coordinated color palettes. Staff finds that this approach appropriately balances tenant identity with a cohesive overall design character, consistent with the City's expectations for high-quality commercial development.

Landscaping

The project proposes landscaping adjacent to each of the existing roads, along the southern border of the project site, within the parking lots, and adjacent to entrance drives and around specific buildings. In total 17.8 percent of the site will be landscaped with the key landscape areas as follows:

1. A minimum 20-foot landscape setback adjacent to Ramona Expressway.
2. A minimum 12-foot landscape setback adjacent to State Street.
3. An enhanced landscape area at the corner of State Street and Ramona Expressway.
4. A minimum 10-foot landscape setback adjacent to Eagle Road.
5. A 10-foot landscape setback behind Major 4 and a portion of Major 3 to buffer the project site from the existing residences to the south.

A Conceptual Landscape Plan was submitted as part of the project to illustrate the landscape areas. Specific designs and plant material will be incorporated into final landscape plans. All landscaping elements have been designed in accordance with the City's adopted Landscape Design Guidelines and Water-Efficient Landscape Ordinance (WELO), ensuring compliance with both aesthetic and environmental performance standards. The planting plan will be supported by an automatic irrigation system, designed to maximize water efficiency and maintain long-term plant health.

Parking

The project provides a total of 572 parking spaces exceeding the minimum requirement of 495 spaces established by the Development Code for the proposed uses. This surplus ensures ample parking availability for customers and employees of the various uses. The conditions of approval of required a reciprocal parking agreement which will allow all businesses within the Shopping Center to utilize the parking throughout the development as part of a Master Property Owners Association. A detailed breakdown of required and provided parking is included in the table below:

Parking Analysis			
Land Use	**Calculation**	**Required**	**Provided**
Major 1 – Grocery Store,1 space per 225 square feet	16,012/225	57	75
Major 2 – Retail, 1 space per 300 square feet.	35,160/300	94	99
Major 3 – Retail, 1 space per 300 square feet.	8,537/300	23	27
Major 4 – Retail, 1 space per 300 square feet.	25,020/300	66	75

Shops 1 – Retail, 1 space per 300 square feet.	2,000/300	6	10
Shops 1 – Restaurant, 1 space per 200 square feet	2000/200	8	12
Carwash – Stacking area for each automatic car wash lane - 4 times the capacity of the automatic car wash lane Carwash drying	3 x 4	12	30+ 18 drying spaces
Pad1 - Restaurant with Drive-Thru 1st 2,000 sq. ft. = 1 per 200-sq. ft.+ Over 2,000 sq. ft. = 1 per additional 60 sq. ft. GFA 1 per 50 sq.ft patio = 1 per 50 sq. ft	 2000/200+ 1,886/60 1,650	 8 25 26	 14 33 35
Service Station with C-Store -1 space per 250 sq. ft 4 stalls per pump. (six pumps)	3,956/250 6x4	13 19	15 22
Pad 2 - Restaurant with Drive-Thru 1st 2,000 sq. ft. = 1 per 200-sq. ft.+ Over 2,000 sq. ft. = 1 per additional 60 sq. ft. GFA	2000/200+ 1,203/60	8 16	12 16
Pad 3 - Restaurant with Drive-Thru 1st 2,000 sq. ft. = 1 per 200-sq. ft.+ Over 2,000 sq. ft. = 1 per additional 60 sq. ft. GFA	2000/200+ 1,203/60	8 19	10 22
Pad 4 - Restaurant with Drive-Thru 1st 2,000 sq. ft. = 1 per 200-sq. ft.+ Over 2,000 sq. ft. = 1 per additional 60 sq. ft. GFA	2000/200 1,203/60	10 19	8 19
Pad 5 - Retail, 1 space per 300 square	7,216/300	29	36
Total		469	572

Note: All required spaces reflect a 20% reduction as allowed by the Development Code for Shopping Center greater than 100,000 square feet.

Minor Use Permit–Restaurants with a Drive-Thru & Carwash (USE23-0011, USE23-0012, USE23-0013, USE23-0014, & USE24-0038)

Each of the proposed restaurants and the carwash includes a drive-thru lane; therefore, a Minor Use Permit (MUP) is required for each. The MUP's ensure that each component of the drive-thru (such as the location of the speaker within the drive-thru) are located in areas where they won't be disruptive to residential uses or other sensitive uses. As designed the site meets all requirements for drive-thru use. The drive-thru's are consistent with the General Plan and Zoning, are compatible with the existing and future land uses, and will not be materially detrimental to health, safety and welfare. The development includes a condition of approval to ensure that the speaker volume at the drive-thru conforms to levels established in the municipal code.

Alcohol Sales

Currently there are two businesses that propose to have alcohol sales. They include the proposed service station, which would sell alcohol within the convenience store and Major 1(Grocery Store).

Convenience Store

Alcohol sales are proposed in the convenience store utilizing a Type 20 Alcoholic Beverage Control (ABC) License. A Type 20 License allows for the sale of beer and wine, for offsite consumption. As required by the Development Code, the applicant submitted a Conditional Use Permit (CUP) to allow staff and the Planning Commission to evaluate the operational characteristics of the use. The convenience store will operate as an ancillary component of the service station, with alcohol sales representing a small portion of the overall merchandise mix. The project includes security lighting, and signage prohibiting on-site consumption. These features are consistent with the City's alcohol-related performance standards and help ensure safe and responsible operation.

Grocery Store

The applicant is also requesting to sell alcohol within Major 1 (Grocery Store). As is common with most grocery stores, the applicant is also proposing to sell alcoholic beverages, utilizing a Type 21 Alcoholic Beverage Control (ABC) License. A Type 21 License allows for the sale of beer, wine and distilled spirits for offsite consumption. Generally, the sale of Alcohol for off-site consumption requires a Conditional Use Permit; however, the development code specifically exempts larger grocery stores (those over 10,000 square feet) from this requirement.

Both businesses are still required to adhere to development standards placed on businesses that sell alcohol. The following is a list of applicable standards related to the sale of alcohol:

Alcohol Standards

Required/Permitted	**Consistent**
600-foot separation from a school, place of worship, public park or similar use	Yes, there are no schools or places or worships parks, or similar uses within 600 feet.
100 feet from an existing residential dwelling or property zoned for residential uses	Yes, the nearest residence is more than 150 feet f closest business with alcohol sales.
Business Shall be fully visible from the Street	Yes, the facilities are fully visible from Ramona Expı and/or State Street.

Lighting to provide illumination for security	Yes, the site includes security lighting.

Overconcentration and Public Convenience or Necessity (PCorN)

The California Department of Alcoholic Beverage Control (ABC) authorizes a set number of off-sale licenses within each Census Tract based on the resident population. Census Tract 435.09 is authorized for three off-sale licenses and currently has three active licenses, which technically creates an “over concentration” under ABC standards if the proposed businesses are permitted to sell alcohol.

Existing licenses

Status	**License Type**	**Original Issue Date**	**Premises Address**	**Business Nan**
ACTIVE	20	04/13/1992	720 W RAMONA EXPRESSWAY	CHEVRON G STATION
ACTIVE	21	6/27/2008	1271 N STATE STREET	STATER BR SUPERMARK
ACTIVE	20	10/12/2010	697 STATE STREET	MOBILE GAS

When additional businesses seek a license in a Census Tract that will result in an overconcentration, ABC requires the local jurisdiction to determine whether the issuance of an additional license serves the Public Convenience or Necessity (PCorN). In reviewing the specifics of this project, staff finds that sufficient evidence exists to support a PCorN determination for the following reasons:

- The project is located along State Street and Ramona Expressway, two major regional thoroughfares that are planned and zoned for higher-intensity commercial development.
- Appropriateness of Alcohol Sales at a Full-Service Grocery Store. Within the proposed grocery store alcohol sales are incidental to the primary business of selling groceries and household goods. Unlike liquor stores or stand-alone alcohol retailers, grocery stores provide alcohol as one of many items available to local residents, typically purchased for off-site consumption as part of a family shopping trip. Allowing an additional license in this context serves the convenience of the community without creating the types of impacts often associated with higher concentrations of small-scale alcohol outlets.
- Service stations along major corridors provide essential convenience goods to motorists, commuters, and regional travelers. Allowing incidental off-sale alcohol at a service station aligns with the established commercial function of the corridor.
- At service stations, alcohol sales are ancillary to the primary fueling and convenience retail use. This reduces the likelihood of loitering, nuisance behavior, or high-frequency alcohol purchases.
- Because the area is designed for commercial uses, the presence of off-sale alcohol at a service station is consistent with the intended land use pattern and does not represent an incompatible intensification of alcohol availability.
- The City’s General Plan designates the project site for Community Commercial uses, and the concentration of businesses, including grocery stores and service stations are consistent with those policies. The presence of multiple off-sale licenses in the tract reflects the intended land use character of the corridor rather than an over-saturation of alcohol-related businesses. The proposed use complements the existing commercial mix and provides additional options for residents.
- The project is conditioned to include adequate site lighting and signage prohibiting on-site alcohol consumption. The Police Department has reviewed the application and raised no objection.

For these reasons, staff concludes that approval of a PCorN finding is warranted. The license will serve the convenience and needs of the community by allowing alcohol sales incidental to a full-service grocery store in a corridor specifically planned for commercial activity.

Subdivision – Tentative Parcel Map 38831 (SUB24-0013)

The project includes a Tentative Parcel Map (TPM 38831) to subdivide the 14.5-acre site into twelve parcels. The map is designed in a manner that would allow each of the individual buildings, to be owned individually. There are 12 building/uses proposed as part of the project and 12 proposed parcels. Prior to recordation of TPM 38831, the developer will be required to ensure the provisions of maintenance are established, and access and parking are shared throughout the development.

ENVIRONMENTAL ANALYSIS:

The City of San Jacinto is the lead agency on the proposed Project and has reviewed all submitted drafts, technical studies, and reports. An Initial Study was prepared for the proposed project to evaluate potential impacts on the environment as required by the California Environmental Quality Act. The initial study reflects the City's independent judgment, including technical reports prepared for the project.

Biological Resources

The subject property is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As such, the Project does not have to comply with the requirements of the MSHCP. However, an MSHCP query indicated that a burrowing owl survey is the only biological survey requirement for the project site.

A survey of the project site occurred and biologists walked the entire site. The entire project site was assessed to determine the extent of plant communities and to evaluate the presence of jurisdictional features, and riparian/riverine habitat. The burrowing owl surveys included walking parallel 20 meter transects throughout the site while looking for any potential burrows that would serve as refuge for burrowing owls. Additionally, the biologist looked for the presence of owl feathers, whitewash, and owl pellets. Buffer surveys were only conducted on the southern boundary where suitable habitat was present. The Burrowing owl surveys were negative for the project area and surrounding buffer. However, there are several California ground squirrel (CGS) burrows present on site but none of the CGS burrows had any sign of burrowing owls such as feathers, tracks, whitewash, pellets, or owls.

Due to the presence of numerous CGS burrows on site, the site has the potential to support burrowing owls in the future. Therefore, it is recommended that ground disturbing activities occur outside of nesting season and include a pre-construction survey for Burrowing Owls 30-days prior to any ground disturbance on the site.

Noise

Noise from construction and operational activities would add to the existing noise environment of the project site and immediate vicinity. Sensitive receptors located near the project site could be exposed to project related noise. The closest sensitive receptors are residents located south of the project site. A six-foot high masonry wall currently separates the residential development from the project site. To highest noise levels according to the Noise Study will occur during construction. The highest noise levels from construction are predicted to range from approximately 88 dBA Lmax to 104 dBA Lmax at the nearest receivers 10 feet to the southeast. These maximum noise levels are considered to be a peak exposure, applicable to not more than 10–15% of the total construction period, only while the construction activity is taking place along the property boundary closest to these nearest off-site receivers. An existing block wall that separates the proposed use from residential properties will reduce the noise impacts during construction to an allowable level.

In terms of operational noise, traffic associated with parking lots is the most common at a shopping center. The noise associated with a parking lot is typically not at a sufficient volume to exceed community noise standards. At the southeast corner of the project site, the noise could range between 53 dBA and 63 dBA at 50 feet. However, as noted previously, there is an existing seven-foot noise barrier wall. Furthermore, parking lot noise will be partially masked by the proposed buildings. As such, parking lot noise levels will not exceed the City's Day-night average exterior sound level standard for residential use (65 dBA) and the City's nighttime noise standards (45 dBA).

Traffic

A Traffic Impact Analysis was prepared for the project, which analyzed the forecast traffic conditions associated with the Project. The project is identified as being located within a low VMT area and will have a less than significant impact. However, the proposed project is expected to generate approximately 11,265 average daily trips (ADT) that will result in deficiencies at one intersections: 1) State Street at Community College Drive (50.34%). Payment of fees will reduce the impact to less than significant. In addition, the project site includes several improvements to each of the three roadways adjacent to the project as discussed earlier in this report.

Mitigated Negative Declaration

Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project, with the incorporation of mitigation measures, will not have a significant impact on the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and will be included as part of the Mitigated Negative Declaration for this Project. As a result, it is recommended that the Planning Commission recommend that the City Council adopt a Mitigated Negative Declaration for this Project.

PUBLIC NOTICE AND COMMENTS:

A 10-day notice of public hearing was advertised on May 16, 2026, in the Press Enterprise. In addition, notices of the public hearing were mailed to all property owners within a 300-foot radius of the project site.

Public Comments

Two residents submitted written comments expressing opposition to the proposed Magnet Shopping Center at State Street and Ramona Expressway. The commenters believe the project does not reflect the needs of nearby neighborhoods and raises significant concerns related to traffic, pedestrian safety, noise, and public safety.

The letters cite the number of drive-thru restaurants, the car wash, and the gas station as uses that will generate substantial new traffic and congestion, potentially creating unsafe conditions for pedestrians, including students who walk in the area. The commenters also express concern about cut-through traffic into adjacent residential neighborhoods.

In addition, the residents note existing issues with property crime, such as mailbox break-ins, and believe that a large commercial center may increase loitering, theft, and other security problems at a time when law enforcement resources are already limited.

The commenters request that the Planning Commission reconsider the project, deny the Mitigated Negative Declaration, and require preparation of a full Environmental Impact Report (EIR) to evaluate potential safety, noise, and security impacts on surrounding residential areas.

Staff has reviewed the concerns raised by nearby residents and staff finds that the Magnet Shopping Center is consistent with the General Plan and the Commercial General (CG) zoning, which specifically anticipates retail, restaurant, and service-oriented uses along major corridors such as State Street and Ramona Expressway.

The project introduces a full-service grocery store, general retail, and multi-tenant commercial buildings that expand the range of goods and services available to the community. It also provides new employment opportunities, increased sales tax revenue, and significant public improvements, including sidewalks, streetlights, landscaped medians, and drainage upgrades.

A project-specific traffic study concluded that all intersections will operate at acceptable levels, and the project will contribute its fair share to a new traffic signal at State Street and Community College Drive. Pedestrian safety is improved through new sidewalks, internal walkways, and lighting enhancements.

Noise, lighting, and operational impacts were evaluated in the environmental document, and required mitigation measures ensure the project will not create significant impacts to nearby residences.

While staff acknowledges the desire for additional community amenities, the City cannot require a private property owner to develop specific commercial businesses. The proposed project complies with all applicable regulations and aligns with the City's long-range vision for this commercial corridor. For these reasons, staff continues to recommend approval of the project.

Attachments

The_Magnet_Findings_of_Fact.pdf
Magnet_Alternate_Site_Plan.pdf
Tentative_Parcel_Map_38831.pdf
Staff_Recommended_Conditions_of_Approval_-_Magnet.pdf
The_Magnet_Location_Map.pdf
Public_Comment_1.pdf
Public_Comment_2.pdf
Magnet_Initial_Study.pdf
Appendix_A_AQ-GHG-Energy_Study.pdf
Appendix_B_Habitat_Assessment_and_MSHCP_Analysis.pdf
Appendix_C_Cultural_Resources_Assessment.pdf
Appendix_D_Geotechnical_Study.pdf
Appendix_E_Phase_I.pdf
Appendix_F_Noise_Study.pdf
Appendix_G_Traffic.pdf
Traffic_APPENDIX_A_Traffic_Study_Scope_of_Work.pdf
Traffic_APPENDIX_B_Existing_Traffic_Count_Data.pdf
Traffic_APPENDIX_C_Existing_Level_of_Service_Calculation_Worksheets.pdf
Traffic_APPENDIX_D_Year_2026_Cumulative_Level_of_Service_Calculation_Worksheets.pdf
Traffic_APPENDIX_E_Traffic_Signal_Warrant_Analysis_Worksheets.pdf
Appendix_I_Hydrology.pdf
Preconstruction_Survey_Report_Phoenix_032024.pdf

FINDINGS OF FACT:

Minor Use Permit Findings – Restaurants with Drive-Thru Service (USE23-011, 0012, 0013, 0038)

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The restaurants with drive-thru service are consistent with the Commercial (C) General Plan designation, which supports a broad range of retail and service-oriented uses along major transportation corridors. The use will contribute to the commercial character of the area and supports General Plan goals related to economic development, commercial vitality, and convenient access to goods and services. No specific plan applies to the site.

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and Municipal Code.

The Commercial General (CG) zone allows restaurants with drive-thru service subject to approval of a Minor Use Permit. The proposed pads meet all applicable development standards, including setbacks, height, parking, landscaping, and circulation requirements. Drive-thru lanes, speaker boxes, and menu boards are located and designed in compliance with the Development Code.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with existing and future land uses in the vicinity.

The drive-thru restaurants are located along Ramona Expressway and are consistent with the existing commercial uses on the north side of Ramona Expressway. The buildings are oriented to activate with pedestrian and vehicular traffic. Drive-thru operations are designed to avoid conflicts with adjacent uses, with queuing areas sized to prevent spillover and speaker boxes oriented away from residential areas. The use is compatible with the anticipated future development.

4. The proposed use will not be materially detrimental to the health, safety, or general welfare of the public or otherwise injurious to the environment or property.

The site provides adequate access, circulation, lighting, and parking to support safe operation. Drive-thru lanes are separated from pedestrian walkways and internal circulation routes to the extent feasible. Environmental review through the Mitigated Negative Declaration confirms that the project will not result in new or more severe environmental impacts. No detrimental effects to public health, safety, or welfare are anticipated.

5. The site is physically suitable for the proposed use.

a. Design, location, shape, size, and operating characteristics: The restaurant pads are appropriately sized and configured to accommodate buildings, drive-thru lanes, queuing, parking, and landscaping.

b. Public and emergency vehicle access: Multiple access points and internal drive aisles provide adequate emergency access.

c. Public protection services: The site is served by existing police and fire services, and the project does not create unusual service demands.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).: All necessary utilities are available and adequate to serve the proposed restaurants.

6. The applicant agrees in writing to comply with all conditions of approval.

The applicant has agreed to comply with all conditions imposed by the review authority for the Minor Use Permits.

Minor Use Permit Findings - Drive-Thru Carwash (USE23-0014)

1. The proposed use is consistent with the General Plan and any applicable specific plan.

The carwash is consistent with the Commercial (C) General Plan designation, which supports a broad range of retail and service-oriented uses along major transportation corridors. The drive-thru car wash will contribute to the commercial character of the area and support General Plan goals related to economic development, commercial vitality, and convenient access to goods and services. No specific plan applies to the site.

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Development Code and Municipal Code.

The Commercial General (CG) zone allows drive-thru carwashes subject to approval of a Minor Use Permit. The proposed location meets all applicable development standards, including setbacks, height, parking, landscaping, and circulation requirements. Drive-thru lanes and menu boards are located and designed in compliance with the Development Code.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with existing and future land uses in the vicinity.

The drive-thru carwash is located along State Street and is consistent with the existing commercial uses in the vicinity of the project. The building is oriented to activate with pedestrian and vehicular traffic. Drive-thru operations are designed to avoid conflicts with adjacent uses, with queuing areas sized to prevent spillover. The use is compatible with the commercial context and anticipated future development.

4. The proposed use will not be materially detrimental to the health, safety, or general welfare of the public or otherwise injurious to the environment or property.

The site provides adequate access, circulation, lighting, and parking to support safe operation. Drive-thru lanes are separated from pedestrian walkways and internal circulation routes to the extent feasible. Environmental review through the Mitigated Negative Declaration confirms that the project will not result in new or more severe environmental impacts. No detrimental effects to public health, safety, or welfare are anticipated.

5. The site is physically suitable for the proposed use.

a. Design, location, shape, size, and operating characteristics: The carwash appropriately sized and configured to accommodate buildings, drive-thru lanes, queuing, parking, and landscaping.

b. Public and emergency vehicle access: Multiple access points and internal drive aisles provide adequate emergency access.

c. Public protection services: The site is served by existing police and fire services, and the project does not create unusual service demands.

d. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).: All necessary utilities are available and adequate to serve the proposed restaurants.

6. The applicant agrees in writing to comply with all conditions of approval.

The applicant has agreed to comply with all conditions imposed by the review authority for the Minor Use Permits.

CONDITIONAL USE PERMIT FINDINGS (USE24-0052)

1. **The proposed use is consistent with the General Plan and any applicable specific plan;**

   The proposed use is consistent with the General Plan and zoning. The Commercial (C) General Plan land use designation provides for a variety of retail and service-oriented business activities, including both small and large-scale commercial development with retail, entertainment, and/or service uses. This designation allows for uses such as hotels, auto sales, auto repair, auto repair related uses, "big box" retail, factory outlets, and movie theaters. Uses such as offices, and others that are determined to be employment generators and compatible with commercial uses may also be allowed. The convenience store with service station is consistent with the General Plan land use designation, and it is not located within a Specific Plan.

2. **The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Development Code and the Municipal Code;**

   The proposed use is permitted within the applicable zoning district and complies with all relevant provisions of the Development Code and Municipal Code. The proposed service station and convenience store are consistent with the Commercial General (CG) zoning designation as the service station, and convenience store are listed as allowed uses, subject to a use permit. The CG zone is intended for areas suited to retail and service-oriented businesses, supporting both small- and large-scale commercial development. Located along major corridors (State Street and Ramona Expressway) the proposed project will offer services to the community. These transit corridors play a vital role in shaping the City's image and enhancing quality of life for residents and visitors. As conditioned, the project supports this objective and contributes positively to the character of the area, aligning with the intent of the CG zone.

3. **The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;**

   The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing, and future land uses in the vicinity. Property surrounding the service station are also designated CG and accommodate commercial uses.

4. **The proposed use will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.**

   The proposed use will not be materially detrimental to the health, safety, or general welfare of the public, nor will it be injurious to the environment or nearby properties and improvements. The project has been designed in compliance with all applicable building and fire codes. It also includes specific design features such as, controlled access driveways, appropriate lighting, and landscaping that promote safety and minimize potential impacts. Additionally, Conditions of Approval have been incorporated to address potential concerns related to noise, traffic circulation, and property maintenance. As a result, the project is expected to operate in

a manner that is compatible with the surrounding area and protective of public and environmental health.

5. **The site is physically suitable in terms of:**

   a. **Its design, location, shape, size, and operating characteristics of the proposed use;**

      The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing, and future land uses in the vicinity. The Project is physically suitable for the proposed Project as the site is generally flat, and zoned for commercial uses.

   b. **The provision of public and emergency vehicle (e.g., fire and medical) access;**

      The site is designed to provide adequate access for emergency vehicles. The site plan has been reviewed by the Police and Fire Departments, and as conditioned, meets their requirements.

   c. **Public protection services (e.g., fire protection, police protection, etc.); and**

      The Project is consistent with the General Plan which helps to ensure that public protection services are available. The project has also been reviewed by the Police and Fire Departments, and as conditioned, meets their requirements.

   d. **The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).**

      The Project will be connecting to all required utilities and as conditioned will be providing the required trash enclosures for solid waste disposal.

ADDITIONAL FINDINGS REGULATED BY SECTION 17.430.040 (H) – ALCOHOL SALES:

1. **The proposed use will not be detrimental to surrounding properties and neighborhoods including ensuring that the use does not contribute to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures.**

   The proposed use will not be detrimental as service stations along major corridors provide essential convenience goods to motorists, commuters, and regional travelers. Allowing incidental off-sale alcohol at a service station aligns with the established commercial function of the corridor.

   At service stations, alcohol sales are ancillary to the primary fueling and convenience retail use. These businesses typically offer a limited selection of beer and wine, not the broader inventory associated with liquor stores or specialty alcohol retailers. This reduces the likelihood of loitering, nuisance behavior, or high-frequency alcohol purchases.

2. **The proposed use will not adversely impact the suitability of adjacent commercially zoned properties for commercial uses.**

   The proposed use will not adversely affect the suitability of adjacent commercially zoned properties for commercial development. The project which includes a service station with a convenience store is compatible with both existing and planned uses typically found along major transportation corridors such as State Street and Ramona Expressway. As designed and conditioned, it will be consistent with surrounding and future commercial uses.

3. **The proposed use will not adversely affect the welfare of residents in the area or result in an undue concentration in the neighborhood of establishments dispensing alcoholic beverages, including beer and wine. For purposes of this Subparagraph, "undue concentration" shall be as defined in Business and Professions Code Section 23958.4.**

   The proposed use will not negatively impact the welfare of nearby residents, nor will it result in an undue concentration of establishments selling alcoholic beverages, including beer and wine, within the neighborhood. The project was transmitted to the Sheriff's Department, and there were no concerns identified.

   Notwithstanding Subparagraph 3 above, the review authority may approve a Conditional Use Permit despite an undue concentration of establishments dispensing alcoholic beverages, as defined in Business and Professions Code 23958.4, if the review authority first finds that the public convenience and necessity would be served by the issuance of the Conditional Use Permit and the use otherwise meets the remaining findings of this Subsection.

PUBLIC CONVENIENCE OR NECESSITY (PCorN) FINDINGS OF FACT: 17.430.040(I)

1. The public convenience would be served by the establishment of the proposed use.

The public convenience will be served by allowing alcohol sales within the Magnet Shopping Center. Alcohol sales are ancillary to the proposed grocery store and fueling and convenience retail use of the Service Station. This combination of services will improve access to everyday shopping needs for the San Jacinto community. The City's General Plan designates site for Community Commercial uses, and the concentration of businesses, including grocery stores and service stations are consistent with those policies. The presence of multiple off-sale licenses in the tract reflects the intended land use character of the corridor rather than an over-saturation of alcohol-related businesses. The proposed use complements the existing commercial mix and provides additional options for residents.

2. The proposed use is not anticipated to be the source of nuisance behavior associated with excessive consumption of alcoholic beverages.

The project has been designed and conditioned to prevent nuisance behavior. The requested license authorizes off-site sales only and does not permit on-site consumption of alcohol. The site has been developed to include adequate lighting, visibility, and access, all of which discourage loitering and other unwanted activity. Conditions of approval require that landscaping and parking lot lighting be properly maintained, and signage will be posted indicating that drinking alcohol in public areas is unlawful. Together, these measures ensure that neither the grocery store or service station will be a source of nuisance behavior related to excessive alcohol consumption.

3. The proposed use would not be detrimental to the public health, safety, or welfare.

As conditioned, the service station with convenience store will not be detrimental to the public health, safety, or welfare. Operational conditions require that the site be adequately lit, landscaped, and maintained, and the store will operate in compliance with all ABC regulations. Alcohol sales will occur only as part of a larger shopping experience, further limiting the likelihood of adverse impacts. With these safeguards in place, the project will function as a safe and compatible use within the shopping center.

4. The proposed use would not increase the severity of existing law enforcement or public nuisance problems in the surrounding area.

The addition of alcohol sales at this location is not expected to increase law enforcement or nuisance issues. The San Jacinto Sherrif's Department has reviewed the application and raised no objection to the issuance of the license. The site's layout and security features, provides a safe environment for alcohol sales. Customers purchasing alcohol in conjunction with gas and other grocery items are less likely to engage in nuisance activity than patrons of stand-alone liquor stores. As a result, the proposed use will not increase the severity of existing law enforcement demands or public nuisance problems in the area.

5. The proposed use is consistent with the objectives, policies, general land uses, and programs of the general plan, and any applicable specific plan.

The project is consistent with the City's General Plan land use designation of Community Commercial (CC), which envisions a variety of retail and service-oriented businesses serving both local residents and the regional market area. Alcohol sales are consistent with this land use framework and represent a logical component of a commercial center designed to meet community shopping needs. The project site is not located within a specific plan area, and therefore no conflict arises.

TENTATIVE PARCEL MAP FINDINGS: Map 38831 (SUB24-0005)

1. **The proposed subdivision and the design and improvements of the subdivision is consistent with the development code, general plan, any applicable specific plan, and the San Jacinto Municipal Code.**

   The subdivision is consistent with the Commercial (C) General Plan designation and the Commercial General (CG) zoning district. The proposed parcel configuration supports commercial development consistent with the approved Site Plan and Design Review, Minor Use Permits, and Conditional Use Permit. The map complies with applicable subdivision standards, access requirements, infrastructure provisions, and Municipal Code requirements. No specific plan applies to the site.

2. **The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a Land Conservation Act contract but the resulting parcels following division of the land will be of an adequate size to sustain their agricultural use.**

   The property is not subject to a Land Conservation Act contract. Therefore, this finding is satisfied.

3. **The site is physically suitable for the type and proposed density of development proposed by the tentative map.**

   The 14.50-acre site is physically suitable for subdivision into 12 commercial parcels. The site has adequate area, access, topography, and utility availability to accommodate the proposed commercial uses. The parcel configuration allows for shared access, reciprocal parking, and coordinated infrastructure improvements consistent with the approved development plan.

4. **The design of the subdivision and the proposed improvements, with conditions of approval, are either:**

   1. **Not likely to cause significant environmental damage or substantially and avoidably injure fish or wildlife or their habitat; or**

   2. **An environmental impact report under which a finding has been made pursuant to Public Resources Code Section 21081(a)(3) that specific economic, social, or other considerations make infeasible mitigation measures or project alternatives identified in the environmental impact report.**

   Based upon the information contained in the Initial Study and pursuant to the requirements of CEQA; it has been determined that this Project, with the incorporation of mitigation measures, will not have a significant impact on the environment. The mitigation measures required to reduce or mitigate the impacts of this Project on the environment are included in the Project design and/or the Mitigation Monitoring Program and will be included as part of the Mitigated Negative Declaration for this Project.

5. **The design of the subdivision and the type of improvements are not likely to cause serious public health problems.**

   The subdivision provides for adequate circulation, access, storm drainage, utilities, and public safety services. Required infrastructure improvements, including roadway improvements along State Street, Ramona Expressway and Eagle Road, which will be constructed in accordance with City standards. The subdivision is not expected to create conditions that would pose serious public health concerns as noted in Mitigated Negative Declaration.

6. **The design of the subdivision provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible.**

   The subdivision creates commercial parcels that allow for flexible building orientation and site design. Furthermore, the Site Plan and Design Review will include required landscaping, and shading elements. The proposed structures will incorporate energy-efficient design features consistent with applicable building codes.

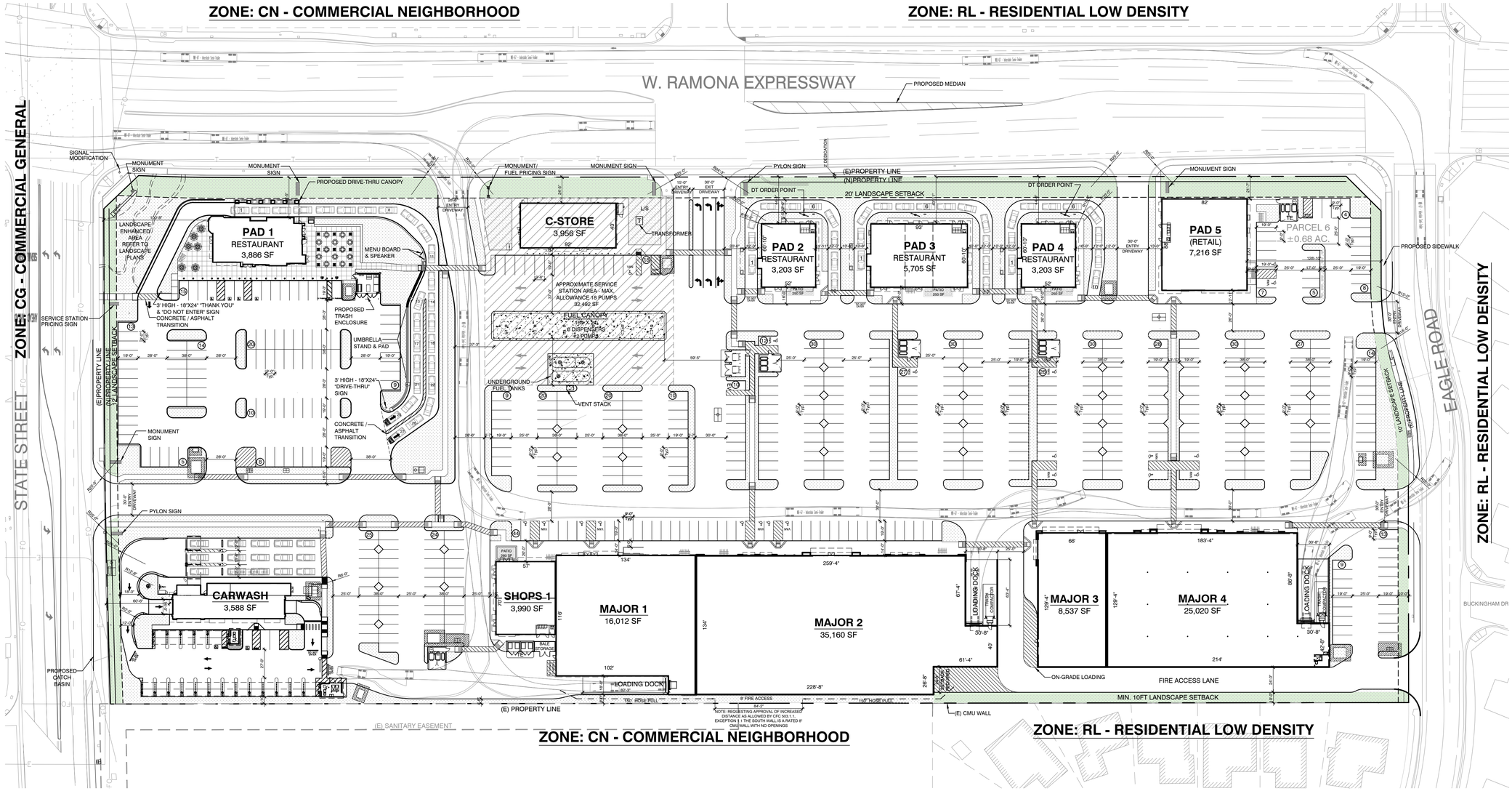
7. **The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision, or the design of the alternate easements which are substantially equivalent to those previously acquired by the public will be provided.**

   The Tentative Parcel Map has been designed to maintain all existing public rights-of-way and access easements serving State Street, Ramona Expressway and Eagle Road. Required frontage improvements, including curb, gutter, sidewalk, parkway landscaping, will be constructed within existing or dedicated public right-of-way consistent with City standards. The proposed internal circulation system and access points are coordinated with the public street network and do not eliminate or obstruct any public access easements.

   Any existing utility or access easements within the subdivision boundaries will either remain in place, be relocated, or relinquished, if necessary, through separate instrument in a manner that provides substantially equivalent public access and utility function. The subdivision also requires a Master Property Owners Association and reciprocal access and parking agreements to ensure continued shared access and circulation throughout the development. Accordingly, the design of the subdivision and the proposed improvements do not conflict with public easements or access rights.

8. **The subdivision is consistent with the city's parkland dedication requirements (per the Quimby Act), as applicable, in accordance with Chapter 16.75 (Parkland Dedication and Fees).**

The Tentative Parcel Map is for commercial subdivision purposes and does not propose the creation of residential dwelling units. Chapter 16.75 of the San Jacinto Municipal Code, adopted pursuant to the Quimby Act, applies to residential subdivisions that generate demand for park and recreational facilities. Because the proposed subdivision does not include residential development, parkland dedication or in-lieu fees are not required. In addition, the City's adopted Development Impact Fee program does not assess park impact fees on Retail Commercial or Non-Retail Commercial/Industrial land uses. Therefore, the subdivision is consistent with the City's parkland dedication requirements and no parkland dedication or fee obligation is triggered.





LOCATION MAP
N.T.S.

Site Summary

APN: 434-080-025 & 434-080-026
ZONING: CG-COMMERCIAL GENERAL

BLDG SETBACKS:	REQUIRED	PROPOSED
FRONT:	10 Ft	Varies (min. 21'-7" Ft)
REAR: Abuting residential	Shall be equal to structure height	Min. 29'-8" Ft.
REAR: Abuting non-residential	None	Varies (min. 8 Ft)
SIDE State Street:	10 Ft	Varies (min. 80' -1" Ft)
SIDE Eagle Street:	10 Ft	Varies (min. 32'-1" Ft)
BLDG HEIGHTS:	**MAX. ALLOWED**	**PROPOSED**
	45 Ft	Varies (max. 42 Ft)
LANDSCAPE SETBACKS:	**REQUIRED**	**PROPOSED**
FRONT:	20 Ft	Varies (min. 20 Ft)
REAR: Abuting residential	10 Ft	Min. 10'Ft
REAR: Abuting non-residential	None	Varies (min. 6'-10" Ft)
SIDE: State Street	12 Ft	Varies (min. 12 Ft)
SIDE: Eagle Rd.	10 Ft	Varies (min. 10 Ft)

PARKING DIMENSION: 9 Ft x 19 Ft
COMPACT PARKING DIMENSION: 8 Ft x 16 Ft
DRIVEWAY WIDTH: 25 Ft
LOADING DIMENSION: 10 Ft x 25 Ft x 14 Ft Vertical clearance
10,000 to 20,000 Sf. = 1 Loading space
20,001 Sf Plus (+) = 1 Loading for each additional 20,000 Sf. or as otherwise required by Director
DRIVE-THRU STACKING: 7 Vehicles at Ordering Speaker For Single lane Drive-thru
FIRE LANE ACCESS WIDTH: 24 Ft

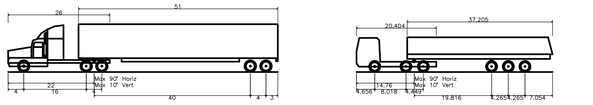
TOTAL SITE AREA - GROSS	**14.50**	**Ac**	**631,428 Sf**
TOTAL SITE AREA - NET	**14.41**	**Ac**	**627,936 Sf**
	(GROSS AREA LESS STREET DEDICATIONS)		
TOTAL BUILDING AREA			**119,476 Sf**
FLOOR AREA RATIO (FAR) MAX. ALLOWED:			0.5
FLOOR AREA RATIO (FAR) PROVIDED:			**0.19**
BUILDING COVERAGE:			**19.03 %**
IMPERVIOUS SURFACE MAX. ALLOWED:	85%		533,746 Sf
IMPERVIOUS SURFACE PROVIDED:	**83.6%**		**525,033 Sf**
PERVIOUSE SURFACE PROVIDED:	**16.4%**		**102,903 Sf**
OVERALL PARKING STALLS PROVIDED:			**592 Stalls**
OVERALL PARKING STALLS REQUIRED:			**495 Stalls**
PARKING RATIO:			4.95 /1,000Sf

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
RETAIL TRADE	1/300 SF	68,717	229
GROCERY STORE	1/225 SF	16,012	71
C-STORE/ GAS STATION	1/250 SF + 4 stalls a service bay	3,956	48
CARWASH (Full service) 3-Employee per shift	1 space per each employee	3,588	3
Drying Stations	3 per lane	3 Lanes	9
PAD 1 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	1,886	31
PAD 1 - PATIO	1/50 Sf	1,650	33
PAD 2 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	1,203	20
PAD 3 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	3,705	62
PAD 4 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	1,203	20
PAD 5- VEHICLE PARTS & SALES	1/200 SF	7,216	36
SHOPS 1 - RETAIL	1/300 Sf	2,000	7
SHOPS 1 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	1,990	10
	TOTAL	**119,476**	**619**
20% REDUCTION FOR SHOPPING CENTERS (100,000SF TO 199,999SF)			**495**

***Project Design includes a 20% reduction per Table 3-6 of the development code**

BICYCLE PARKING PROVIDED:		**50 Stalls**
BICYCLE PARKING REQUIRED - 10% OF REQUIRED VEHICLE PARKING:		49 Stalls



VEHICLE PROFILE

LEGEND:

BIKE RACK

SEC OF STATE ST. RAMONA EXPRESSWAY
SAN JACINTO, CA

SITE PLAN
SP-53

A-2.0

DATE: 03.18.2026
MCG JOB #: 22.052.05

DATE	REVISIONS

Scale : 1" = 50'
0 25' 50' 100'

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

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(714)-835-3311
tab@richdevelopment.com
Contact: Tab Johnson

LICENSED ARCHITECT PAGE WINKLER C-31839 2-28-2023 RENEWAL DATE STATE OF CALIFORNIA
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Irvine, California 92618
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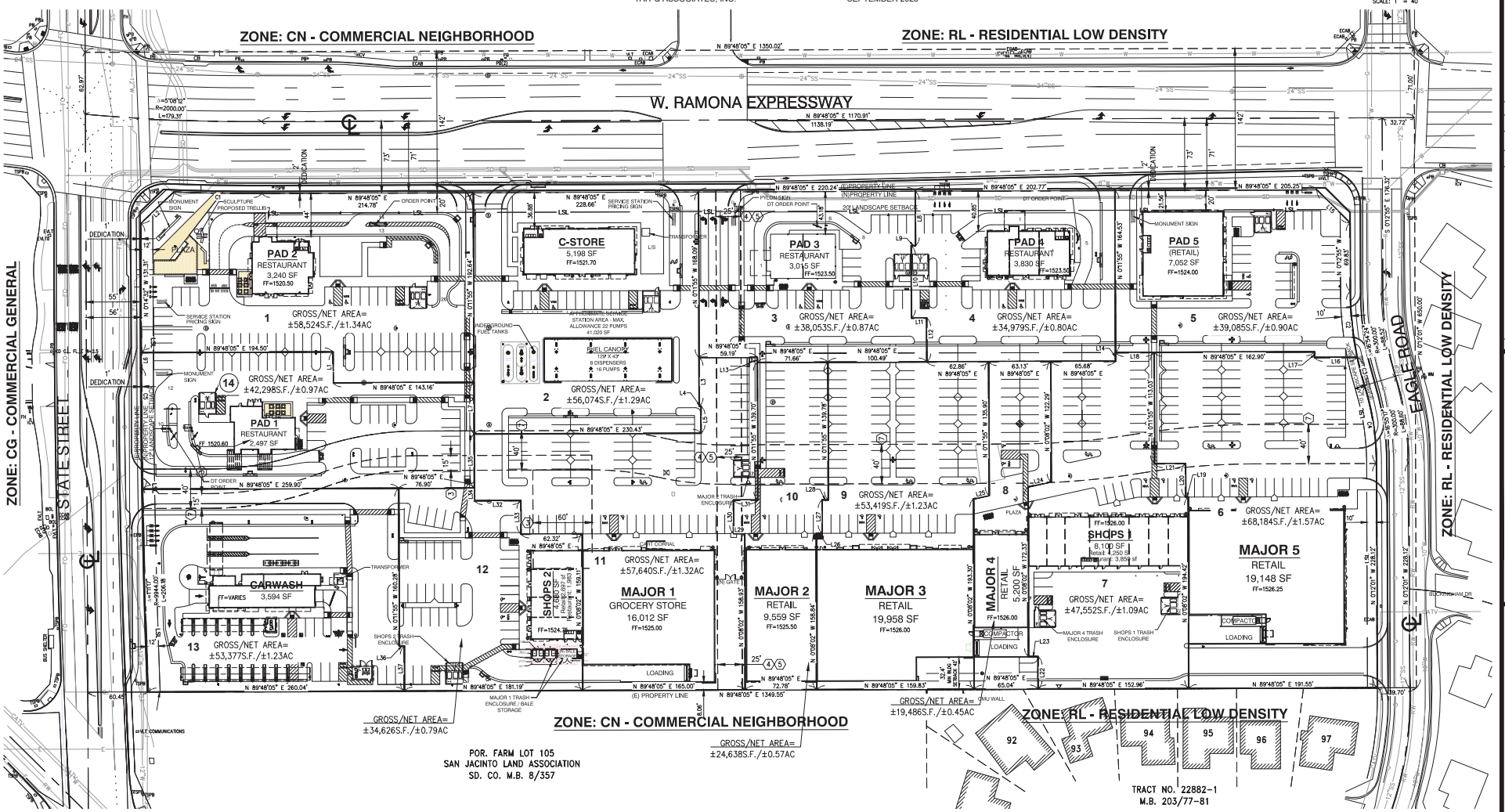
mcgarchitecture.com

TENTATIVE PARCEL MAP NO. 38831

IN THE CITY OF SAN JACINTO
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1 AND 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 22092
RECORDED IN BOOK 147, PAGES 43 AND 44 OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

TAIT & ASSOCIATES, INC. SEPTEMBER 2023



LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N0° 11' 55"W	31.50'
L2	N46° 15' 22"E	46.12'
L3	N0° 11' 55"W	49.43'
L4	N89° 48' 05"E	1.77'
L5	N0° 11' 55"W	27.49'
L6	N0° 14' 32"W	15.58'
L7	N0° 11' 55"W	52.36'
L8	N0° 11' 55"W	55.27'
L9	N89° 48' 05"E	4.30'
L10	N0° 11' 55"W	73.49'
L11	N89° 48' 05"E	15.40'
L12	N0° 11' 55"W	44.63'

LINE TABLE		
NUMBER	BEARING	LENGTH
L13	N0° 11' 55"W	5.30'
L14	N0° 11' 55"W	8.86'
L15	N45° 12' 25"W	47.38'
L16	N89° 48' 05"E	43.44'
L17	N0° 11' 55"W	5.72'
L18	N89° 48' 05"E	39.26'
L19	N89° 51' 58"E	2.66'
L20	N0° 11' 55"W	34.02'
L21	N89° 48' 05"E	31.52'
L22	N0° 11' 55"W	32.93'
L23	N89° 48' 05"E	9.67'
L24	N77° 36' 30"E	23.93'

LINE TABLE		
NUMBER	BEARING	LENGTH
L25	N77° 36' 30"E	16.11'
L26	N89° 48' 05"E	5.88'
L27	N0° 08' 02"W	33.99'
L28	N89° 48' 05"E	6.35'
L29	N89° 48' 05"E	11.33'
L30	N0° 08' 02"W	33.98'
L31	N89° 48' 05"E	24.69'
L32	N89° 48' 05"E	47.14'
L33	N0° 11' 55"W	34.07'
L34	N0° 11' 55"W	12.93'
L35	N0° 11' 55"W	54.87'
L36	N89° 48' 05"E	5.15'

LINE TABLE		
NUMBER	BEARING	LENGTH
L37	N0° 00' 00"E	45.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2° 28' 33"	2073.00'	89.58'
C2	11° 35' 34"	333.00'	67.38'
C3	5° 18' 50"	333.00'	30.88'
C4	16° 55' 17"	267.00'	78.85'
C5	0° 42' 35"	9944.00'	123.16'

NOTES:

1. SEE SHEET 1 FOR TITLE REPORT REFERENCE, LEGAL DESCRIPTION, TITLE EXCEPTIONS, BASIS OF BEARINGS, BENCHMARK INFORMATION, PROJECT DATA, TABULATED PROPOSED LOT AREAS, PROPOSED BUILDING USE AREAS, REQUIRED PARKING RATIOS, REQUIRED & PROVIDED PARKING COUNTS AND ADDITIONAL SURVEYOR'S NOTES.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING STREET CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PARCEL LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- LSL LANDSCAPE SETBACK LINE
- ACCESS RESTRICTED PER EASEMENT #2
- 14 PARCEL NUMBER

REVISIONS				
NO	DESCRIPTION	BY	DATE	CHK
1	2ND CUP SUBMITTAL		01/23/2024	

TAIT
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Since 1964
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Sacramento Director
San Francisco Director
Palm Springs Director
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TENTATIVE PARCEL MAP NO. 38831

THE MAGNET
SEC RAMONA EXPRESSWAY & EAGLE ROAD
SAN JACINTO, CA 92582
RIVERSIDE COUNTY, CALIFORNIA

PREPARED FOR:
RICHLAND DEVELOPMENT
600 N. TUSTIN AVENUE, SUITE 150
SANTA ANA, CA 92705

DRAWN: GJ
DATE: 07/21/23
CHECKED: MC
DATE: 07/21/23
REVISION #: 4
DATE: 01/23/2024
JOB NO: SP9037

2 OF 2

R:\Drawings\SP\SP9850 – San Jacinto\Survey\Office\Tentative Map\SP9850_TPM-E2.dwg
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KEY PLAN
N.T.S.













SEC OF STATE ST. RAMONA EXPRESSWAY

SAN JACINTO, CA

EXISTING SITE PHOTOS

A-1.0

DATE: 01.19.2023
MCG JOB #: 22.052.05

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

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(714)-835-3311
tab@richdevelopment.com
Contact: Tab Johnson

MCG Architecture
15635 Alton Parkway, Suite 100
Irvine, CA 92618
949.553.1117

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General Notes, Requirements, and Conditions of Approval

Site Plan and Design Review and 6 Use Permits to establish a 116,205 square foot Shopping Center & a Tentative Parcel Map to subdivide 14.5 Acres into 12 parcels. (PROJ23-0013)

Approval Date: May 26, 2026
Effective Date: June 9, 2026
Expiration Date: May 26, 2029

PROJECT LOCATION: Southeast Corner of State Street and Ramona Expressway
San Jacinto, CA
APN(s): 434-080-025, 026

APPLICANT: Rich Development Enterprises, LLC
Attn: Tab Johnson
600 N. Tustin Avenue, Suite 150
Santa Ana, CA 92705

ACCEPTED AND AGREED TO BY: _____

Applicant (signature) Date

PROJECT DESCRIPTION

A Site Plan & Design Review to construct a 116,205-square foot shopping center on 14.5 acres. The project includes a Tentative Parcel Map (TPM 38831) to subdivide the property into 12 parcels, a Conditional Use Permit to allow alcohol sales within the convenience store of a service station, and 5 Minor Use Permits for the development of 4 restaurants with drive-thru service, and a car wash with drive-thru service. In addition, the project contains 4 major tenants that includes 1 grocery store with alcohol sales and 3 retailers totaling a maximum of 85,000 square feet, 1 shops retail/restaurant building and a retail pad totaling a maximum of 12,000 square feet. PROJ23-0013, USE 23-0009, USE23-0011, USE 23-0012, USE23-0013, USE23-0014, USE24-0038, USE24-0052.

General Requirements & Information

A) This approval is for a Site Plan and Design Review (SPDR), a Conditional Use Permit (CUP), five Minor Use Permits, and a Tentative Parcel Map (PROJ23-0013) for the phased development of a commercial shopping center that includes:
   a. USE23-0009 a Site Plan & Design Review for the overall site plan and the design of a 116,205 square foot shopping center.
   b. SUB23-0005, a Tentative Parcel Map (TPM 38831) to subdivide two parcels totaling 14.5-acres lot into 12 commercial lots.
   c. USE24-0052, a Conditional Use Permit to allow the sale of beer and wine (Type-20) within a Service Station that includes a gasoline station and a 3,956 square foot convenience store).
   d. USE23-0011, a Minor Use Permit for a 3,886 square foot restaurant, with outdoor seating and a drive-thru lane. (Pad 1)
   e. USE23-0012, a Minor Use Permit for a 3,203 square foot restaurant with a drive-thru lane. (Pad 2)
   f. USE24-0038, a Minor Use Permit for a 5,705 square foot retail/restaurant building with a drive-thru lane. (Pad 3)
   g. USE23-0013, a Minor Use Permit for a 3,203 square foot restaurant with a drive-thru lane. (Pad 4)
   h. USE23-0014, a Minor Use Permit for an automated car wash with three queuing lanes.

B) The applicant/licensee shall by accepting these conditions agree to defend (with legal counsel of City's selection), indemnify, and hold harmless the City and its elected and appointed officials, agents, attorneys, employees and officers, from any action, claim or proceeding brought against the City or its elected and appointed officials, agents, employees and officers to attack, set aside, void, or annul a discretionary land use approval of the City, which action is brought within the applicable statute of limitations. The required indemnification shall include damages awarded against the City, if any, costs of suit, attorneys' fees and other costs and expenses incurred in connection with the action.

C) All plans subsequently submitted to the City shall be in substantial conformance with the plans in this approval, as conditioned. This condition applies to site plans, grading plans, landscape plans, building plans, elevations, and all other illustrations, text, or plans submitted to the City in connection with the Project. Conditions of approval shall be included on all subsequent plans, including construction plans.

D) The effective date of issuance of this Project is June 9, 2026. The approval will lapse if improvements have not commenced within three (3) years from the date upon which the approval was granted unless a time extension is approved by the City's applicable review authority. Applications for time extensions must be received prior to the expiration date.

E) The Project shall comply with all required standards of the Development Code, Subdivision Ordinance, and Municipal Code in their entirety, unless specifically approved under this entitlement or approved to deviate.

F) The project authorized under this permit shall be in compliance with and not violate any federal, state, or local laws, rules, regulations, or ordinances, or any conditions of approval. Failure to comply with these requirements shall constitute grounds for revocation of the permit.

G) This approval may be revoked if the project is operated or maintained in a manner that constitutes a nuisance or adversely affects public health, safety, or welfare.

H) The City shall have the right to inspect the site and facilities to ensure compliance with the conditions of approval and other requirements and to recover its actual costs related to such inspections from the property owner, tenant, or any responsible party.

I) This permit shall run with the land associated with the project and continue to be valid upon change of ownership. All applicable conditions of approval shall continue to apply with a change in property ownership.

J) The developer, applicant, or successor-in-interest shall pay any outstanding planning application or processing fees within ten (10) days of the City's request, and prior to permits being exercised. Failure to do so will be grounds for revocation of one or more of the following cases: PROJ23-0013, USE 23-0009, SUB23-0005, USE23-0011, USE 23-0012, USE23-0013, USE23-0014, USE24-0038, and USE24-0052.

K) The applicant/project shall be subject to all applicable development fees at the rate in effect at the time of building permit issuance. Such fees may include but not be limited to Development Impact Fees ("DIF"), Park Fees, School Fees, Transportation Uniform Mitigation Fees ("TUMF"), and Multiple Species Habitat Conservation Plan Fees ("MSHCP Fees"), and school fees (school fees paid directly to school district; evidence must be provided for school fee).

L) Associated landscaping, irrigation, fences, walls, hedges shall comply with Chapters 17.315 (Fences, Walls and Hedges) and 17.325 (Water Efficient Landscape and Irrigation) of the Development Code and all applicable Landscaping and Wall standards within the San Jacinto Landscape Design Guidelines, as determined by the Planning Division.

M) Utility location shall comply with City of San Jacinto Municipal Code Section 15.32.

N) Signs shall be permitted in accordance with Chapter 17.335 – Sign Regulations of the Development Code. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance. Any signs shown on plans for this approval are conceptual and are not approved. A master sign program may be necessary for specific signage or projects, as provided by the City Sign Regulations. All signage, including sign programs, shall be consistent with and in conformance with Chapter 17.335.

O) Construction shall adhere to the requirements of the San Jacinto Municipal Code.

P) Commencement of use or construction of buildings/structures approved by this entitlement cannot occur until all applicable conditions of approval for this project have been met and satisfied, in accordance to approved timing requirements, as determined by the City.

Q) The City may conduct a periodic review of the Use Permits to ensure proper compliance with this Development Code and any developmental or operational conditions of approval.

R) In the event of a conflict between any conditions for this approval, the most stringent in the opinion of the City shall prevail or as determined by City Planning.

S) The contractor should locate equipment staging areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction. Idling equipment should be turned off when not in use. Locate generators, and stationary construction equipment as far from any adjacent sensitive receptors, as reasonably feasible.

T) Any construction debris or rubbish shall be picked up on a daily basis, unless approved by the Planning Division.

U) The following Conditions of Approval incorporate mitigation measures from the proposed Mitigated Negative Declaration (MND).

Engineering Department General Requirements & Information

V) With respect to the Conditions of Approval for the above referenced project, the City of San Jacinto requires that the developer/property owner provide street improvements and/or road dedications in accordance with the City of San Jacinto Municipal Code, as listed below. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage courses with appropriate Q's and their omission may require the site plan to be resubmitted for further consideration. These ordinances and the following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary and to describe the conditions for a complete design of the improvements. Unless otherwise noted, all offsite improvements as conditioned shall be installed prior to issuance of any occupancy permits. All questions regarding the true meaning of the conditions shall be referred to the City Engineer's office. In the event of a conflict between any conditions stated below, those imposed by Planning Department and others, and requirements identified in the approved Traffic impact Analysis, the most stringent in the opinion of the City shall prevail.

W) The project grading shall be in a manner to perpetuate existing natural patterns. Any deviation from this, concentration or increase in runoff must have approval of adjacent property owners and City Engineer. The developer/property owner shall accept the offsite runoff and convey to acceptable outlet.

X) Prior to commencement of any construction or installation of fencing in public right-of-way, an encroachment permit shall be obtained from the City Engineer's office.

Y) The developer/property owner shall secure City's and appropriate agencies' clearances and approvals of the improvement plans.

Timing	Responsible Department	Prior to a Specific Date	Met?
7 Days Prior of Site Disturbance	Planning	1) **Mitigation Measure BIO-2:** Ground disturbing and vegetation removal activities shall be conducted outside of the nesting bird season. If these activities must occur during the nesting season, a nesting bird survey should be conducted within 7 days prior to any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions are required. If nesting birds are observed on site, no impacts shall occur within 250 feet (500 feet for raptors) of any active nests. Construction activity may only occur within 250 feet of an active nest at the discretion of a biological monitor. Submit documentation to the Planning Division.	☐
30 Days Prior to Site Disturbance	Planning	2) **Mitigation Measure BIO-1:** A burrowing owl preconstruction survey shall be conducted no more than 30 days prior to any ground disturbance at the project site. Submit documentation to the Planning Division.	☐

Timing	Responsible Department	Prior to Grading or Similar Activities	Met?
Prior to Grading or Similar Activity	Planning	3) **Mitigation Measure CR-1:** Unanticipated Discovery of Cultural Resources In the event that previously undocumented historic or archaeological resources are unearthed during project construction, all earth-disturbing work near the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature of the find and determined appropriate treatment. Once the resource has been properly treated or protected, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material. Provide acknowledgment from the contractor.	☐
Prior to Grading or Similar Activity	Planning	4) **Mitigation Measure CR-2:** Unanticipated Discovery of Human Remains In the event that human remains are encountered during the course of any future development California State Law (Health and Safety Code Section 7050.5 and Section 5079.98 of the Public Resources Code) states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner of his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. Provide acknowledgment from the contractor.	☐

Prior to Grading or Similar Activity	Planning	5) **Mitigation Measure GEO-1:** Prior to issuance of grading permits, the developer shall provide documentation to the City for review and approval that: 1) confirms that grading and construction plans prepared for the project have included the recommendations intended to minimize impacts associated with ground shaking that are provided in the Geotechnical Study and 2) determine that the grading and plans adhere to City of San Jacinto The Magnet March 27, 2024 26 Draft Initial/MND City construction development standards as well as the seismic design parameters of the California Uniform Building Code.	☐
Prior to Grading or Similar Activity	Planning	6) **Mitigation Measure GEO-2:** Prior to issuance of grading permits, the developer shall provide documentation to the City for review and approval that a SWPPP is prepared, that it is implemented, and that the erosion control measures recommended in the Geotechnical Study are included appropriately.	☐
Prior to Grading or Similar Activity	Planning	7) **Mitigation Measure GEO-3:** Prior to the issuance of grading permits, the developer shall provide documentation to the City for review and approval that that measures related to the prevention of subsidence and collapse provided in the Geotechnical Study are included on construction plans and implemented in the field. City staff shall also verify that project grading and construction plans adhere to City construction development standards as well as the seismic design parameters of the California Uniform Building Code.	☐

Prior to Grading or Similar Activity	Planning	8) **Mitigation Measure GEO-4:** Prior to the issuance of grading permits, the developer shall provide documentation to the City for review and approval that those measures intended to avoid impacts related to expansive soils provided in the City of San Jacinto. The Magnet March 27, 2024 28 Draft Initial/MND Geotechnical Study are included on construction plans and implemented in the field; and that project grading and construction plans adhere to City construction development standards as well as the seismic design parameters of the California Uniform Building Code.	☐
Prior to Grading or Similar Activity	Planning	9) **Mitigation Measure GEO-5:** In the event that paleontological resources are unearthed during grading, ground disturbance activities shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. If the discovery proves to be significant under CEQA, additional work such as preservation in place or data recovery, shall occur as required by the paleontologist in coordination with City staff and descendants and/or stakeholder groups, as warranted. Once the resource has been properly treated or protected, work in the area may resume. Provide an acknowledgment from the contractor.	☐

Prior to Grading or Similar Activity	Planning	10) **Mitigation Measure TCR-1**: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground disturbing activities. The project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. The project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. Provide documentation to the City for review and approval.	☐
Prior to Grading or Similar Activity	Planning	11) **Mitigation Measure TCR-2**: Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed. Provide documentation to the City for review and approval.	☐

Prior to Grading or Similar Activity	Planning	12) **Mitigation Measure TCR-3:** The project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project description and location b. Project grading and development scheduling; c. Roles and responsibilities of individuals on the project; d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details; e. The protocols and stipulations that the contractor, City, Consulting Tribe (s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, human remains/cremations, sacred and ceremonial items, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation. f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items. g. Contact information of relevant individuals for the project. Provide documentation to the City for review and approval.	☐

Prior to Grading or Similar Activity	Planning	13) **Mitigation Measure TCR-4:** If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified. In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site. Provide an acknowledgment from the contractor.	☐

Prior to Grading or Similar Activity	Planning	14) **Mitigation Measure TCR-5:** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	☐
Prior to Grading or Similar Activity	Planning	15) **Mitigation Measure TCR-6:** Prior to final inspection, the developer/permit holder shall prompt the project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	☐
Prior to Grading or Similar Activity	Planning	16) A copy of all pages of these conditions of approval shall be included in the construction drawing packages for building, landscape, irrigation, grading permits/approvals, etc.	☐

Prior to Grading or Similar Activity	Planning	17) The developer/applicant or successor in interest shall pay any outstanding fees.	☐
Prior to Grading or Similar Activity	Planning	18) The contractor shall provide a letter that agrees to comply with the following requirements to the satisfaction of the Building & Safety Division: a. The site shall be watered on an on-going basis to control dust during construction and grading. b. There shall be regular street sweeping and clean-up of adjacent streets to minimize the amount of dust put into the air from motor vehicle travel. c. Mud and dirt shall be removed from construction equipment and vehicles prior to leaving the site to ensure they do not spread dirt into the street. d. An energy conservation plan showing compliance with Title 24 (Building Standards) of the California Administrative Code shall also be provided.	☐
Prior to Grading or Similar Activity	Planning	19) The contractor shall provide a letter that agrees to implement the following best practices during the construction phase of the development. a. Limit construction to the daytime hours (7:00 am to 7:00 pm) and prohibit construction on Sundays and holidays. b. At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that includes permitted construction on days and hours, as well as telephone numbers of the City's and contractor's authorized representative that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a	☐

		complaint, he/she shall investigate, take appropriate corrective action, and report to the City. c. During the entire active construction period, equipment and trucks used for the project construction shall utilize the best available noise control techniques (e.g., improved mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. d. During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be incorporated to the extent feasible. e. Select haul routes that avoid the greatest amount of sensitive use areas. Avoid soil hauling through residential areas. f. Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.	
Prior to Grading or Similar Activity	Planning	20) Grading plans shall include an ADA path of travel.	☐

Prior to Grading or Similar Activity	Planning	21) The development shall be subject to all provisions of City of San Jacinto Municipal Code section 13.44, which establishes Urban Stormwater Runoff Management and discharge controls to improve Water Quality and comply with Federal/State Regulations and any subsequent amendments, revisions or ordinances pertaining thereto.	☐
Prior to Grading or Similar Activity	Planning	22) A Final Water Quality Management Plan ("FWQMP") shall be submitted and approved. FWQMPs shall include a project description and identify on-site Best Management Practices ("BMPs") that will be used to reduce pollutants into the storm drain system to maximum extent practical. The FWQMP shall identify the structural and non-structural measures consistent with the City's adopted requirements. BMPs are approved in concept by a Master Water Quality Management Plan ("MWQMP"). The individual parcels/lots or parts of the project shall submit individual FWQMP Addendums, including plans and details providing the elevations and slopes of the any basin(s) and other details for the proposed structural BMPs. The City Engineer, or designee, shall review and approve the FWQMP document(s), plans, and details. The property owners, applicant or developer shall also provide a signed, agreement(s), presenting shared responsibilities for the BMP maintenance, which shall be recorded.	☐
Prior to Grading or Similar Activity	Engineering	23) The developer/property owner shall have an approved grading plan, executed grading agreement as directed by the City Engineer, and posted securities.	☐
Prior to Grading or Similar Activity	Engineering	24) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a.Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID number.	☐

		b. Geotechnical Report c. Storm Drain Improvement Plan d. Hydrology and Hydraulic Analysis e. Final WQMP (for reference) f. Sewer and Water Improvement Plan, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval. Fire Department and EMWD approval of Water Improvement Plan is required prior to City Engineer's approval. The designs shall comply with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	

Timing	Responsible Department	Prior to Recordation of the Final Map	Met?
Prior to Recordation of the Final Map	Engineering	25) A parcel map shall be filed for review and approval by the City Engineer.	☐
Prior to Recordation of the Final Map	Engineering	26) The developer/property owner shall have approved improvement plans, executed subdivision agreement, and posted securities.	☐
Prior to Recordation of the Final Map	Engineering	27) All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.	☐
Prior to Recordation of the Final Map	Engineering	28) If applicable, the developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project.	☐
Prior to Recordation of the Final Map	Engineering	29) The following statement shall be added to the Parcel Map: NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Ordinance 13-01, payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of the building permit for a parcel, and that the property owner shall pay the	☐

		fee required at the rate in effect at the time of issuance of the actual permit.	
Prior to Recordation of the Final Map	Engineering	30) The developer/property owner shall submit the following plans and reports to the City Engineer for review and approval: a. Onsite Grading and Erosion Control Plans – Plans shall show the approved WDID number. b. Geotechnical Report c. Street Improvement Plan d. Storm Drain Improvement Plan e. Hydrology and Hydraulic Analysis f. Final WQMP (for reference) g. Sewer and Water Improvement Plan, per Fire Department and EMWD standards, shall be submitted to the City Engineer for review and approval. Fire Department and EMWD approval of Water Improvement Plan is required prior to City Engineer's approval. h. Street Light Plan prepared by a registered Electrical Engineer i. Signing and Striping Plan j. Traffic Signal Modification Plan	☐

		The design shall comply with EMWD, RCFCD, Riverside County Transportation Department, Caltrans, City of San Jacinto, and ADA most recent standards, criteria, and requirement and in effect at the time of construction and shall be coordinated with the approved plans of the adjacent developments.	
Prior to Recordation	Special Districts	31) The Developer shall establish a funding mechanism for the maintenance of public improvements. • Annexation into the Public Facilities Maintenance Community Facilities District (CFD 2020-1) is an option to fulfill the funding requirement for maintenance of public improvements. If a property owner opts not to annex into a CFD, the funding mechanism (HOA/POA) must be fully established to satisfy this condition. The Developer shall also establish a funding mechanism for the public safety services. • Annexation into the Public Safety Community Facilities Districts (CFD) is an option to fulfill the funding requirement for public safety services. *Funding of services under the City's CFDs will consist of an annual assessment based on the costs of such services, as determined by a Maintenance Cost Estimate.*	☐

Timing	Responsible Department	Prior to Issuance of Building Permit	Met?
Prior to Issuance of Building Permits	Planning	32) The proposed project may be built in various phases. Each building will require the submittal of building permit plans, including architecture, design, colors, and materials. Plans shall be substantially consistent with plans approved through this entitlement, as determined by City Planning.	☐
Prior to Issuance of Building Permits	Planning	33) A site construction plan shall be submitted for review and approval that details the entity (tenant or master developer) who is responsible to construct parking areas, drive aisles, landscape areas, and parking lot lighting.	☐
Prior to Issuance of Building Permits	Planning	34) Any use that includes the provision of shopping carts, such as a grocery store or similar retail establishment, shall incorporate designated Shopping Cart Corrals. Cart corrals shall be constructed of decorative, durable materials, such as block with a stucco finish, stone veneer, or other architecturally compatible treatments, to ensure visual consistency with the overall project design. The placement and design of cart corrals shall minimize visual clutter, support efficient cart management, and maintain a high-quality appearance throughout the site.	☐
Prior to Issuance of Building Permits	Planning	35) A copy of all pages of these conditions of approval shall be included in the construction drawing packages for building, landscape, irrigation, grading permits/approvals, etc.	☐
Prior to Issuance of Building Permits	Planning	36) All HVAC equipment shall be fully shielded behind parapet walls from line of sight of adjacent properties.	☐
Prior to Issuance of Building Permits	Planning	37) Prior to the issuance of building permits, the applicant shall submit an Outdoor Lighting Plan, including a full photometric analysis, to the City Planning Division for review and approval. The plan shall apply to all outdoor public or common areas, including but not limited to parking lots, drive aisles, pedestrian pathways, plazas, and building frontage areas. The Outdoor Lighting Plan shall comply with the following requirements:	☐

		• Adequate Illumination: All access driveways and circulation routes serving each use shall be provided with adequate lighting to ensure safe vehicular and pedestrian movement. • Fixture Specifications: The plan shall include manufacturer cut sheets and details for all proposed light fixtures, including mounting height, lumen output, shielding, and color temperature. • Responsibility Map: The submittal shall include a site map clearly identifying lighting zones and areas of maintenance responsibility. • All lighting shall be fully shielded or otherwise designed to prevent glare, light trespass beyond the property line, illumination onto public rights of way, or upward light emission into the night sky.	
Prior to Issuance of Building Permits	Planning	38) All ground-mounted equipment (i.e., gas/electric meters, utility/mechanical cabinets, etc.) shall be screened from view from any street or private property adjacent to the project site. Solid walls or landscape features may be used for ground screening; Chain-link fencing is not an approved ground screening material.	☐
Prior to Issuance of Building Permits	Planning	39) The applicant/developer/property owner shall provide water service to this project in accordance with the requirements of the appropriate utility purveyors. This project is within City of San Jacinto water service area. If the Developer utilizes the City of San Jacinto water service, the developer will need to install a looped system to ensure adequate pressure and flow. In order to create the looped system the developer will need to tie into the City's existing 10" C900 water main on Eagle just South of Ramona Expressway and run it through the development to State Street. In addition, install a new water main on State Street, south to Idyllwild Drive and East on Idyllwild to Eagle Road where the City's main currently terminates.	☐

		Alternatively, the developer has the option to utilize EMWD for water service if the project site is annexed into the EMWD water service area. Water improvements shall be installed per EMWD Standards and Fire Department requirements. A letter or similar documentation acceptable to the City verifying compliance shall be provided to the Planning Division for review and clearance.	
Prior to Issuance of Building Permits	Planning	40) The applicant/developer/property owner shall provide sewer service to this project in accordance with the requirements of EMWD and sewer improvements shall be installed per EMWD Standards. A letter and/or inter-agency agreement from EMWD to the City verifying compliance shall be provided to the Planning Division for review and clearance.	☐
Prior to Issuance of Building Permits	Planning	41) Prior to issuance of building permits for each individual building, the applicant shall submit plans for the associated trash enclosure(s) and receptacle areas. All trash enclosure designs shall substantially conform to the approved prototypical trash enclosures for the Shopping Center, including materials, dimensions, access features, screening elements, and functional components.	☐
Prior to Issuance of Building Permits	Planning	42) Submit a Master Sign Plan(s) and applications, pursuant to the Development Code and any applicable sign program, for review and approval.	☐
Prior to Issuance of Building Permits	Planning	43) All parking and drive aisles shall be developed in compliance with Chapter 17.330 (Off-Street Parking and Loading Standards) and screened from public right-of-way and public view with a landscape hedge or decorative wall, as approved by City Planning.	☐
Prior to Issuance of Building Permits	Planning	44) Building plans shall include an ADA path of travel.	☐

Prior to Issuance of Building Permits	Planning	45) The applicant shall submit a complete Master Landscape and Irrigation Plan(s) and associated application(s) to the City Planning Division for review and approval, consistent with the Development Code and the City's Landscape Design Guidelines. The submittal shall identify all proposed landscape areas throughout the site and shall include a Landscape Phasing Plan that clearly delineates the timing and sequencing of landscape installation for each phase of development.	☐
Prior to Issuance of Building Permits	Planning	46) Prior to the issuance of building permits or tenant improvement permits for each individual building or parcel, the tenant shall submit a Landscape and Irrigation Plan for review and approval by the City Planning Division. All tenant-level landscape plans shall substantially conform to the approved Master Landscape and Irrigation Plan for the Shopping Center, including plant palette, irrigation design, materials, and overall landscape character.	☐
Prior to Issuance of Building Permits	Planning	47) All loading docks and trash compactors shall be screened from public view or enclosed within the proposed building. Submit plans for review and approval.	☐
Prior to Issuance of Building Permits	Planning	48) The developer/applicant or successor in interest shall ensure the following pursuant to Section XII. I of the 2010 NPDES Permit. Field verification that structural Site Design, Source Control, and Treatment Control BMPs are designed, constructed, and functional in accordance with the approved Final Water Quality Management Plan (WQMP). The City WQMP Inspector will be notified of the required inspections during construction.	☐
Prior to Issuance of Building Permits	Building	49) Submit building application, plans, and applicable fees for construction and installation of project components.	☐
Prior to Issuance of Building Permits	Building	50) Gates or other obstructions to required Fire Department vehicle access roads shall be approved by the Fire Department prior to construction.	☐

Prior to Issuance of Building Permits	Building	51) This project is located within the limits of the San Jacinto Regional Area Drainage Plan for which drainage fees have been adopted. Drainage fee shall be paid to the City of San Jacinto prior to the issuance of a permit. Fees are subject to change and shall be in the amount adopted at the time.	☐
Prior to Issuance of Building Permits	Building	52) This project shall be subject to the payment of the adopted Traffic Signal Mitigation fees and the Transportation Uniform Mitigation Fee (TUMF), exempted by the ordinance establishing the TUMF program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time.	☐
Prior to Issuance of Building Permits	Building	53) This project is subject to the payment of fees for the Multi-Species Habitat Conservation Plan (MSHCP), exempted by the ordinance establishing the MSHCP program. The fees shall be subject to the provisions of the enabling ordinance and based upon the fee schedule in effect at the time.	☐
Prior to Issuance of Building Permits	Engineering	54) All conditions required “Prior to the Issuance of a Grading Permit” have been met to the satisfaction of the City.	☐

Prior to Issuance of Building Permits	Engineering	55) Buildings or other required improvements shall not cross parcel lines. If any building or required improvements conflict, a parcel map shall be filed for review and approval and shall be recorded prior to construction of Pad 1 or the service station. Alternatively, a lot merger, lot line adjustment, or CC&R can be recorded to resolve any potential conflicts between existing lot lines and proposed structures. All building setbacks must comply with the City's Development Code. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Engineering Department.	☐
Prior to Issuance of Building Permits	Engineering	56) Ramona Expressway is classified as an Arterial (146'/110') per the General Plan. A 71-foot half width right-of-way is currently dedicated along the property northerly frontage. The applicant/property owner shall dedicate the required additional 2-feet of right-of-way to provide for a 73-foot half width right-of-way.	☐
Prior to Issuance of Building Permits	Engineering	57) State Street is classified as an Arterial(112'/76') per the City General Plan. A 55-foot half width right-of-way is currently dedicated along the property westerly frontage. The developer/property owner shall dedicate the required additional one foot (1') of right of way to provide 56-foot half width right-of-way.	☐
Prior to Issuance of Building Permits	Engineering	58) Eagle Road is classified as a Modified Collector (66'/48') per the Riverside County Standards. The developer/property owner shall verify the existing right-of-way. If necessary, the developer/property owner shall dedicate the appropriate right-of-way to achieve a 33-foot half width right-of-way along the property's easterly frontage.	☐

Prior to Issuance of Building Permits	Engineering	59) This Property is located in the San Jacinto Valley Area Drainage Plan which was adopted by the City of San Jacinto pursuant to Ordinance 13-01 and Section 66001, et seq, of the Government Code and that said property is subject to fees for said drainage area. Payment of the drainage fees shall be paid to the City of San Jacinto prior to issuance of each phase of improvements. The property owner shall pay the fee required at the rate in effect at the time of issuance of the actual permit, based on the amount of impervious area created.	☐
Prior to Issuance of Building Permits	Engineering	60) Property line corner cutbacks shall be dedicated per County of Riverside Standard No. 805. Curb ramps shall include concrete truncated domes per ADA standards.	☐
Prior to Issuance of Building Permits	Engineering	61) The developer/property owner shall submit to Engineering and Building & Safety a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report and the pad elevation certification from the Civil Engineer in compliance with the approved Precise Grading Plan.	☐
Prior to Issuance of Building Permits	Engineering	62) All easements and/or rights-of-way shall be offered for dedication to the public or other appropriate agencies in perpetuity and shall continue in force until the City or the appropriate agency accepts or abandons such offers. All dedications shall be free from all encumbrances as approved by the City Engineer.	☐
Prior to Issuance of Building Permits	Engineering	63) All weather access per Fire Department standards shall be provided to each permitted buildings per the Precise Grading Plan.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	64) Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B or other approved method. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design	☐

		features may increase or decrease the required fire flow. Reference CFC 507.3.	
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	65) Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24 7.2.3.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	66) Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, except for the south wall of Major 1 and Major 2, since the south wall has no openings, is rated with 8" CMU wall, and the buildings will have an increased sprinkler density. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 45 feet outside radius and 24 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 80,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent, and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	☐

Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	67) Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 45 feet outside radius and 24 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guideline OFM-01A.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	68) Secondary Access – Unless otherwise approved by the Fire Department, dead end fire apparatus access roads shall not exceed Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the Fire Department. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes will be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the Fire Department. Reference CFC 503.1.2 and Riverside County Office of the Fire Marshal Guidelines.	☐

Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	69) Fire Department Construction Permit Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	70) Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the City of San Jacinto Municipal Code.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	71) Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	72) Unlimited Area Building - Based upon the building construction type and requirements of the California Building Code (CBC), 60 feet of open space (with some reductions permitted) may be required around the building. Consult with your architect for additional information. Reference CBC 507.	☐
Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	73) Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.	☐

Prior to Issuance of Building Permits	Cal Fire – Riverside County Fire Department	74) Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.	☐

Timing	Responsible Department	Prior to the Issuance of a Certificate of Occupancy	Met?
Prior to the Certificate of Occupancy	Planning	75) Landscape and Irrigation must be installed per the approved plans. All items included on the approved landscape and irrigation plans, such as landscaping and planting, irrigation systems and components, dust control measures, walls/fences, pedestrian walkways, etc., shall be installed. Parkway landscaping on State Street shall be installed prior to the occupancy of Pad1, the Carwash or any Major Tenant. Parkway landscaping on Ramona Expressway between State Street and the eastern side of Village of San Jacinto Driveway shall be installed prior to Pad 1, the Service Station or any Major Tenant. Parkway landscaping on Ramona Expressway between the western portion of Village of San Jacinto Driveway and Eagle Road shall be installed prior to Pad 2, Pad 3, Pad 4, Pad, 5 or any Major Tenant.	☐
Prior to the Certificate of Occupancy	Planning	76) All required on-site improvements shall be installed per approved plans.	☐

Prior to the Certificate of Occupancy	Planning	77) Primary driveways and adjacent landscaping planters shall be installed as follows: • Pad 1 require completion of the access driveway on State Street, the western driveway and the driveway at Village San Jacinto. In addition, the three driveways shall be connected with a drive aisle in accordance with the approved Site Plan. • Carwash shall require completion of the access driveway on State Street and the western driveway on Ramona Expressway. In addition, the two driveways shall be connected with a drive aisle in accordance with the approved Site Plan. • The service station shall require the completion of the western driveway and the driveway at Village of San Jacinto. In addition, the two driveways shall be connected with a drive aisle north and south of the fuel Canopy in accordance with the approved Site Plan. • Pad 2, Pad 3 and Pad 4 shall require the completion of the driveway at Village of San Jacinto and the eastern driveway. In addition, the two driveways shall be connected with the proposed east-west driveway south of the aforementioned pads in accordance with the approved Site Plan. • Pad 5 shall require the eastern driveway to be completed and connected to the northern driveway on Eagle Road in accordance with the approved Site Plan.	☐

		• Shops 1 and Major 1 shall require the completion of the State Street Driveway, the western driveway, and the Village of San Jacinto Driveway. In addition, the driveways shall be connected with a completed drive-aisle in accordance with the approved Site Plan. • Major 2, Major 3, and Major 4 shall require the completion of the driveway on State Street, the driveway at Village of San Jacinto and all proposed driveways on Eagle Road. In addition, the driveways shall be connected with a completed drive-aisle in accordance with the approved Site Plan.	
Prior to the Certificate of Occupancy	Planning	78) Lighting shall be provided throughout the parking area at all hours of customer and employee use in accordance with the lighting phasing plan.	☐
Prior to the Certificate of Occupancy	Planning	79) All site improvements shall be installed or constructed per approved building permit plans required for each building/tenant per phasing exhibits.	☐
Prior to the Certificate of Occupancy	Planning	80) The developer/applicant shall prepare a Master Property Owner's Association for City review and approval. The document shall include provisions for maintenance of all common and public areas, reciprocal parking and access, consistent uniform signage and architectural theme, building colors, and materials for the Project, and maintenance responsibilities in the event any assessment district is reduced or eliminated. The City may enforce its interests in the CC&Rs.	☐

Prior to the Certificate of Occupancy	Planning	81) The developer/applicant or successor in interest shall submit the following items for the landscape and irrigation development and maintenance: a. The signed Landscape Certificate of Completion pursuant to Section 17.325.070 – Certificate of Completion of the Development Code; b. The irrigation scheduling pursuant to Section 17.325.080 – Irrigation Scheduling of the Development Code; c. The Landscape and Irrigation Maintenance Schedule pursuant to Section 17.325.090 – Landscape and Irrigation Maintenance Schedule of the Development Code; and d. The Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis are pursuant to Section 17.325.100 — Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis of the Development Code.	☐
Prior to the Certificate of Occupancy	Planning	82) All walls and fences shall be installed per the fence and wall plan.	☐

Prior to the Certificate of Occupancy	Planning	83) All new and existing onsite utilities shall be located underground. Appurtenances and associated equipment including, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes and meter cabinets, and concealed ducts in an underground system, may be placed aboveground. Where such facilities are not undergrounded such appurtenances and equipment shall be screened from public view by block enclosures and/or landscaping.	☐
Prior to the Certificate of Occupancy	Planning	84) All utility substructures shall be located away and/or screened from public view with landscaping materials. Plans shall be submitted to verify conformity, as determined by City Planning.	☐
Prior to the Certificate of Occupancy	Planning	85) Provide written certification from the responsible contractor that the parking lot lighting was installed per approved plans and lighting does not exceed one-half foot candle lighting along all property lines.	☐
Prior to the Certificate of Occupancy	Building	86) All department/agency requirements and signoffs shall be complete and obtained.	☐
Prior to the Certificate of Occupancy	Building	87) Specific addresses for each building shall be provided to make such number plainly visible from the public street, avenue, court, or alley upon which property fronts, and shall be contrasting color and background.	☐

Prior to the Certificate of Occupancy	Building	88) Pursuant to the traffic impact analysis (TIA) prepared by Linscott, Law, & Greenspan Engineers, the developer/property owner shall: Pay the project's fair share of 50.34% of the total estimated construction cost of the State Street/Community College Drive traffic signal. As an alternative to paying fair share fees, the developer/property owner may opt to construct the above-mentioned improvements in which the City would support entering into an Improvement and Credit Agreement that would offset construction costs by providing credit for the project's Traffic Signalization and Transportation Uniform Mitigation development fee obligation. This condition is required prior to the Occupancy of any Major Tenant.	☐
Prior to the Certificate of Occupancy	Engineering	89) The developer/property owner shall construct the traffic signal modifications at the intersection of State Street and Ramona Expressway to accommodate the addition of a northbound left-turn lane, the addition of a southbound right-turn lane, and to comply with Appendix G of the 2040 General Plan. This condition is required to be met prior to Pad 1, the Service Station, the Carwash or any Major Tenant.	☐

Prior to the Certificate of Occupancy	Engineering	90) The developer/property owner shall install signage and striping to accommodate proposed improvements on State Street and Ramona Expressway. The signage and striping at the State Street/Ramona Expressway intersection shall include the addition of a northbound left-turn lane, the addition of a southbound right-turn lane, and comply with Appendix G of the 2040 General Plan. This condition is required to be met prior to the occupancy of Pad1, the Carwash, Service Station, Shops 1, or any Major Tenant.	☐

Prior to the Certificate of Occupancy	Engineering	91) Ramona Expressway classified as an Arterial (146'/110'). The portion of the Ramona Expressway between State Street and the Village of San Jacinto half width dedicated right-of-way, shall be improved to provide for 8-inch curb and gutter located 55-foot south of centerline, pavement using a TI of 11.0 and PG 70-10, 37-foot wide parkway consisting of a Class I Multi-Use Path per City of San Jacinto Trails Master plan, landscaping, and streetlights subject to the result of a photometric study prepared by a registered electrical engineer, per City of San Jacinto, County of Riverside and Caltrans standards. The existing curb and gutter is placed at an acceptable location and can remain in place if it is determined to be in good condition at the time of permits. The portion of the Ramona Expressway between State Street and the eastern most part of the driveway at Village of San Jacinto is required to be completed prior to occupancy of Pad 1, the Service Station, Shops 1, or any Major tenant. The portion of the Ramona Expressway between the western most point of Village of San Jacinto driveway and Eagle Road is required to be met prior to occupancy Pad 2, Pad 3, Pad4, Pad 5, or any Major tenant.	☐
Prior to the Certificate of Occupancy	Engineering	92) Install raised landscaped median on Ramona Expressway on the east side of "Village at San Jacinto" Intersection to Eagle Road comparable to the existing median west of the said intersection This condition shall be met prior to occupancy of Pad 2, Pad 3, Pad 4, Pad 5, or any Major tenant as approved by the City Engineer.	☐

Prior to the Certificate of Occupancy	Engineering	93) State Street classified as an Arterial (112′/76′) (with 12-foot landscaped median) along the property westerly frontage within the dedicated right-of-way shall be improved to provide for a 56-foot wide halfwidth right-of-way, asphalt paving using a TI of 9.0 and PG 70-10 (for all northbound lanes and the southbound lane adjacent to the median), 8-inch curb and gutter 45-feet east of centerline, Class II buffered bike lane per City of San Jacinto Trails Master Plan, sidewalk and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards. Existing improvements can remain if determined to be in good condition by the City Engineer. This condition will not require storm water improvements on the west side of State Street for local drainage. This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or Major 1.	☐
Prior to the Certificate of Occupancy	Engineering	94) Install a raised landscaped median on State Street from Idyllwild Drive to Ramona Expressway comparable to the existing median located on State Street, north of Ramona Expressway, and as approved by the City Engineer. This condition is required to be met prior to occupancy of Pad 1, the Carwash, the Service Station, Shops 1, or any Major 1.	☐

Prior to the Certificate of Occupancy	Engineering	95) Eagle Road classified as a Modified Collector (66'/48') within the dedicated right-of-way shall be improved to provide for a 33-foot wide halfwidth right-of-way. Eagle Road shall be paved using a TI of 8.0 and PG 64-10, 8- inch curb and gutter 24-feet west of centerline, 6-foot wide sidewalk, landscaping, and streetlights subject to the photometric analysis, per City of San Jacinto, County of Riverside and Caltrans standards. The curb, gutter and paving can remain in place if it is determined to be in good condition at the time of permits per as determined by the City Engineer. This condition is required to be met prior to occupancy of Pad 4, Pad 5, or any Major Tenant.	☐
Prior to the Certificate of Occupancy	Engineering	96) If the existing pavement is not in good condition the developer/property owner may use grind and overlay technique as determined by the City Engineer.	☐
Prior to the Certificate of Occupancy	Engineering	97) The developer/property owner shall provide for utility trench surface repair as directed by the City Engineer if applicable.	☐

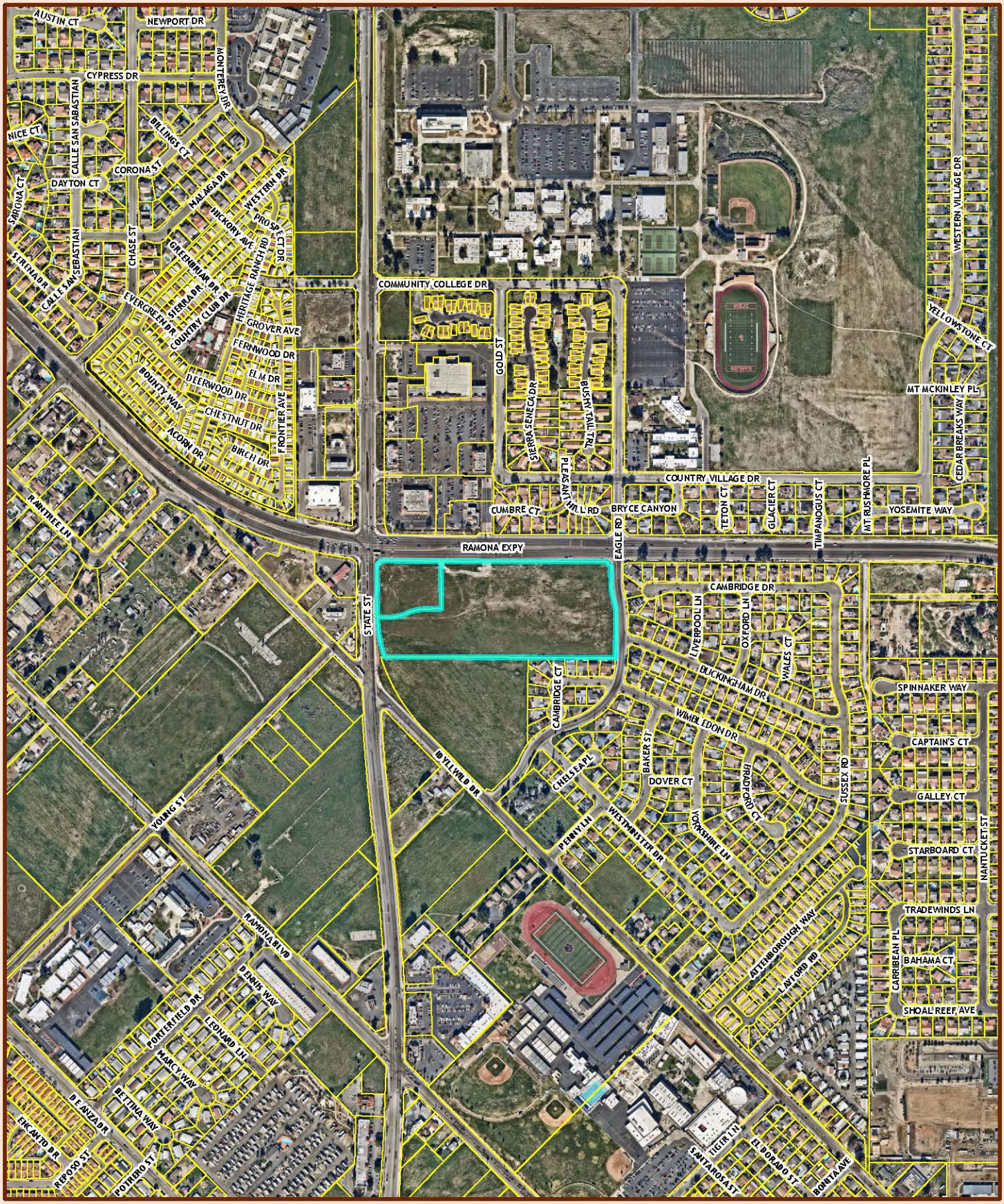
Prior to the Certificate of Occupancy	Engineering	98) The project is impacted by San Jacinto Valley Master Drainage Plan facilities, Line H and Line H-1. PM 22092 dedicated a 40-foot wide easement for storm drain purposes that crosses the site and was intended for Line H-1. The applicant has submitted a drainage study that proposes an alternative to the adopted master drainage plan. The study would take advantage of an existing 24-inch and 18-inch pipe system in Ramona Expressway (identified as Line H-3) to collect and convey runoff to the existing Line H crossing under Ramona Expressway. The developer/property owner shall upsize Line H-3 to accommodate the tributary 10-year flow rate. The City has no objection to the vacation of the existing drainage easement for Line H-1. Line H should be extended from the existing crossing to the project's southwest corner, an adequate inlet shall be provided at the terminus of Line H. This segment of Line H should be designed to convey the tributary 10-year flow rate. Plans for the drainage improvements, along with supporting hydrology and hydraulic calculations shall be submitted for approval. This condition is required to be met prior to occupancy of any building.	☐
Prior to the Certificate of Occupancy	Special Districts	99)Annexation into the applicable CFDs must be complete.	☐

Prior to the Certificate of Occupancy	Special Districts	100) Development must comply with Storm Water Basin & Pump Specifications and Standards. Privately maintained storm water and water quality systems will be required to submit an Irrevocable Offer of Dedication, or similar dedication language upon map recordation, for each basin lot.	☐
Prior to the Certificate of Occupancy	Special Districts	101) Development must comply with Landscape and Irrigation Design Guidelines.	☐
Prior to the Certificate of Occupancy	Special Districts	102) Landscape improvements shall include irrigation meters and backflow devices with tampering preventive cage, exclusive for right-of-way landscaping. Right-of-way landscaping must be divided from private property by form or mow-curb or other approved materials.	☐
Prior to the Certificate of Occupancy	Special Districts	103) Landscape areas in the right-of-way shall include an independent irrigation control system, with separate electric meter, exclusive for right-of-way landscaping. Cal-Sense version approved by the Public Utilities Superintendent is required for City maintained irrigation areas. (Must be operational and certified by Cal-Sense)	☐

Timing	Responsible Department	Prior to Acceptance of Public Improvements	Met?
Prior to Acceptance of Public Improvements	Special Districts	104) Developer will ensure that funds are available for maintenance, in the event that improvements are completed, and ready for City takeover, PRIOR to levy collection. • The first installment of collected assessments is paid to the City in January of each year. In the event that takeover is requested before the first installment is paid to the City, the Developer will either: ❖ Pay an advancement of funds for the months included from takeover to collection (amount to be set by cost estimate at annexation) OR ❖ Continue to maintain improvements until City has acquired enough funds to sustain maintenance or until first assessment installment is received, whichever is first	☐
Prior to Acceptance of Public Improvements	Special Districts	105) Upon acceptance and City take-over, developer will ensure that a minimum of one-year warranty is in place for landscape, irrigation, and basin integrity, inclusive pumps and mechanical equipment used for the maintenance of the improvements taken over.	☐

Timing	Responsible Department	Operational / Performance / Ongoing Conditions	
Operational	Planning	106) Required parking shall remain usable and accessible, and lighting shall be provided, as approved, at all hours of customer and employee use. The use of parking and loading spaces for customers and employees, including ADA spaces, shall not be prevented, prohibited, limited, restricted, eliminated or adapted for other use excepted as follows: • Use of parking spaces for drive-thru overflow to prevent traffic backup onto shopping center roads, or city streets in a manner acceptable to the City; • Special Events with an approved Temporary Use Permit.	☐
Operational	Planning	107) All landscaped areas shall be maintained in a thriving condition, free of weeds, trash and debris.	☐
Operational	Planning	108) Deliveries, loading and unloading activities, and trash pick-up hours shall be limited to daytime hours only (7:00 a.m. to 7:00 p.m.) for Major 3 and Major 4.	☐
Operational	Planning	109) The business shall maintain lighting to illuminate for security and safety of parking and access areas at no less than one-foot candle of illumination at ground level.	☐
Operational	Planning	110) Any business selling alcohol shall maintain an active ABC license issued and maintained by the California Department of ABC.	☐
Operational	Planning	111) The permittee of any alcohol sales shall conform to the regulations of the Department of Alcoholic Beverage Control (ABC).	☐
Operational	Planning	112) Any premises approved to sell alcohol shall be posted to indicate that it is unlawful for anyone to drink or consume any alcoholic beverage in any public place.	☐

Operational	Planning	113) The Permittee shall remove litter from the premises, public sidewalks, and parking lots daily and keep the areas swept weekly to prevent debris buildup. Trash cans shall be added, and "No Littering" signs shall be posted on the premises.	☐
Operational	Planning	114) The owner and management of the establishment selling alcoholic beverages shall provide ABC-approved and/or certified training for all employees who sell or serve alcoholic drinks at the first available opportunity or no later than thirty (30) days from the employee's date of employment.	☐
Operational	Planning	115) No outdoor storage and display/sales is permitted without an approved Temporary Use Permit.	☐
Operational	Building	116) All required Fire Department vehicle access roads shall be maintained in a passable condition at all times for emergency Fire Department use.	☐
Operational	Building	117) Contact the Community Development Department, specifically the Building and Safety Division, if water supply for fire hydrants is lost or if pressure is dramatically reduced.	☐
Operational	Building	118) Outdoor dining areas must be cleaned daily and kept free of debris.	☐



N

APN: 434-080-025/26
Location Map

From: Comments
To: White, Kevin
Subject: FW: Public Comment
Date: Monday, May 18, 2026 10:39:45 AM

Received 5/17/26

-----Original Message-----
From: Jeff <jeffreyosorio19@gmail.com>
Sent: Sunday, May 17, 2026 7:42 PM
To: Comments <comments@sanjacintoca.gov>
Subject: Public Comment

[NOTICE: This message originated outside of City of San Jacinto -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To the San Jacinto Planning Commission,

I am writing to strongly oppose the proposed Magnet Shopping Center (PROJ23-0013) at State Street and Ramona Expressway due to severe safety and traffic concerns for the adjacent residential communities.

The inclusion of four drive-thrus, a car wash, and a gas station will create an unacceptable surge in traffic, endangering local pedestrians and leading to cut-through traffic in our neighborhood. Furthermore, our neighborhood is already experiencing unaddressed property crimes, such as ongoing mailbox break-ins, which local law enforcement and city officials currently lack the resources to resolve. Introducing a massive, high-traffic commercial center will inevitably bring more property crime and loitering into our immediate backyards, further overwhelming our limited public safety resources.

I urge the Planning Commission to deny the Mitigated Negative Declaration and reject this project until a full Environmental Impact Report (EIR) is conducted to evaluate the direct safety, noise, and security impacts on our neighborhood.

From: Comments
To: White, Kevin
Subject: FW: Public Comment – Opposition to Proposed Magnet Shopping Center (Case No. PROJ23-0013)
Date: Monday, May 18, 2026 10:37:56 AM

Received 5/14/26

From: Elizabeth Osornio <eosornio43@gmail.com>
Sent: Thursday, May 14, 2026 4:58 PM
To: Comments <comments@sanjacintoca.gov>
Subject: Public Comment – Opposition to Proposed Magnet Shopping Center (Case No. PROJ23-0013)

[**NOTICE:** This message originated outside of City of San Jacinto -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon,

My name is Elizabeth Osorio , and I am a resident living near the proposed development site at State Street and Ramona Expressway. I am writing to express my concerns regarding the proposed Magnet Shopping Center.

While I understand the importance of commercial growth in our community, I do not believe this particular project reflects the needs or best interests of nearby residents. The proposal includes multiple drive-thru restaurants, a car wash, and additional convenience retail. However, our area is already saturated with similar businesses, including several fast-food establishments and existing car wash services within close proximity.

Adding more of the same does not meaningfully improve the quality of life for residents. Instead, it contributes to increased traffic, noise, congestion, and environmental impact without offering new or diverse amenities to the community.

Additionally, there is a nearby high school, and many students walk through these streets daily. Increasing the number of drive-thru businesses and high-traffic retail areas raises concerns about pedestrian safety, traffic flow, and overall student well-being. Developments of this nature can also lead to increased loitering and activity that may not be appropriate so close to a school environment.

I would strongly encourage the Planning Commission to consider

developments that better serve the long-term well-being of San Jacinto residents. For example, there is a clear need for:

- Health-focused grocery options or higher-quality food retailers
- Family-oriented spaces such as improved parks or recreational areas
- Businesses that promote economic growth while enhancing community value

As a nearby resident, I respectfully ask that you reconsider the current proposal and prioritize developments that bring balance, diversity, and meaningful benefit to our neighborhood.

Thank you for your time and consideration.

Sincerely,

Elizabeth Osorio

Sent from my iPhone

CITY OF SAN JACINTO

INITIAL STUDY FOR "The Magnet" Project



March 2024

Lead Agency
CITY OF SAN JACINTO
595 S. San Jacinto Ave. A-B
San Jacinto, CA 92583

Prepared By
SALEM Engineering Group, Inc.
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 9173

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A. INTRODUCTION

1. Project Case Number(s)

PROJ23-0022

CEQA23-007

2. Project Title

The Magnet

3. Public Comment Period

March 28, 2024 – April 29, 2024 30 Day Review Period

4. Lead Agency

City of San Jacinto
595 S. San Jacinto Ave. A-B
San Jacinto, CA 92583

5. Documents Available At

CEQA - City of San Jacinto, CA (civiclive.com)
(https://sanjacintoca.hosted.civiclive.com/cms/One.aspx?portalId=10384430&pageId=13697858)

6. Prepared By

SALEM Engineering Group, Inc.
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730

7. Project Sponsor

Rich Development Enterprises, LLC
600 N. Tustin Ave., Suite 150
Santa Ana, CA 92705

B. PROJECT DESCRIPTION, LOCATION AND SETTING

1. Project Location

The project site is located within the City of San Jacinto (City), which is located at the base of the San Jacinto Mountains and adjacent to the San Jacinto River (see Figure 1). The City is approximately 26 square miles (16,700 acres) and is located south of the City of Beaumont, west of the City of Perris, and north of the City of Hemet in Western Riverside County. State Route 79 (SR 79) runs through the City and is a primary corridor for regional access to San Jacinto. (see Figure 1).

The project site is located at the southeast corner of Ramona Expressway (SR79) and State Street, which is a four-lane arterial roadway (see Figure 2). The project site is comprised of two contiguous rectangular-shaped parcels of land totaling approximately 14.44 acres (Riverside Assessor's Parcel Numbers [APNs] 434-080-025 and -026).

2. General Plan Designation and Zoning

Land Use Designation: Commercial (C)

Zoning: Commercial General (CG)

3. Project Description

The proposed project is a commercial development on 14.44 acres to include the following types of commercial land uses with a total building area of 114,135 square feet (sf), all single story:

Building Label	Proposed Use	Square Footage
Major 1	Retail	16,012
Major 2	Retail	9,603
Major 3	Retail	22,066
Major 4	Retail	5,200
Major 5	Retail	20,000
Shops 1	Retail/Restaurant	6,539/2,223
Shops 2	Retail/Restaurant	2,500/2,000
Car Wash	Commercial	3,589
Convenience Store/Gas Station (8 fuel pumps and canopy)	Retail	5,198
Pad 1	Restaurant	2,497 SF
Pad 2	Restaurant	3,212 SF
Pad 3	Restaurant	3,012 SF
Pad 4	Restaurant	3,820 SF
Pad 5	Retail	7,052 SF
Total		**114,523 SF**

The project site will be accessed via W. Ramona Expressway (3 driveways), State Street (1 driveway), and Eagle Road (1 driveway). 594 parking stalls are proposed throughout the project site, exceeding the number that is required (536 stalls). Bicycle parking is also provided (56 stalls), which also exceeds what is required (54 stalls).

The proposed project is consistent with the existing zoning and associated design criteria. Building setbacks all exceed what is required and the proposed maximum building height (38 feet) is seven feet lower than the allowed 45 feet.

The proposed building facades will consist of metal panels, canopies, louvers, and doors; composite wood siding; and plaster. They will be painted with neutral browns and greys with occasional modest highlights of primary colors.

As shown in the prepared conceptual landscape plan, the project will adhere to all City design guidelines, codes, and regulations. A permanent irrigation system will be installed. Approximately 17.3 percent of the project site will be landscaped with approximately 393 trees, 48 palms, 2,884 five-gallon shrubs, and 721 one-gallon shrubs. The proposed hardscape will include benches, bicycle parking, pathways, art, and walls.

Offsite improvements are proposed within the State Street, Ramona Expressway, and Eagle Road rights-of-way as presented below:

State Street

- Widening of State Street with installation of a landscaped median,
- Sidewalk, curb, and gutter improvements/repairs along the project frontage,
- A catch basin and a 48-inch public storm drain line with 18-inch (southwest corner of the site) and 36-inch (northwest corner of the site) laterals connecting from the project site.
- One driveway

Ramona Expressway

- A landscaped median in Ramona Expressway,
- New sidewalk, curb, and gutter along the project frontage,
- New 8-inch sewer line from the project site to a sanitary line within Ramona Expressway,
- Two 8-inch water connections, and
- Three driveways.

Eagle Avenue

- A new sidewalk along the project frontage, and
- One driveway.

Off-site Water and Sewer Improvements

There are two options to serve the project water and sewer need. One option is to use the City of San Jacinto water and sewer system and the second option is to use Eastern Municipal Water District (EMWD) service.

City Water and Sewer Service Option

If the project developer elects to use the City Water System, a new loop water system will be installed as indicated below:

a) A new connection to the existing water within the Eagle Avenue right-of-way to a private main water line crossing the project site to State Avenue. Domestic services for the project will be provided from the private loop with city meters.

b) A new public water main within the State Street right-of-way running south to Idyllwild Drive.

c) A new public water line within the Idyllwild Drive right-of-way from State Avenue to Eagle Road, connecting to the existing water line within the Eagle Road right-of-way.

d) Sewer service will be provided via a connection to the existing sewer line located within the Eagle Avenue right-of-way; a connection to the existing sewer line located within the Idyllwild Drive right-of-way; including a public sewer line within the State Road right-of-way to the connection point in Idyllwild Road.

Eastern Municipal Water District (EMWD) Water and Sewer Service Option

If the project developer elects to use EMWD for water and sewer service, the following improvements will be conducted as part of the proposed project:

a) Manifold connections to existing water lines on Ramona Expressway and State Street rights-of-way.

b) A private water loop for fire service

c) A sewer lateral connection the existing Sewer line within the Ramona Expressway right-of-way.

The applicant is requesting the following entitlements:

- Site Plan and Design Review
- Subdivision (Tentative Parcel Map)
- MUP for Outdoor Dining
- (4x) MUP for each Restaurant w/ Drive Thru

Construction of the project is expected to begin in the Fall of 2024. The project will be developed in its entirety in one phase. The anticipated construction schedule is presented below.

- Site preparation – 2 weeks
- Grading – 2 weeks
- Building construction – 6 months
- Paving – 1 ½ weeks
- Architectural Coating – 3 ½ weeks

4. Land Uses and Setting

Project Site

The project site is currently vacant. It is relatively flat with an elevation of 1,519 feet above mean sea level (msl). There is no noticeable slope. The onsite vegetation is dominated by weeds and non-native herbs and there are no trees present on the site. None of the onsite soils are listed as sensitive in the Multiple Species Habitat Conservation Plan (MSHCP) or provide suitable habitat for any sensitive plant species.

Surrounding Land Uses

Surrounding land uses include commercial development to the north across Ramona Expressway and west across North State Street; single-family residential to the east and southeast; and a vacant previously disturbed lot to the southwest.

Existing Land Use, General Plan Designation and Zoning			
	Existing Land Use	**General Plan Designation**	**Zoning**
Project Site	**Vacant/Disturbed**	**Commercial (C)**	**Commercial General (CG)**
North	Shopping center and single-family residential (SFR)	C and Residential Low Density (LDR)	CG and Residential, Low Density (RL)
South	Vacant/Disturbed and SFR	C and LDR	Commercial Neighborhood (CN) and RL
East	SFR	LDR	RL
West	Commercial (restaurant and fuel station)	C	CG

5. Native American Consultation

Consultation under Assembly Bill (AB) 52 commenced on December 20, 2023. Notices were sent to the following tribes: Agua Caliente Band of Cahuilla Indians, Torres Martinez Desert Cahuilla Indians, Morongo Band of Mission Indians, Rincon Bank of Luiseño Indians, San Manuel Band of Mission Indians, and Soboba Band of Luiseño Indians. Responses were received from the Soboba Band of Luiseño Indians See section #18. Tribal Cultural Resources.

6. Necessary Approvals from Other Agencies

(e.g., permits, financing approval, or participation agreement):

- Building and Grading Permits
- Santa Ana Regional Water Quality Control Board (RWQCB) National Water Pollutant Discharge Elimination System (NPDES) approval and water discharge requirements.
- City of San Jacinto or Eastern Municipal Water District (EMWD) water and wastewater connection permits.

- Western Riverside MSHCP Consistency Approval

7. Technical Studies Referenced in this Initial Study

(Provided as Appendices)

A. The Magnet Project Air Quality, Greenhouse Gas and Energy Impact Study. MD Acoustics. November 30, 2023. (Appendix A)

B. Habitat Assessment and MSHCP Consistency Analysis 99 Cent Store Project. Phoenix Biological Consulting. August 15, 2022. (Appendix B)

   Preconstruction Survey APN 434-080-025 &026. Phoenix Biological Consulting. March 20, 2024. (Appendix B)

C. Cultural Resources Assessment Rich Development LLC Project. LSA, December 2023. (Appendix C)

D. Geotechnical Engineering Investigation With Geologic Hazard Study. Salem Engineering Group, Inc. May 18, 2022. (Appendix D)

E. AAI Phase I Environmental Site Assessment Proposed Commercial Development SEC State Street & West Ramona Expressway. Salem Engineering Group, Inc. June 3, 2022. (Appendix E)

F. Southeast Corner of Ramona Expressway and State Street Commercial Project Noise Impact Analysis. MAT Engineering, Inc. December 1, 2023. (Appendix F)

G. Traffic Impact Analysis Report Ramona Expressway and State Street Shopping Center. LLG March 30, 2023. (Appendix G)

C. ACRONYMS

Acronym	Definition
AB	Assembly Bill
ADT	Average Daily Trips
AQMP	Air Quality Management Plan
ARB	Air Resources Board
ARCNET	Allied Riverside Cities Narcotics Enforcement Team
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CalGreen	California Green Building Standards Code
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CGS	California Ground Squirrel
City	City of San Jacinto
CO	Carbon Monoxide
COPPS	Community Oriented Policing and Problem Solving
DARE	Drug Abuse Resistance Education
DIF	Development Impact Fee
DOC	Department of Conservation
ECA	Essential Connectivity Area
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gas
GIS	Geographic Information System
GSP	Groundwater Sustainability Act
HVAC	Heating Ventilation and Cooling
HUSD	Hemet Unified School District
LHMP	Local Hazard Mitigation Plan
LMAX	Maximum Noise Level
LOS	Level of Service
MBTA	Migratory Birt Treaty Act
MERV	Minimum Efficiency Reporting Value
MGD	Million Gallons Per Day
MLD	Most Likely Descendant
MND	Mitigated Negative Declaration
MPH	Miles Per Hour
MSHCP	Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
PRC	Public Resources Code
RCA	Regional Conservation Authority

C. ACRONYMS

Acronym	Definition
RCA	Regional Conservation Area
RCFD	Riverside County Fire Department
RCP	Reinforced Concrete Pipe
RTA	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SF	Square Foot/Feet
SHPO	State Historic Preservation Office
SGMA	Sustainable Groundwater Management Act
SJDC	San Jacinto Development Code
SJUSD	San Jacinto Unified School District
SJVRWRF	San Jacinto Valley Regional Water Reclamation Facility
SMARA	Surface Minig and Reclamation Act
SWPPP	Storm Water Pollution Prevention Plan
TIA	Traffic Impact Analysis
TUMF	Transportation Uniform Mitigation Fee
UCR	University of Riverside, California
UWMP	Urban Water Management Plan
VHFHZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled
VMT	Vehicle Miles Traveled
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Government

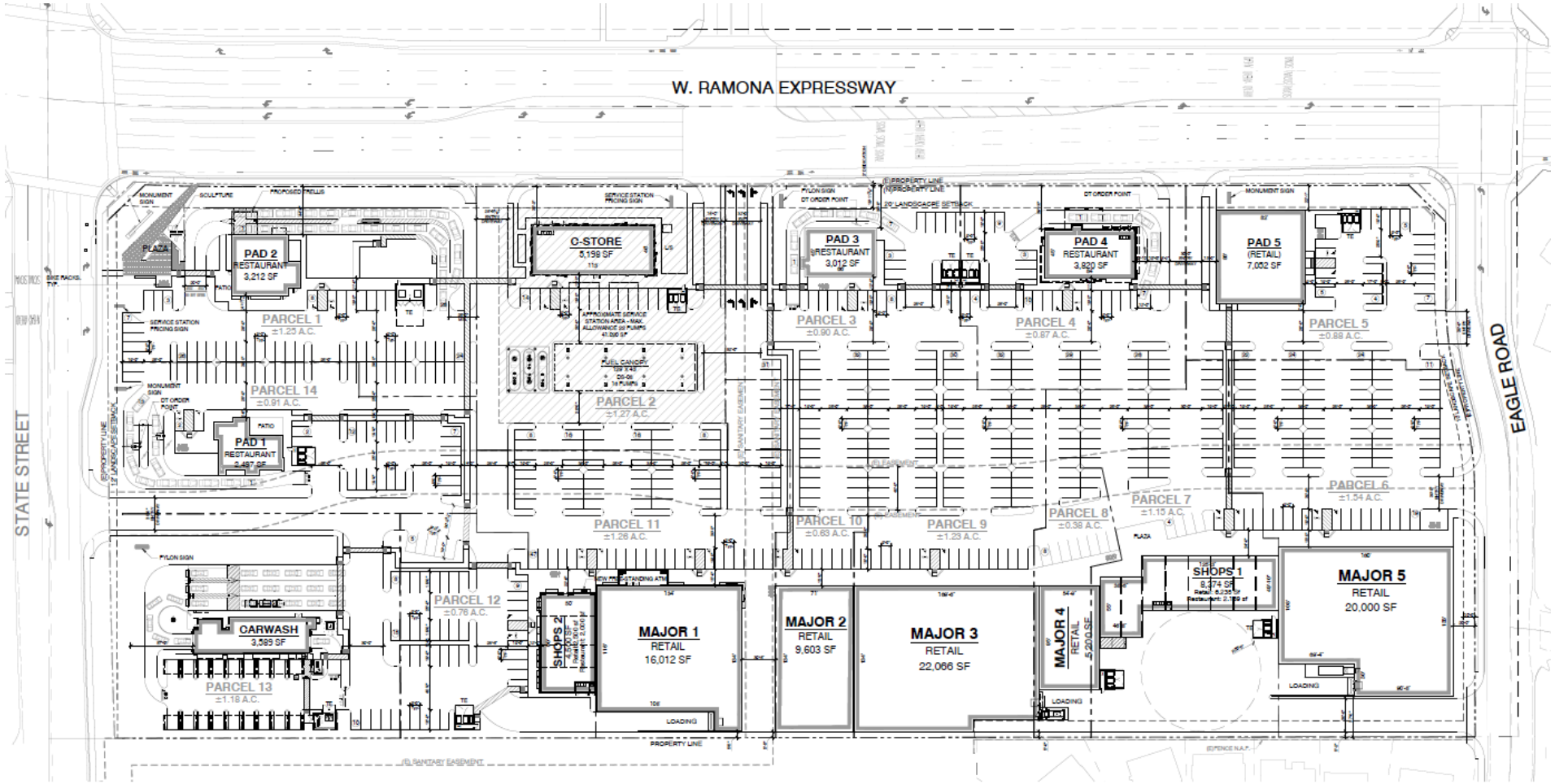
Figure 1: Regional Location



Figure 2: Project Vicinity Map



Figure 3: Site Plan



D. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☒ Geology & Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology & Water Quality	☒ Land Use & Planning	☐ Mineral Resources
☐ Noise	☐ Population & Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☐ Utilities & Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

E. LEAD AGENCY DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐ I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to the State CEQA Guidelines and the County's adopted Local CEQA Guidelines. The proposed project is a component of the whole action analyzed in the previously adopted/certified CEQA document.

☐ I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. Minor additions and/or clarifications are needed to make the previous documentation adequate to cover the project which are documented in this addendum to the earlier CEQA document (CEQA Section 15164).

☐ I find that the proposed project has previously been analyzed as part of an earlier CEQA document (which either mitigated the project or adopted impacts pursuant to findings) adopted/certified pursuant to State and County CEQA Guidelines. However, there is important new information and/or substantial changes have occurred requiring the preparation of an additional CEQA document (ND or EIR) pursuant to CEQA Guidelines Sections 15162 through 15163

Signature _____ Date _____

Printed Name _____ For _____

F. ISSUES & SUPPORTING INFORMATION SOURCES	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics Will the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Response:
For purposes of determining significance under CEQA, a scenic vista is defined as an area that is designated and accessible to the public for the express purposes of viewing and sightseeing. This includes any such areas designated by a federal, state, or local agency. The City of San Jacinto (City) has not designated any scenic vistas.

Furthermore, although the introduction of new development at the project site may partially obstruct existing views of the San Jacinto and Santa Rosa mountains from adjacent residential land uses, the proposed project is consistent with the existing General Plan and Zoning regulations. Proposed building setbacks all exceed what is required and the proposed maximum building height (38 feet) is seven feet lower than the allowed 45 feet.

After project construction, views of the mountains will still be available from public locations depending on the viewer's specific location. Based on the analysis above, direct impacts to a scenic vista will not occur and potential indirect impacts to offsite public viewsheds will be less than significant. No mitigation is required

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

Response:
The State Scenic Highway Program was established by the California Department of Transportation (Caltrans) to preserve and protect scenic highway corridors from change that will diminish the aesthetic value of lands adjacent to state highways. Highways may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. According to the California State Scenic Highway Mapping System, there are no designated or eligible state scenic highways within the viewshed of the proposed project that will be significantly impacted by the project. There will be no impact to State scenic highways. No mitigation is required.

c) In non-urbanized areas, will the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, will the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒

Response:
The project site is located at a busy intersection in a suburban area surrounded by single family and commercial land uses. Policy RM-1.2 of the Natural Resource Element of the City General Plan defines scenic resources as mature trees, rock outcroppings, hillsides,

ridgelines, and other natural prominent landforms. Based on this definition, there are no scenic resources in the vicinity of or on the project site. The proposed project will be consistent with the developed nature of the project area. Impacts will be less than significant. No mitigation is required.

d) Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Response:

City Development Code (SJDC) Section 17.300.080, *Outdoor Light and Glare,* regulates light and glare by providing that exterior lights be shielded or modified, and located so as to eliminate spillover illumination or glare onto adjoining properties and to prohibit any interference with the normal operation or enjoyment of adjacent property.

SJDC Section 17.330.080, *Parking Design and Development Standards,* provides lighting requirements for parking areas. These include requirements that parking area light standards have a maximum height of 25 feet as measured from the usable parking or driving surface, and that illumination of parking lots and adjacent pedestrian areas does not exceed one-half foot-candle along lot lines of a project.

The project site is currently vacant with no existing sources of light or glare. The area surrounding the project is developed with urbanized land uses that provide various levels of nighttime lighting. Construction activities for the proposed project will occur during the day. Therefore, no temporary nighttime construction lighting impacts will occur. Operation of the proposed project will introduce new sources of commercial and street lighting next to and into the project site. The proposed lighting will be similar to the type and level of existing commercial lighting provided in the project vicinity and will be designed to direct light downward within the property to minimize spillover illumination and glare consistent with the City's Municipal Code. Potential light and glare impacts will be less than significant. No mitigation is required.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code

2. Agriculture and Forest Resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Will the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

Response:

The project site is not zoned for agricultural use or designated by the California Department of Conservation (DOC) as Prime Farmland or Farmland of Statewide Importance. The project site does not contain any land zoned as forest land or trees with commercial timber

value. The project will not involve any development that will convert agricultural land to a non-agricultural use, conflict with existing zoning of forest land or timberland, result in the loss or conversion of forest land to non-forest uses, interrupt ongoing agricultural activity, or conflict with a Williamson Act contract. Therefore, the project will have no impact on agricultural, forest land, or timberland resources. No impacts to them will occur and no mitigation is required.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

Response:
See discussion for (a) above.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

Response:
See discussion for (a) above.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Response:
See discussion for (a) above.

e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Response:
See discussion for (a) above.

Sources:
1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials

3. Air Quality – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Will the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Response:
The State Air Quality Implementation Plan (SIP) is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The SIP prepared for California is administered by the California Air Resources Board (CARB), which has overall responsibility for compiling emission inventories, developing suggested control measures, providing oversight to local programs in light of statewide air quality maintenance, and air pollution prevention. The project site is located within the South Coast Air Quality Management District (SCAQMD), which in coordination with the Southern California Association of Governments (SCAG) is responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB).

An Air Quality, Greenhouse Gas, and Energy Impact Study (AQ/GHG/Energy study) was prepared by MD Acoustics, LLC. The AQ/GHG/Energy study found that neither

construction nor operational-source emissions (regional and local) will cause a violation or substantively contribute to a violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS) as the project emissions do not exceed SCAQMD thresholds as shown in the table below. Furthermore the project, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Therefore, the project will not conflict with or obstruct implementation of the South Coast AQMP. This impact is less than significant. No mitigation is required.

Regional Construction-Related Pollutant Emissions

	Pollutant Emissions (pounds/day)					
Activity	ROG	NOx	CO	SO_2	PM10	PM2.5
Total for overlapping phases	73.08	21.13	28.26	0.03	1.50	1.09
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Local Construction Emissions at the Nearest Receptors

	On-Site Pollutant Emissions (pounds/day)			
Activity	NOx	CO	PM10	PM2.5
Total for overlapping phases	19.92	24.25	0.92	0.85
SCAQMD Thresholds[1]	325	1,677	11.0	6.7
Exceeds Threshold?	No	No	No	No

Regional Operational Pollutant Emissions

	Pollutant Emissions (pounds/day)					
Activity	ROG	NOx	CO	SO2	PM10	PM2.5
Total Emissions	53.37	47.94	405.48	0.95	81.66	21.26
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Local Operational Emissions at the Nearest Receptors

	On-Site Pollutant Emissions (pounds/day)[1]			
On-Site Emission Source	NOx	CO	PM10	PM2.5
Total Emissions	2.22	18.81	2.78	0.77
SCAQMD Thresholds for 25 meters[5]	371	1965	4	2
Exceeds Threshold?	No	No	No	No

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

Response:

The project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The incremental addition of pollutants will primarily be from increased vehicle traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects in the project area. Air quality will be temporarily degraded during project

construction activities that may occur separately or simultaneously with other projects. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. As noted in section 3. A above, the project will not exceed the SCAQMD thresholds for pollutant emissions. Therefore, because the project will not cause any exceedences in the applicable thresholds, the project's contribution to cumulative impacts is less than significant. No mitigation is required.

c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Response:

Sensitive receptors are populations that are more susceptible to the effects of air pollution than the population at large, such as the very young, the elderly, and those suffering from certain illnesses or disabilities. The populations residing at the single-family residences located north, south, and east of the project site may be affected by project emissions. Although grading and construction related emissions associated with the project could generate fugitive dust emissions at these receptors, they will not exceed air quality standards, and are temporary. Furthermore, construction of the proposed project will comply with existing SCAQMD rules for the reduction of fugitive dust emissions. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (disturbance area of approximately 14.5 acres) and the fact that the project won't export more than 5,000 cubic yards of material a day a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required.

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. However, given the relatively low amount of heavy-duty construction equipment and construction schedule, the proposed project will not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk.

Project operational-sourced emissions will not exceed regional operational air quality thresholds or result in or cause a significant localized air quality impacts as discussed in the AQ/GHG/Energy study. Additionally, project-related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots").

Project operational-source emissions will therefore not adversely affect sensitive receptors within the vicinity of the project. Impacts will be less than significant and no mitigation is required.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

Response:

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs will be emitted during construction of the project, which are objectionable to some; however, emissions will disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors will occur during construction of the proposed project.

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project will result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus will constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed project will include odor emissions from the fueling station, trash storage areas, and vehicle emissions. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 no significant impact related to odors will occur during the on-going operations of the proposed project. No mitigation is required.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials
4. Project Air Quality/Greenhouse Gas Emissions Report, MD Acoustics, 2023 (Appendix A).

4. Biological Resources Will the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Response:

A Habitat Assessment and MSHCP Consistency Analysis was prepared by Phoenix Biological Consulting (biological resources study). Per the biological resources study the Multi-Species Conservation Program (MSHCP) was queried to determine what type of habitat assessment and potential survey requirements were necessary for the project site. The MSHCP query results indicated that there are no criteria cells in close proximity to the project site, nor are there any defined waterways. The query also indicated that surveys on the project site for burrowing owl were indicated. No other potential sensitive species or sensitive habitat was identified in the online RCA MSHCP database query.

Field investigations were conducted at the site in May and June of 2022 and verified in March of 2024 to determine the extent of existing plant communities on the project site and to evaluate the presence of burrowing owls, jurisdictional features, and riparian/riverine

habitat. The entire project site was found to be covered in ruderal or non-native grassland which is dominated by non-native plant species adapted to disturbance. Field investigation findings were verified in March of 2024. There are no trees on the project site.

Although no burrowing owls were found on the project site or on the surrounding buffer, several California ground squirrel (CGS) burrows were present on the project site. None of the CGS burrows had any sign of burrowing owls such as feathers, tracks, whitewash, pellets, or owls. However, due to the presence of numerous CGS burrows on site, a preconstruction survey for burrowing owl is recommended prior to ground disturbance to ensure no burrowing owls have moved onto the site since the burrowing owl survey was completed.

The project site was also found to have suitable ground nesting habitat for avian species. Although the MSHCP does not cover impacts to nesting birds, they are protected under section 3503 of CDFW code and the Migratory Bird Treaty Act (MBTA).

Potential impacts to nesting birds can be eliminated if vegetation suitable for nesting activity is removed outside of the nesting bird season, which typically begins in February and lasts until the end of August.

Impacts related to implementation of the MSHCP will be less than significant with implementation of the following mitigation measures.

Mitigation Measure BIO-1: A burrowing owl preconstruction survey shall be conducted no more than 30 days prior to any ground disturbance at the project site.

Mitigation Measure BIO-2: Ground disturbing and vegetation removal activities shall be conducted outside of the nesting bird season. If these activities must occur during the nesting season, a nesting bird survey should be conducted within 7 days prior to any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions are required. If nesting birds are observed on site, no impacts shall occur within 250 feet (500 feet for raptors) of any active nests. Construction activity may only occur within 250 feet of an active nest at the discretion of a biological monitor.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Response:

Potential burrowing owl and nesting bird habitat was identified on the project site. No riparian habitat or other sensitive natural communities were identified. The entire project site consists of ruderal or non-native grassland. Per the MSHCP Geographical System (GIS) layers ruderal and non-native grassland is dominated by non-native plant species adapted to disturbance. With implementation of Mitigation Measures BIO-1 and BIO-2 (listed above), impacts to burrowing owls and nesting birds will be less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Response:

Per the biological resource study prepared for the project, there are no protected wetlands on or near the project site. No mitigation is required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Response:

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations.

The project site is not located in an Essential Connectivity Area (ECA) as mapped in the California Essential Habitat Connectivity project: In addition, much of the land in the City has been converted from open space to commercial industrial, residential, and recreational uses, resulting in habitat fragmentation. Therefore, regional wildlife movement in the vicinity of the project site is limited. Because the project site does not provide a wildlife corridor, habitat linkage, or nursery site for migratory fish or wildlife species, there will be no impact. No mitigation is required.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Response:

The entire project site consists of ruderal or non-native grassland which is dominated by non-native plant species adapted to disturbance and there are no trees on the project site.

Other than the MSHCP, which is a regional plan, there are no local policies or ordinances that apply to the protection of onsite nesting bird and burrowing owl habitat. No inconsistencies with local policies or ordinances will occur. No mitigation is required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Response:

Please see response to 4.a) above.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials
4. Project Biological Resources Report and MSHCP Consistency Analysis, Phoenix Biological Consulting, 2022 (Appendix B).
5. Preconstruction Survey APN 434-080-025 & 026. Phoenix Biological Consulting, 2024 (Appendix B)

5. Cultural Resources – Will the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐

Response:

Review of historic topographic maps and aerial photographs indicated the historic-period buildings, associated features, and landscaping dating to the 1950s or later were removed from the project parcels sometime between the mid-1980s and mid-1990s. A field survey was also conducted for the proposed project which confirmed that the condition was generally consistent with that of the previous site description and indicated so on the site record, with four additional (undocumented) features identified.

The resource within the project area (33-024106) was previously evaluated as not a "historical resource" under CEQA (Goodwin 2015). The previously undocumented features

are marginal, all date to the 1940s (decades after the period of significance for the City, during its formative era of 1869–1888), there is no historic-period refuse within the project area, and the previous evaluation of this portion of the resource (within APNs 434-080-025-2 and 434-080-026-3) as not a "historical resource" under CEQA remains valid (Shephard 2007; Goodwin 2014). Therefore, any impacts to historic resources are less than significant with the following mitigation measure.

Mitigation Measure CR-1: Unanticipated Discovery of Cultural Resources
In the event that previously undocumented historic or archaeological resources are unearthed during project construction, all earth-disturbing work near the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature of the find and determined appropriate treatment. Once the resource has been properly treated or protected, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Response:
The Cultural Resource Assessment prepared for the project determined that it is unlikely that there other archaeological resources (other than the historical resource discussed above) on the project site and no further investigations or archaeological monitoring are recommended. If any unforeseen resources are encountered during earthmoving activities on the project site, implementation of Mitigation Measure CR-1 (above) will ensure that impacts will be less than significant.

c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	☐	☒	☐	☐

Response:
No human remains or cemeteries are known to exist within or near the project footprint. However, there is always the potential that subsurface construction activities could encounter and potentially damage or destroy previously undiscovered human remains. Accordingly, this is considered a potentially significant impact. In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. With the implementation of Mitigation Measure CR- 2, potential impacts to human remains will be less than significant.

Mitigation Measure CR-2: Unanticipated Discovery of Human Remains
In the event that human remains are encountered during the course of any future development California State Law (Health and Safety Code Section 7050.5 and Section 5079.98 of the Public Resources Code) states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner of his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

Implementation of Mitigation Measure CR-1 and Mitigation Measure CR-2 will reduce potential impacts to archaeological resources, paleontological resources, and human remains by ensuring that any cultural resources encountered during project activities are handled in a suitable manner.

Sources:

1. 1.San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials
4. Cultural Resources Assessment, LSA 2023 (Appendix C)

6. Energy – Will the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Response:

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). Per the AQ/GHG/Energy Study prepared for the project, on-site construction equipment is expected to consume 21,687 gallons of diesel fuel; and construction worker, vendor, and hauling vehicles are expected to use up to 6,884 gallons of fuel. Project construction electrical consumption is expected to reach 38,646 kilowatt-hours (kWhs). All construction equipment will conform to CARB regulations and California emissions standards and the CARB Airborne Toxic Control Measure that limits idling times of construction vehicles to no more than five minutes. Equipment employed in construction of the project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel.

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). Operation of the project is expected to result in the consumption of up to 2,257,495 gallons of fuel per year. Trip generation generated by the proposed project is consistent with other similar commercial uses of similar scale and configuration as reflected in the traffic data. That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

The proposed land uses are expected to consume 2,223,725 kBTU[1] per year in natural gas and 1,991,634 kWh per year in the form of electricity. In 2022, the non-residential sector of the County of Riverside consumed approximately 8,720 million kWh of electricity. In 2022, the non-residential sector of the County of Riverside consumed approximately 147 million therms of gas. Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2022 demand. Furthermore, the project will be required to comply with the California Green Building Standards Code Title 24 energy efficiency requirements (CALGreen). Specifically, the project will be subject to mandatory measures for nonresidential buildings that are intended to reduce project energy demand include weather-resistant exterior walls, designated recycling areas for solid waste disposal, and HVAC air filters with a Minimum Efficiency

[1] kBTU = one-thousand British Thermal Units.

Reporting Value (MERV) of 8. Minimum standards for lighting efficiency are also established (CalGreen Section 5.106.8.1). Project impacts related to energy consumption are less than significant. No mitigation is required.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Response:

Consistency with the Integrated Energy Policy Report (California Energy Commission) As the state's primary energy policy and planning agency, the California Energy Commission prepares the Integrated Energy Policy Report (IEPR)—which provides a cohesive approach to identifying and solving California's pressing energy needs and issues—and collaborates with state and federal agencies, utilities, and other stakeholders to develop and implement energy plans and policies. The IEPR includes assessments and analyses of California's energy industry supply, production, transportation, delivery and distribution, demand, and prices. It also includes forecasts of electricity and natural gas demand for 10-year periods. Electricity would be provided to the Project by SCE. SCE's Clean Power and Electrification Pathway (CPEP) white paper builds on existing state programs and policies. As such, the project is consistent with, and would not otherwise interfere with, nor obstruct implementation of the goals presented in the 2022 IEPR. Additionally, the project will comply with the applicable Title 24 standards which would ensure that the project energy demands would not be inefficient, wasteful, or otherwise unnecessary. As such, development of the proposed project would support the goals presented in the 2022 IEPR.

Consistency with State of California Energy Plan (California Energy Commission) The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the project facilitates access and takes advantage of existing infrastructure systems. The Project therefore supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with or obstruct, implementation of the State of California Energy Plan.

Consistency with California Code Titel 24, Part 6, Energy Efficiency Standards The 2022 version of Title 24 was adopted by the CEC and will become effective on January 1, 2023. The proposed project would be required to comply with the Title 24 standards in place at the time plan check submittals are made. Therefore, the project would not result in a significant impact on energy resources. The proposed Project would be subject to Title 24 standards.

Consistency with California Code Title 24, Part 11, CALGreen As previously stated, CCR, Title 24, Part 11: CALGreen is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2009, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recently approved update consisting of the 2022 California Green Building Code Standards that were published on July 1, 2022, and became effective on January 1, 2023. The Project would be required to comply with the applicable standards in place at the time plan check submittals are made.

Consistency with 350 The proposed project would use energy from SCE, which has committed to diversifying their portfolio of energy sources by increasing energy from wind and solar sources. No feature of the Project would interfere with the implementation of SB

350. Additionally, the Project would be designed and constructed to implement the energy efficiency measures for new industrial developments and would include several measures designed to reduce energy consumption. As shown above, the Project would not conflict with any of the state or local plans. As such, a less than significant impact is expected.

The proposed project will not conflict with or obstruct state or local plans for renewable energy or energy efficiency. This impact is less than significant. No mitigation is required.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code
4. AQ/GHG Report (Energy section), MD Acoustics, 2023 (Appendix A)

7. Geology and Soils – Will the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	☐	☐	☒	☐

Response:

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. This impact is less than significant No mitigation for this impact is required.

ii) Strong seismic ground shaking?	☐	☒	☐	☐

Response:

The Project site is situated within a seismically active region with several active faults. Active faults with the potential to cause ground shaking in the City include the San Jacinto Fault (Claremont Fault and Casa Loma Fault Segments), San Andreas Fault, and the Elsinore Fault. These faults will have the potential to produce an earthquake estimated up to 7.38 on the Richter Scale, according to the Geotechnical Investigation (Sladden 2021a). In the event an earthquake of this magnitude occurs, the Project site could experience periodic shaking, possibly of considerable intensity.

The Geotechnical Study prepared for the project includes several measures that are intended to minimize impacts associated with ground shaking including fil methodology, the type of fill, the overexcavation and recompaction of fill, the testing of fill, foundation and footing recommendations, slab thickness criteria, retaining wall parameters, load bearing capacities, and the supervision and documentation of these activities, etc. Impacts related to strong seismic ground shaking will be less than significant with implementation of these measures in addition to compliance with existing City construction development standards and seismic design parameters found in the California Uniform Building Code.

Mitigation Measure GEO-1: Prior to issuance of grading permits, the City shall 1) confirm that grading and construction plans prepared for the project have included the recommendations intended to minimize impacts associated with ground shaking that are provided in the Geotechnical Study and 2) determine that the grading and plans adhere to

City construction development standards as well as the seismic design parameters of the California Uniform Building Code.

iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Response:
Per the Geotechnical study prepared for the project soils encountered on the project site consisted predominately of loose to dense silty sand, sand with various amounts of silt or clay, poorly graded sand with various amounts of silt; and firm to very stiff sandy silt with various amounts of clay. Free groundwater was not encountered during this investigation. The historically highest groundwater is estimated to be at a depth of 40 feet below ground surface based on the County of Riverside Geologic Hazards Map (2004) and regional groundwater data.

Although the Riverside County Office of Information Technology GIS website shows the subject site to be in a moderate liquefaction potential area, more detailed analysis conducted by the Geotechnical Engineer as provided in the Geotechnical Study prepared for the project, shows that the on-site soils have a low potential for liquefaction and that the total liquefaction-induced settlement was calculated to be negligible. Implementation of design criteria provided in the Geotechnical study will further reduce any potential for liquefaction. This impact is less than significant and no mitigation is required.

iv) Landslides?	☐	☐	☒	☐

Response:
The project site is on a gently (<5%) sloping grade, over 1 mile from the nearest significant topographic change. As such, landslide/slope instability/rock fall issues pose a very low risk. This impact will be less than significant. No mitigation is required.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Response:
Temporary land clearing, import and stockpiling of fill material, and grading activities associated with project construction will uncover soil, which could be subject to erosion impacts. Additionally, construction equipment and vehicles could indirectly transport sediment to offsite locations. The Geotechnical Study prepared for the project includes measures intended to minimize soil erosion during construction including winterization and protection of exposed soils and protection of temporary excavations and slope faces during rainfall. A Storm Water Pollution Prevention Plan (SWPPP) will also be prepared and implemented for the project in accordance with the State Water Board National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit requirements. The SWPPP will provide a list of Best Management Practices (BMPs) to minimize potential adverse erosion impacts. Example BMPs include the use of silt fences or fiber rolls to trap sediment onsite and covering stockpiles for dust control and during rain events.

Once the project is constructed, the new development will permanently minimize loss of topsoil and control erosion with hardscape surfaces, landscaping, and by directing runoff within the site to water quality/stormwater detention basins.

Implementation of the erosion control measures provided in the Geotechnical Study prepared for the project and implementation of SWPPP BMPs will minimize erosion during project construction, and the project's design will reduce the potential for permanent erosion. This impact is less than significant. No mitigation is required.

Mitigation Measure GEO-2: Prior to issuance of grading permits, the City shall confirm that a SWPPP is prepared, that it is implemented, and that the erosion control measures recommended in the Geotechnical Study are included appropriately.

c) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐

Response:

As discussed previously, there are no substantial liquefaction or landslide risks at the project site. Lateral spreading is a phenomenon associated with liquefaction in which soils move laterally during seismic shaking. Due to the relatively flat topography of the site, the likelihood of lateral spreading is also low.

Subsidence and collapse refer to the caving in or sinking of land. According to the Geotechnical Study prepared for the project, the upper soils at the project site are moisture-sensitive and moderately collapsible under saturated conditions. Therefore, there is a moderate risk of post-construction movement of the foundations and floor systems of proposed structures from subsidence. Measures to reduce impacts associated with subsidence and collapse are provided in the Geotechnical Study prepared for the project. They include the use of fill, the type of fill, the overexcavation and recompaction of fill, the testing of fill, foundation and footing recommendations, slab thickness criteria, retaining wall parameters, load bearing capacities, and the supervision and documentation of these activities, etc.

Mitigation Measure GEO-3: Prior to the issuance of grading permits, the City shall confirm that measures related to the prevention of subsidence and collapse provided in the Geotechnical Study are included on construction plans and implemented in the field. City staff shall also verify that project grading and construction plans adhere to City construction development standards as well as the seismic design parameters of the California Uniform Building Code.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐

Response:

Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. Various amounts of clay exist throughout the upper soil layers of the project site, indicating the potential for expansive soil hazards. Therefore, there is the potential for expansion and collapse of soils that could damage the proposed structures. The Geotechnical Study prepared for the project recommends the use of imported fill where appropriate, limitation of the slump of the concrete, proper concrete placement and curing, and place crack control joints at periodic intervals, in particular, where re-entrant slab corners occur. Concrete finishing and curing of concrete will also be conducted in in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and the American Society for Testing and Materials. Impacts related to expansive soils will be less than significant with implementation of the relevant recommendations made in the Geotechnical Study prepared for the project and adherence to other City and State requirements concerning concrete installation.

Mitigation Measure GEO-4: Prior to the issuance of grading permits, the City shall confirm that measures intended to avoid impacts related to expansive soils provided in the

Geotechnical Study are included on construction plans and implemented in the field; and that project grading and construction plans adhere to City construction development standards as well as the seismic design parameters of the California Uniform Building Code.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Response:
The project will be connected to the City's or EMWS's existing sewer system for wastewater disposal and will not require a septic system. Therefore, the project will not result in impacts associated with the use of septic tanks or alternative wastewater disposal systems.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Response:
Sand, gravel, clay, and other unconsolidated materials that overlie bedrock are known as surficial deposits. Surficial deposits in the vicinity of the subject site are indicated on regional geologic maps to be comprised predominately of Quaternary alluvium. Specifically, formational materials mapped at the subject site are surficial sediments that are considered to have a "High Sensitivity at Depth" in regards to the likelihood of encountering paleontological resources. So although no paleontological resources have yet been identified on project site, it is possible that proposed ground moving activities could unearth previously undiscovered paleontological resources. Therefore, impacts will be potentially significant and Mitigation Measure GEO-5 is required to ensure proper handling of potentially unanticipated paleontological resources.

Mitigation Measure GEO-5: In the event that paleontological resources are unearthed during grading, ground disturbance activities shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. If the discovery proves to be significant under CEQA, additional work such as preservation in place or data recovery, shall occur as required by the paleontologist in coordination with City staff and descendants and/or stakeholder groups, as warranted. Once the resource has been properly treated or protected, work in the area may resume.

Sources:
1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code
4. Geotechnical Investigation, Salem Engineering Group, 2023 (Appendix D)

8. Greenhouse Gas Emissions – Will the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

Response:
Construction and operation of the proposed project will result in greenhouse gas emissions. Per the AQ/GHG/Energy study prepared for the project, project construction activities are

expected to generate a total of 296.07 MTCO2e[2], or 9.87 MTCO2e per year when averaged over 30 years[3],

With project operation, greenhouse gas emissions will also occur over the life of the project. The operational emissions for the project are expected to be 16,594 metric tons of CO2e per year.

The City of San Jacinto is part of the Western Riverside Council of Government (WRCOG). The WRCOG adopted the WRCOG Subregional Climate Action Plan (CAP) in September 2014. Twelve cities in the subregion joined efforts to develop the Subregional CAP, which set forth a subregional emissions reduction target, emissions reduction measures, and action steps to assist each community to demonstrate consistency with California's Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32). The CAP consists of an emissions reduction target of 15% below 2010 levels by 2020 and 49% below 2010 levels by 2035. As indicated in the CAP the emission reduction target of 15% from 2010 levels equates to a GHG emissions reduction of nearly 2,330,647 metric tons below business-as-usual (BAU) conditions by 2020. In order to reach these goals, the CAP provides feasible strategies, while affording its communities other economic and environmental benefits. Therefore, to determine whether the project's GHG emissions are significant, this analysis uses the WRCOG CAP. The project has been designed to be consistent with the WRCOG CAP as presented below. Impacts would be less than significant. No mitigation is required.

Project Consistency with Applicable WRCOG Subregional CAP Reduction Measures

E-1: Energy Action Plan	Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP)	Not directly applicable to the project; however, the project will be compliant with the current Title 24 and CALGreen standards
E-3: Shade Trees	Strategically plant trees to reduce the urban heat island effect.	The proposed project is to include trees per City requirements for new developments.
T-2: Bicycle Parking	Provide additional options for bicycle parking.	The proposed project will follow City requirements for bicycle parking.
T-8: Density	Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	The proposed project is commercial and located within 0.25 miles of a residential community.
T-10: Design/Site Planning	Design neighborhoods and sites to reduce VMT.	The proposed project is commercial and located within 0.25 miles of a residential community.
T-14: Voluntary Transportation Demand Management	Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving.	The proposed project is commercial and located within 0.25 miles of a residential community.

[2] MTCO2e + metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, and nitrous oxide.
[3] The emissions are averaged over 30 years because the average is added to the operational emission calculations per SCAQMD.

SW-1: Yard Waste Collection	Provide green waste collection bins community-side.	The project will be required to comply with City programs, such as the City's recycling and waste reduction program, which complies with the 75 percent reduction required by 2020 per AB 341.
SW-2: Food Scrap and Paper Division	Divert food and paper waste from landfills by implementing collection system.	The project will be required to comply with City programs, such as the City's recycling and waste reduction program, which complies with the 75 percent reduction required by 2020 per AB 341.

Source: WRCOG Subregional Climate Action Plan (2014)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Response:

As noted above, the City of San Jacinto is participating the WRCOG Subregional Climate Action Plan and the project is consistent with applicable CAP reduction measures.

The CARB Climate Change Scoping Plan (December 2008) is also applicable to the project. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health". Originally approved in 2008, the plan has been updated twice, once in 2014 and again in 2017. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities.

The plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources. As the latest 2017 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan is provided below. As indicated, the project is consistent with the applicable strategies and will result in a less than significant impact. No mitigation is required.

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	**Project Compliance with Measure**
California Light-Duty Vehicle Greenhouse Gas Standards-Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.

Energy Efficient-Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard-Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.
Medium/Heavy-Duty Vehicles-Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.
Green Building Strategy-Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interna air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases-Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce hydrofluorocarbon emissions from vehicular and commercial refrigeration systems vehicles that access the project site that are required to comply with the measures will comply with the strategy.
Water-Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable City ordinances and CALGreen requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	**Project Compliance with Recommended Action**
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clear Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.

Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty-low-Nox standard.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3-7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the project site are required to comply with the standards and therefore will comply with the strategy.
Implement SB 350 by 2030; Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the Short-Lived Climate Pollutant Reduction Strategies and SB 1383.	Consistent. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which complies with the 75 percent reduction required by 2020 per AB 341.

Source: CARB Scoping Plan (2008 and 2017)

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials
4. Project Air Quality/Greenhouse Gas Emissions Report, MD Acoustics, 2023 (Appendix A).

9. Hazards and Hazardous Materials – Will the project:

a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

Response:
Construction activities at the project site would involve the use of hazardous materials such as fuel, asphalt, lubricants, toxic solvents, pesticides, and herbicides which would be transported to and from the site and be present temporarily during construction. These potentially hazardous materials would not be used in quantities sufficient enough to pose a significant hazard to public health and safety or the environment, and their use during construction would be short-term.

Operation of the project would involve the use of hazardous materials such as cleaners, solvents, paints, degreasers, pesticides, fertilizers, and other custodial products, as well as gasoline/diesel. The materials used and stored onsite would be clearly labeled and safely stored in compliance with state and federal requirements. A permit to operate an underground storage tank (UST) system is required per California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8) and Riverside County Ordinance 617. These regulations mandate the testing and frequent inspections of the UST facilities. The project occupant(s) would be required to prepare a Spill Contingency Plan to be filed with the County of Riverside Hazardous Materials Department. All operations of the gas station and related USTs would be required to comply with all federal, state, and local laws regulating the management and use of hazardous materials. With the exercise of normal safety practices, the proposed project would not create substantial hazards to the public or the environment. Therefore, a less than significant impact would occur.

The transport, use, storage, and disposal of hazardous materials would be required to comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. Moreover, any businesses that transport, generate, use, and/or dispose of hazardous materials in the City are subject to existing local hazardous materials regulations, such as those implemented by the Riverside County Department of Environmental Health which is the Certified Unified Program Agency (CUPA) for Riverside County. This program is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, including the City of San Jacinto. Compliance with federal, state, and local laws and regulations would result in a less than significant impact. No mitigation is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

Response:
As described in the response to 9.a, above, construction and operation of the proposed project would involve the transport, storage, and use of hazardous materials on the site including common cleaning substances, building maintenance products, lubricants, paints, solvents, herbicides, pesticides, fertilizers, and most notably diesel and gasoline fuel for the gas station. An impact could occur if construction and operation of the proposed project create conditions where hazardous materials could easily contaminate surrounding soil, water, or air.

Construction projects typically maintain supplies onsite for containing and cleaning small spills of hazardous materials. However, construction activities would not involve a significant amount of hazardous materials, and their use would be temporary. Furthermore, project construction workers would be trained on the proper use, storage, and disposal of hazardous materials.

Operation of the commercial land uses would not warrant use of hazardous materials in quantities that could result in hazardous conditions. However, operation of the proposed gas station could result in hazardous materials due to the potential to have liquefied petroleum gas (LPG) tanks; operation of the gas station would require a permit. All on-site activities during construction and operation would be required to adhere to federal, state, and local regulations for the management and disposal of hazardous materials, including but not limited to California Code of Regulations Title 23, Division 3, Chapter 16, California Health and Safety Code Section (25280-25299.8) and Riverside County Ordinance 617. Also, construction activities would be conducted in accordance with the Storm Water Pollution Prevention Plan (SWPPP) as part of the NPDES permit, as detailed in Section V.10, Hydrology and Water Quality. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site. BMPs for hazardous materials include, but are not limited to, off-site refueling, placement of generators on impervious surfaces, establishing clean out areas for cement, etc. While the risk of exposure to hazardous materials cannot be eliminated, adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Therefore, transport, use, and/or disposal of hazardous materials during construction and operation of the proposed project would be properly managed, and impacts would be less than significant. No mitigation is required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

Response:

The nearest school to the project site is Mt. San Jacinto College, located 0.28 miles to the north of the project site. As discussed above in Section 4.9.a and 4.9.b, hazardous materials used during temporary construction activities and commercial land use will be common in type and of low-concentration properties. With the additional distance and separation between the offsite school and project site, no impacts are anticipated.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Response:

The project site is not included on a list of hazardous materials databases compiled by the California Department of Toxic Substances Control (DTSC) or the State Water Resources Control Board (SWRCB) (DTSC 2022; SWRCB 2022). According to the Phase I ESA, the project site is not listed on environmental databases for hazardous sites, and there are no Leaking Underground Storage Tank (LUST)/Spill sites on site. Per the Phase I Report prepared for the project site, there is no evidence of significant environmental concern or recognized environmental conditions in connection with the project site. Therefore, no impact would occur. No mitigation is required.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒

Response:

The project will not be within two (2) miles of a public airport or public use airport; or result in a safety hazard or excessive noise for people residing or working in the project area. The project site is not located within an airport land use plan and there are no public airports within two (2) miles of the project site. The nearest airport is Hemet-Ryan Airport located approximately four miles southwest of the project site. Therefore, no impacts will occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Response:

According to the General Plan Public Safety Element, the purpose of the City's Emergency Preparedness Plan is to respond to emergency situations with a coordinated system of emergency service providers and facilities. The Emergency Preparedness Plan is intended to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. It also supports high-level multi-jurisdictional cooperation and communication for emergency planning and management. In the event evacuation is required, the Riverside County Sheriff's Department will identify and direct traffic to designated emergency evacuation routes. Owners and lessees of the proposed buildings and land uses will be expected to comply with the City's emergency response plans. No long-term impacts are anticipated.

During construction, there could be the potential for temporary lane closures to allow for utility connections. However, the temporary lane closures will be for a short period of time and will be implemented in accordance with recommendations provided in the California Temporary Traffic Control Handbook to ensure that emergency access will be maintained at all times. Temporary construction activities will not physically impair or interfere with emergency response plans in the project vicinity. Therefore, potential impacts associated with conflicts to emergency response plans will be less than significant.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Response:

As discussed in Section 20, *Wildfire*, the project site is not within a very high fire hazard severity zone (VHFHSZ). The project will not substantially exacerbate existing wildfire hazards in the area and will provide adequate emergency access. Impacts related to wildland fire exposure will be less than significant.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials
4. Phase I ESA, Salem Engineering Group, 2023 (Appendix E)

10. Hydrology/Water Quality – **Will the project**:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

Response:
The project site currently slopes generally from southeast to northwest. During construction, there will be the potential that degraded surface water runoff generated from the construction site could be conveyed into local and regional drainage facilities. Depending on the constituents in the surface water, the water quality of the project area surface water bodies could be reduced, which could conflict with beneficial uses established for the applicable surface water bodies. The proposed project will disturb more than one acre of area and will, therefore, be required to obtain a NPDES State General Construction Permit from the State Water Resources Control Board. In accordance with the State General Construction Permit, the project applicant will be required to file a Notice of Intent (NOI) to the Storm Water Report Tracking System and obtain a waste discharger identification number from the State Water Resources Control Board. Additionally, the General Construction Permit requires the development and implementation of a SWPPP. The SWPPP will identify Best Management Practices (BMPs) to minimize degraded surface water runoff impacts. Such measures will include a site map that shows the construction site perimeter, existing and proposed buildings, parking areas, roadways, storm drain collection and discharge points before and after construction. Additionally, structural BMP placement will include use of sandbags or waddles near drainages, use of rumble racks or wheel washers or other measures to avoid sediment transport. Compliance with the NPDES short-term regulatory requirements will reduce potential short-term construction related impacts to water quality to less than significant.

The long-term operation of the proposed project will generate surface water runoff that could contain pollutants that could conflict with applicable surface water beneficial uses. The proposed project will be regulated under NPDES Municipal Stormwater Permits issued by the Regional Water Quality Control Board and will be required to comply with the City's Stormwater Program Management Ordinance to reduce the amounts of impervious areas and capture and treat or infiltrate stormwater runoff.

Two Water Quality Management Plans (WQMPs) have been prepared for the proposed project in accordance with the requirements of the non-point source NPDES Permit for Waste Discharge Requirements. One WQMP was prepared for the overall project site and another WQMP was specifically prepared for the proposed gas station and convenience store to be located within the project site. Although a separate WQMP was prepared for the gas station and convenience store, they are also evaluated as part of the overall WQMP prepared for the project site. Per the WQMPs, the proposed project will divert surface runoff away from buildings and into several catch basins located throughout the surface parking area to an underground infiltration basin for treatment and recharge. Flows beyond the required treatment volume will discharge from the underground infiltration basin to a proposed 48" reinforced concrete pipe (RCP) storm drain line on State Street. The proposed 48" RCP storm drain line is an extension of the existing storm drain line. In addition, the WQMPs outline several non-structural source control BMPs to be implemented during project operation, including but not limited to include education of property owners and lessees of the properties, common area landscape management, litter control, catch basin inspection, maintenance of landscaping with minimum or no pesticides, and street sweeping. Structural BMPs may include storm drain system stenciling, design outdoor hazardous material storage areas to reduce pollutant introduction, and design trash enclosures to reduce pollutant introduction. Compliance with WQMP non-structural

and structural and treatment control measures will reduce potential long-term operational impacts to water quality to less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Response:
Project implementation will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The project site is not located on an active groundwater recharge basin and the proposed project does involve the construction of any groundwater wells that will extract groundwater. The project also includes onsite detention/infiltration basins to allow for collection and percolation of stormwater flows generated by the new impervious surfaces. The project will have no activities that will substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which will:

i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

Response:
The project has been designed to maintain the existing drainage pattern on the project site. During earthwork activities, there could be the potential that uncovered soils on the project site could be exposed to water erosion and/or wind erosion impacts. Additionally, there will be the potential that construction vehicles and construction equipment could transport sediment onto local streets and into local drainage systems. As discussed above, the proposed project will be required to prepare a SWPPP per the General Construction Permit and will require implementation of BMPs to avoid erosion and sediment transfer impacts. Potential erosion and sediment transfer impacts will be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which will result in flooding on- or offsite?	☐	☐	☒	☐

Response:
The imperviousness of existing site conditions and of the proposed condition was utilized to calculate expected stormwater runoff on- and off-site. According to the Hydrology study prepared for the project, proposed conditions are expected to result in an increase of 8.24 cubic feet squared (CFS) during a 100-year storm event over the current vacant lot conditions and an increase of 5.7 CFS during a 10-year storm. The hydrologic analysis conducted for the project shows that the proposed 48-inch RCP extension to Line H-2 will have capacity to convey the 10-yr storm event without the need for onsite flow mitigation. The developer's construction of the Line H-2 extension will be provided to capture the onsite flows from the project site and to benefit the City in the future plans to complete the Master Plan of Drainage facilities that would alleviate potential flooding within the surface. Impacts will be less than significant.

iii) Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

Response:
See Response 10.c.ii, above regarding the amount of runoff and capacity. Regarding additional sources of polluted runoff, the proposed project will be required to comply with

NPDES General Construction Permit requirements and Municipal Code regulations. With compliance with the project drainage plan, WQMP, Municipal Code regulations and NPDES General Construction Permit requirements, potential water impacts will be less than significant.

iv) Impede or redirect flood flows?	☐	☐	☒	☐

Response:
Implementation of the proposed project will not impede or redirect flood flows. As shown on Federal Emergency Management Agency (FEMA) floodplain mapping, the project site is located in Flood Zone X, denoting an area with reduced flood risk because of a levee. Per the WQMP prepared for the project the existing system has the capacity to handle 10-year storm flows. Impacts will be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

Response:
According to the City of San Jacinto General Plan Draft Environmental Impact Report (EIR), *Figure 5.10-4 FEMA Flood Map*, the project site is not located in a flood zone. The project site is located in an inundation area associated with Little Lake, as shown in *Figure 5.10-5 Dam Inundation Map,* of the Draft EIR. In the event of dam failure at Little Lake, the project site will be susceptible to flooding that will increase the risk for the release of pollutants. Pursuant to the 2022 General Plan Draft EIR, Little Lake is a small 5-acre lake located in eastern Hemet that includes a small dam. Little Lake is owned and operated by the Lake Hemet Municipal Water District and has no history of dam failure. Acceptable performance of the dam is expected under all structural loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or Federal regulatory criteria or tolerable risk guidelines. Monitoring and mitigation of dam failure is constantly occurring at both the federal and state levels and dam failure inundation maps are reviewed and approved by the California Office of Emergency Services. Sellers of real estate within inundation zones are also required to disclose this information to prospective buyers. Based on the information provided above and with implementation of standard Federal and state policies and regulations, potential impacts associated with release of pollutants from a flood hazard will be less than significant. The project site is also not located near the ocean or other large body of water that could result in exposure to a tsunami or seiche; therefore, impacts are considered less than significant.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Response:
The proposed project will implement the BMPs provided in the SWPPP and the WQMP prepared for the project which will treat onsite low flows to protect beneficial uses for surface waters identified in the Santa Ana Basin Plan. Project impacts to water quality would be less than significant.

In 2014, the California Legislature enacted the Sustainable Groundwater Management Act (SGMA), which requires local groundwater management agencies to sustainably manage groundwater resources. The project site overlines the San Jacinto Groundwater Basin. Eastern Municipal Water District (EMWD) has developed a Groundwater Sustainability Plan (GSP) in September 2021 for the San Jacinto Groundwater Basin in compliance with the Sustainable Groundwater Management Act. The purpose of this GSP is to define the groundwater conditions that will be used to ensure ongoing, long-term, sustainable management of the groundwater resources within the Plan Area. The GSP identifies

potential constraints that could affect groundwater sustainability and potential actions to mitigate the effects. EMWD evaluates the GSP at least every five (5) years from adoption of the plan to monitor the health of the groundwater basin and if adaptive actions are needed to maintain sustainability. At this time, adaptive management actions are not required to maintain sustainability because of rising groundwater levels and increased groundwater in storage over the past 30 years.

The proposed project is consistent with the City of San Jacinto General Plan and the water demands for the project are accounted for in the EMWD Urban Water Management Plan which includes available groundwater supplies. Therefore, the proposed project will not conflict with the Eastern Municipal Water District Groundwater Sustainability Plan.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials

11. Land Use – Will the project result in:

a) Physically divide an established community?	☐	☐	☐	☒

Response:

The project site is currently an undeveloped lot situated at the intersection of two arterial highways, within a general suburban setting of the City that is in transition from undeveloped and rural-residential lands to medium density residential and commercial development. No improvements are proposed that would divide the community, redirect traffic through existing residential neighborhoods, nor will it introduce any physical barriers between the project site and surrounding area. Therefore, no impacts will occur regarding physically dividing an established community.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

Response:

The project site is designated for Commercial land uses in the City's General Plan Land Use Element and also zoned for commercial land uses (Commercial General). The proposed project is consistent with General Plan goals and policies relevant to commercial land uses and an allowed use in the Commercial General zone. The project will also be consistent with applicable air quality, greenhouse gas and energy plans and policies and the RCA MSHCP with implementation of MM Bio 1. Impacts will be less than significant with mitigation.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report, City of San Jacinto General Plan
3. Project Application Materials

12. Mineral Resources – Will the project:

a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☐	☒

Response:

The potential for mineral resource extraction within the City of San Jacinto is limited. The nearest mineral resource extraction site is the Jack Rabbit Canyon Quarry, a sand and gravel quarry, which is not within five miles of the project site. There are no known mineral

resources of regional or statewide significance in the project vicinity. Consequently, there will be no impacts to mineral resources of local or statewide value.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Response:
See response for (a) above.

Sources:
1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code
4. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), https://www.conservation.ca.gov/dmr/lawsandregulations

13. Noise – Will the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Or generate excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Response:

Construction

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction activities will occur over approximately eight months and will include the following phases: grading, building construction, paving, and architectural coating. Ground-borne noise and other types of construction-related noise impacts typically occur during the initial demolition and grading phase. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in the Table below, Maximum Construction Noise Levels. It should be noted that the noise levels identified in this table 3 are maximum sound levels (Lmax), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance will be due to random incidents, which will last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Type of Equipment	Acoustical Use Factor[1]	L_{max} at 50 Feet (dBA)[2]	L_{max} at 10 Feet (dBA)
Backhoe	40	78	92
Compressor	40	78	92
Concrete Saw	20	90	104
Dozer	40	82	96
Dump Truck	40	76	90
Excavator	40	81	95
Flatbed Truck	40	74	88
Grader	40	85	99
Loader	40	79	93
Paver	50	77	91
Roller	20	80	94
Scraper	40	85	99
Tractor	40	84	98
Water Truck	40	80	89
Welder	40	74	88

Note:
1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
2. These noise levels represent the A-weighted maximum sound level (L_{max}) measured at a distance of 50 feet from the construction equipment.
Source: Federal Highway Administration, Roadway Construction Noise Model (FHWA-HEP-05-054), January 2006.

As shown, the highest noise levels from construction are predicted to range from approximately 88 dBA Lmax to 104 dBA Lmax at the nearest receivers 10 feet to the southeast. These maximum noise levels are considered to be a peak exposure, applicable to not more than 10–15% of the total construction period, only while the construction activity is taking place along the property boundary closest to these nearest off-site receivers. The City does not have established numerical noise standards for construction noise if the construction activities occur within the allowable hours specified by the Municipal Code. Section 8.040.090 (A) of the City of San Jacinto Municipal Code allows construction activities between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction is allowed on Sunday or federal holidays. Construction occurring consistent with these provisions is exempt from noise regulations described in the City of San Jacinto's Noise Ordinance.

Operation

Implementation of the project will result in changes to existing noise levels on and around the project site by developing new stationary sources of noise, including introduction of heating, ventilation, and air conditioning (HVAC) equipment. These sources may affect noise-sensitive vicinity land uses off the project site. HVAC units will be installed on the roof of the proposed commercial buildings. Typically, HVAC equipment noise is approximately 66 dBA at 3 feet from the source.1 Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.[2] The nearest sensitive receptors to the project site are the single-family residences located adjacent to the southeast. However, HVAC units will be located at the center of the rooftop and will be located approximately 72 feet from the nearest sensitive receptor to the southeast. Noise from the proposed HVAC units will be approximately 38 dBA at 72 feet and will not be audible above the existing noise levels. In addition, the proposed HVAC units will be shielded by a screen, which will further attenuate operational noise from the

HVAC units. Therefore, the proposed HVAC units will not generate noise levels in excess of City of San Jacinto's maximum exterior noise level of 65 dBA Leq during daytime and 45 dBA Leq during nighttime. Thus, the proposed project will not result in significant noise impacts from HVAC units at the nearest sensitive receptor, and stationary noise levels from the proposed HVAC units will comply with the City's Municipal Code Noise Ordinance. Impacts in this regard will be less than significant.

Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys may be an annoyance to adjacent noise-sensitive receptors. The project proposes 532 parking spaces within the project site. The nearest sensitive receptor (single-family uses) to the proposed parking lot will be located approximately 55 feet to the east of the project site. Parking lot noise levels could range between 53 dBA and 63 dBA at 50 feet. However, there is an existing seven-foot noise barrier wall along the western property line of the residential uses to the east which will shield the parking lot noise. Further, parking lot noise will be partially masked by background noise from traffic along Eagle Road and Ramona Expressway. As such, parking lot noise levels will not exceed the City's day-night average exterior sound level standard for residential use (65 dBA) and the City's nighttime noise standards (45 dBA). As such, the noise impacts from parking lot activities will be less than significant.

The proposed automated carwash facility including a machine dryer will be a total of 110 feet long and will be located at the southwestern side of the project site. Typical measured noise level from the car wash activities is approximately 78 dBA at 45 feet from the car wash exit.[4] The nearest sensitive receptor to the project site is the single-family residence located approximately 600 feet to the east of the proposed car wash exit. Noise from the proposed car wash activities will be approximately 55 dBA at 600 feet and will not exceed the City's daytime noise standard of 65 dBA for single-family residential uses. The proposed car wash will not be operational during the nighttime hours. Thus, the proposed project will not result in significant noise impacts from car wash activities to the nearest sensitive receptor, and stationary noise levels from the proposed car wash activities will comply with the City's Municipal Code Noise Ordinance. Impacts in this regard will be less than significant.

Based on the Trip Generation Data received from the project's traffic engineers, the proposed project is expected to generate approximately 11,265 average daily trips (ADT). The project is expected to provide access along Ramona Expressway and State Street. Based on the City of San Jacinto General Plan Noise Impact Study prepared by MD Acoustics, LLC dated July 15, 2022, existing traffic volumes along Ramona Expressway and State Street will be approximately 20,150 and 22,050 respectively. As a conservative analysis, the proposed project ADT will represent increases of approximately 55 percent and 51 percent in the daily traffic compared to the existing traffic conditions on Ramona Expressway and State Street respectively. According to Caltrans, a doubling of traffic (100 percent increase) on a roadway will result in a perceptible increase in traffic noise levels (3 dBA).

As a result, project-related increases in traffic volume will not significantly increase the existing traffic noise levels. Thus, the project's operational traffic noise levels are not expected to be significant.

Vibration

Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The Caltrans Transportation and Construction Vibration Manual identifies various vibration damage criteria for different building classes. This evaluation uses the Caltrans architectural damage criterion for continuous vibrations at residential buildings of 0.2 inch-per second (inch/second) Peak Particle Velocity (PPV). The types of construction vibration impacts include human annoyance and building damage.

Based on the site plan, construction activities will likely take place as near as approximately 15 feet from the nearest residential use south of the project. However, it is acknowledged that construction activities will occur throughout the project site and will not be concentrated at the point closest to the nearest structure. Based on the vibration levels presented in Table 4, ground vibration generated by heavy-duty equipment will range from approximately 0.0065 to 0.1915 in/sec PPV at 15 feet from the source of activity. As such, the nearest residential buildings located 15 feet southeast of the project site will not be exposed to vibration levels exceeding the Caltrans 0.2 in/sec PPV significance threshold for vibration. Additionally, groundborne vibration during construction will be a temporary impact and will cease completely when construction ends. Once operational, the project will not be a source of groundborne vibration. Impacts will be less than significant.

The project will not involve operation of trains or heavy trucks, as such operational vibration impacts from the project will be less than significant.

b) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Response:

The nearest airports are Hemet-Ryan Airport located approximately 5.2 miles to the southwest of the project site. Furthermore, the project site is not located within the private or public airports within 2 miles radius. Impacts will be less than significant.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code
4. Project Noise Study, MAT Engineering, 2023 (Appendix F)

14. Population and Housing – Will the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐

Response:
Although the proposed project does not include any residential development the proposed commercial development will provide new job opportunities in San Jacinto, which could indirectly induce population growth should employees relocate to the city. However, due to the nature of project-related employment opportunities and the connected nature of the region, employees will likely be drawn from the local workforce and will not result in the relocation of any new residents to San Jacinto. Most employees will likely be drawn from the existing local population. Therefore, impacts related to population and housing will be less than significant. No mitigation is required.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Response:
The project involves the construction of a commercial development on a vacant lot. The project will not displace existing housing or people. There will be no impact. No mitigation is required.

Sources:
5. San Jacinto General Plan
6. Final Environmental Impact Report City of San Jacinto General Plan
7. San Jacinto Municipal Code

15. Public Services – Will the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐

Response:
The Riverside County Fire Department (RCFD) will provide fire protection service to the project site. Although project implementation will incrementally increase the demand for fire services, this increased demand for fire service will not affect the City of San Jacinto's current Class 3 Insurance Services Office (ISO) Rating or require the construction of a new fire station or improvements to an existing station to maintain response times. The project will be responsible for the payment of development impact fees to offset future fire protection needs. Additionally, the project will be required to comply with applicable RCFD codes, ordinances, and regulations regarding fire prevention and suppression measures; fire hydrants and sprinkler systems; emergency access; and other similar requirements. Payment of development impact fees and compliance with fire code standards will reduce potential impacts to fire protection service to less than significant.

ii) Police protection?	☐	☐	☒	☐

Response:
The project will incrementally increase the need for law enforcement protection services. The Riverside County Sheriff's Department will provide police protection service for the project site. Services offered by the Sherriff's Department include police patrol, traffic enforcement, Community Oriented Policing and Problem Solving (COPPS), investigations, bicycle patrol, canine team, Allied Riverside Cities Narcotics Enforcement Team (ARCNET), animal control, police explorers, citizen volunteers, Drug Abuse Resistance Education (DARE), and neighborhood watch. The City will continue to ensure that the level of service provided by the Sheriff's Department corresponds to the number of residents

and businesses within the City, as well as to current law enforcement problems. The project will contribute by paying development impact fees and by generating revenue to fund existing and future Sheriff's Department facilities. Potential impacts to the Sheriff's Department services will be less than significant. No mitigation is required.

iii) Schools?	☐	☐	☒	☐

Response:
The project site is within the San Jacinto Unified School District (SJUSD). SJUSD serves areas within the cities of San Jacinto, Hemet, Moreno Valley, Beaumont, and unincorporated areas within the County of Riverside. SJUSD currently educates a total student population of approximately 10,590 kindergarten through twelfth grade students. The School District currently operates seven (7) elementary school sites, two (2) middle school sites, and two (2) high school sites. An additional elementary school is planned near Vernon Avenue and Ramona Expressway. As the project is commercial in nature and the majority of the employees are expected to come from areas served by SJUSD, there will not be a significant increase in students such that school facilities could be significantly impacted. No mitigation is required.

iv) Parks?	☐	☐	☐	☒

Response:
The City maintains ten park sites, including Sallee Park, Rancho Park, Francisco Estudillo Heritage Park, Mistletoe Park, Harvest Park, Sagecrest Park, Skyview Park, Soboba Springs Park, Druding Park, and Hoffman Park. The Quimby Act allows local governments to exact funding for parks from developers of residential subdivisions, through the dedication of parkland or in-lieu fees, or both. The City implements the Quimby Act, which requires parkland dedication of three (3) acres per 1,000 residents or an in-lieu fee payment as a required condition of approval for a residential subdivision. To ensure sufficient park and recreational opportunities, the City has established a citywide parkland standard of five (5) acres per 1,000 residents. However, the Quimby Act does not apply to commercial projects. As described in Section 13, *Population and Housing*, the project does not include residential development and is not expected to result in a significant growth in population. Therefore, the project will not result in a substantial increased need for, use of, or deterioration of nearby recreational facilities. There will be no impact. No mitigation is required.

v) Other public facilities?	☐	☐	☐	☒

Response:
As described in Section 13, *Population and Housing*, the project does not include residential development and is not expected to result in a significant growth in population. Therefore, the project will not result in substantial increased need for, use of, or deterioration of public facilities. There will be no impact. No mitigation is required.

Sources:
1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code

16. Recreation – Will the project:

a) Will the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	☐	☐	☐	☒

Response:
As described in Section 13, *Population and Housing*, the project does not include residential development and is not expected to result in a significant growth in population. Therefore, the project will not result in substantial increased need for, use of or deterioration of nearby recreational facilities. There will be no impact. No mitigation is required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

Response:
The project will not result in an increased need of or expansion of recreational facilities, nor are any proposed. No impact would occur. No mitigation is required.

Sources:
1. Project Application Materials

17. Transportation – **Will the project:**

a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Response:
The City of San Jacinto General Plan Mobility Element includes goals and policies that are intended to implement the City's circulation plans. The project's consistency with policies pertinent to the proposed project are presented below.

M-1.1 Balanced Circulation System. Provide for a balanced circulation system that promotes the safe and efficient movement of people and goods throughout the City.

The proposed project is consistent with the existing General Plan land use designations and does not propose or require any changes to the City's Circulation Plan. Project generated vehicle traffic will however result in deficiencies in two intersections which will require physical improvements 1) State Street at Community College Drive (50.34%), and 2) State Street at Ramona Expressway (26.46%). Payment of these fees will reduce this impact to less than significant. The project is consistent with this policy.

M-1.2 Access and Mobility. Strive to maintain sufficient access and mobility for all modes of travel and users of the roadway network.

The project site is served by Riverside Transit Agency (RTA) bus service, City Route 44. The bus stops nearest to the project site are located along State Street on the west side, just north of Idyllwild Drive, and on the east side just north of Ramona Expressway. The project is consistent with this policy.

M-1.3 Maintenance and Infrastructure. Support the circulation system with consistent maintenance and necessary infrastructure improvements, such as flood control and bridges, as funding is available.

The proposed project will be subject to the payment of fair share fees for cumulative impacts to two intersections that will require physical improvements, 1) State Street at Community College Drive (50.34%), and 2) State Street at Ramona Expressway

(26.46%). Payment of these fees will reduce this impact to less than significant. The project is consistent with this policy.

M-1.4 Truck Routes. Maintain a truck route network that supports the efficient movement of goods within and beyond the City, while minimizing noise and safety hazards to the extent feasible.

Section 10.08.040 of the SJMC identifies designated truck routes in the City. Ramona Expressway and State Street are designated as truck routes for commercial vehicles which exceed fourteen thousand (14,000) pounds. These roadways both serve the project site. The project is consistent with this policy.

M-1.5 Transportation Improvements for All Users. Encourage roadway, sidewalk, and median improvements that enhance the visual character of the roadway system and promote pedestrian and bicycle safety.

The project includes improvements to State Street include a 6-foot sidewalk along the project frontage. The project will also install a raised landscaped median along Ramona Expressway and repair damaged sidewalks. The project is consistent with this policy.

M-1.6 Americans with Disabilities Act (ADA) Accessibility. Manage and improve the City's transportation network to be safe, accessible, and consistent with the Americans with Disabilities Act (ADA) to allow mobility-impaired users to safely travel within and beyond the City.

The proposed plans are consistent with the Chapter 17.330 of the City’s development code that provides requirements regarding the number of parking spaces and design requirements for ADA accessibility. The project is consistent with this policy.

M-1.7 Safe Routes to Schools. Work with the San Jacinto Unified School District and Hemet Unified School District in the City to maintain Safe Routes to School and encourage parents and children to walk or bike to schools.

The project will be improving existing sidewalks along State Street and providing new sidewalks along Ramona Expressway. San Jacinto High School is located approximately 0.2 mile south of the project site along Idyllwild Drive and San Jacinto Community College is located The Betty Gibbel Regional Learning Center (grades 6-12) is located approximately 485 feet north/northeast of the project site and accessed via Ramona Expressway and Eagle Road; and Mount San Jacinto Junior College is located approximately 700 feet north/northeast of the project site which has several access points from State Street, Eagle Road and W. Community College Drive. Mountain View High School and De Anza Elementary school are located approximately 1,390 and 1,925 feet southwest of the project site.

The SJUD works together with the Hemet Unified School District (HUSD) to provide transportation for students. The HUSD has published a “Transportation Safety Plan”. This plan provided information about who is eligible to ride a HUSD school bus to school, policies about parent supervision to school and to and from bus stops, expectations for

student and bus driver behavior and bus safety. The project does not interfere with the SJUSD's efforts to provide safe routes to school. The project is consistent with this policy.

The project will be consistent with the applicable plans, policies, and ordinances. Payment of funds to the Transportation Uniform Mitigation Fee (TUMF) program, the City of San Jacinto Development Impact Fee (DIF) program, or as a fair share contribution not found to be covered by a pre-existing fee program will result in impacts that are less than significant.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Response:
The project will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines in accordance with SB 743, which changed the way transportation studies are conducted in CEQA documents. Vehicle miles traveled (VMT) replaced motorist delay and level of service as the metric for determining level of impacts and significance under CEQA. Consistent with the new metric of VMT for analysis of transportation impacts, this analysis follows VMT guidelines set forth by the City of San Jacinto Traffic Impact Analysis (TIA) Guidelines for VMT and Level of Service Assessment adopted in June 2020.

The City utilizes the WRCOG VMT Screening Tool to determine if a project will meet certain criteria that "screen out" a project from a VMT analysis or require a VMT analysis be prepared. The project's Traffic Impact Analysis contains the screening output results. As shown in the screening output, for land use projects using the WRCOG VMT Screening Tool, the project is identified as being located within a low VMT area; and therefore, the project is presumed to have a less than significant impact.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Response:
The project will not include sharp curves, dangerous intersections, or incompatible uses that will increase hazards. The three driveways included in the project will be designed to meet applicable safety standards and codes and will not cause a safety hazard. Impacts will be less than significant.

d) Result in inadequate emergency access?	☐	☐	☒	☐

Response:
The project provides three ingress/egress points as described above. These driveways included in the project will be designed to meet applicable safety standards and codes and will not cause a safety hazard. The queuing analysis contained in the project's traffic study indicates that storage length will not be exceeded. In addition, no permanent road closures will occur during construction or operations. Project design will not cause any other alterations on the site that will result in inadequate emergency access. Impacts will be less than significant.

Sources:
1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code
4. Traffic Impact Analysis, LLG Engineers, 2023 (Appendix G)
5. HUSD https://4.files.edl.io/b7f5/08/14/23/151941-69c67ec4-c095-4a59-83e9-706b4f52a9bb.pdf

18. Tribal Cultural Resources – Will the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐

Response:

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (Public Resources Code [PRC] Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that will alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

As discussed above under *Cultural Resources*, there are no known cultural resources at the project site and no resources listed in the California Register of Historical Resources (California State Parks 2019). The City commenced consultation with potentially interested Native American stakeholders under Assembly Bill (AB) 52 on December 20, 2023. Notices were sent to the following tribes: Agua Caliente Band of Cahuilla Indians, Torres Martinez Desert Cahuilla Indians, Morongo Band of Mission Indians, Rincon Bank of Luiseño Indians, San Manuel Band of Mission Indians, and Soboba Band of Luiseño Indians. Responses were received from the Soboba Band of Luiseño Indians See section #18. Tribal Cultural Resources.

Although excavation and grading will not impact known tribal cultural resources, the possibility for unknown resources to be encountered cannot be completely ruled out. Implementation of the mitigation measures below will reduce potential impacts to tribal cultural resources to a less-than-significant level by ensuring that any discovery of archaeological resources of Native American origin are appropriately identified and processed, as applicable.

The following mitigation measure will reduce potential impacts to tribal cultural resources to a less-than-significant level.

Mitigation Measure TCR-1: Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground disturbing activities. The project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during project construction. The project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.

Mitigation Measure TCR-2: Prior to grading permit issuance, the developer shall enter into a Treatment and Disposition Agreement (TDA) with the Soboba Band of Luiseño Indians to address treatment and disposition of archaeological, or Tribal Cultural Resources and human remains associated with the Soboba Band of Luiseño Indians that may be uncovered or otherwise discovered during ground-disturbing activities related to the project, if monitoring deemed necessary by Soboba Band of Luiseño Indians. The TDA will establish provisions for tribal monitoring and shall be submitted to the Planning Division once it has been executed.

Mitigation Measure TCR-3: The project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

a. Project description and location
b. Project grading and development scheduling;
c. Roles and responsibilities of individuals on the project;
d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;
e. The protocols and stipulations that the contractor, City, Consulting Tribe (s) and project archaeologist will follow in the event of inadvertent cultural resources discoveries, human remains/cremations, sacred and ceremonial items, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items.
g. Contact information of relevant individuals for the project;

Mitigation Measure TCR-4: If human remains, grave goods, ceremonial items, and/or sacred items are encountered, work will immediately halt within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, and a 100-foot ESA boundary will be established to protect the find from impact, and the Soboba Band of Luiseno Indians and the City of San Jacinto Planning Division shall be immediately notified.

In accordance with Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e), if human remains are found, the Riverside County Coroner's office shall be notified by the permittee within 24 hours of the discovery. County Coroner's determination regarding the origin of the remains and any required notification is described in Section 7050.5 of the California Health and Safety Code and State CEQA Guidelines Section 15064.5(e). No further excavation or disturbance of the potential human remains, or any area reasonably suspected to overlie additional remains, shall occur until a determination has been made, any notifications have been sent and received, and the Riverside County Coroner's Office has cleared the site.

Mitigation Measure TCR-5: It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Mitigation Measure TCR-6: Prior to final inspection, the developer/permit holder shall prompt the project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Response:
See response for (a) above.
Sources:

19. Utilities and Service Systems – Will the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

Response:
Utility providers that will provide service to the project site are as follows:

- Water – Eastern Municipal Water District (EWMD) or the City of San Jacinto
- Sewer – EMWD or the City of San Jacinto
- Gas – Southern California Gas
- Electricity – Southern California Edison
- Communication – Frontier

The project will not require or result in substantial relocations but may include minor construction to connect to existing utility lines. As stated, these improvements will be minor, be within existing road rights-of-way, and are not expected to result in significant environmental effects. There are two options to serve the project water and sewer need. One option is to use the City of San Jacinto water and sewer

system and the second option is to use Eastern Municipal Water District (EMWD) service.

City Water and Sewer Service Option

If the project developer elects to use the City water system, connections to existing City sewer lines will be made and a new loop water system will be installed as part of the project as described below:

a) A new connection to the existing water within the Eagle Avenue right-of-way to a private main water line crossing the project site to State Avenue. Domestic services for the project will be provided from the private loop with city meters.

b) A new public water main within the State Street right-of-way running south to Idyllwild Drive.

c) A new public water line within the Idyllwild Drive right-of-way from State Avenue to Eagle Road, connecting to the existing water line within the Eagle Road right-of-way.

d) Sewer service will be provided via a connection to the existing sewer line located within the Eagle Avenue right-of-way; a connection to the existing sewer line located within the Idyllwild Drive right-of-way; including a public sewer line within the State Road right-of-way to the connection point in Idyllwild Road.

Eastern Municipal Water District (EMWD) Water and Sewer Service Option

If the project developer elects to use EMWD for water and sewer service, the following improvements will be conducted as part of the proposed project:

a) Manifold connections to existing water lines on Ramona Expressway and State Street rights-of-way.

b) A private water loop for fire service

c) A sewer lateral connection the existing Sewer line within the Ramona Expressway right-of-way.

A catch basin and laterals to a storm drain line within State Street is proposed.

The project site itself is currently undeveloped without any onsite utility systems. As part of the proposed project utility lines will be extended onto the project site to provide services to the proposed land uses. Construction of new utilities and connections to offsite utility systems will involve some minor trenching. Potential impacts will be short-term and construction BMPs will be in place to minimize construction related impacts. Each utility service provider will coordinate the design/installation and will review for compliance with utility systems construction standards. Coordination with utility providers and compliance with utility standards will reduce potential impacts to less than significant.

	☐	☐	☒	☐

Response:
Project implementation will increase water demand over the current condition. Water may be provided to the site from City infrastructure or from EMWD infrastructure. The water supply and water demand provided in the EMWD Urban Water Management Plan (UWMP) is based on local growth projections provided in the City of San Jacinto General Plan. The proposed project will be consistent with the City of Jacinto General Plan. Therefore, the water demands for the project will be accounted for in the 2025-2044 UWMP. Furthermore, the UWMP identifies that there will be increased water supplies to account for future growth within the EMWD service area and that there will be adequate water supplies for normal, single dry, and multiple dry years. EMWD has indicated through coordination on the project that they will have sufficient water supplies available to serve the project from existing entitlement and resources and no new or expanded entitlement will be needed.

As described in the Project Description, the project may utilize City of San Jacinto or EMWD water service. The final water plan design for the project will be required to comply with either the City or EMWD Development Process, which will involve due diligence conditions, review of design and plan check review. Additionally, water improvements will be required to comply with either City or EMWD Engineering Standards and Specifications (as applicable) to ensure water efficient facilities and water conservation measures are incorporated into the project. The proposed project will be required to coordinate with the City or EMWD and secure a Will Serve Letter which will indicate that the City or EMWD will have the ability to provide adequate water service to the proposed project. With coordination and compliance with the City or EMWD Development Processes and implementation of project-specific input received from the City or EMWD, long-term operational impacts associated with providing water services to the project will be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Response:
Sanitary sewer service for the project will be provided to the site by either EMWD or by the City of San Jacinto. The project will extend the sewer line onto the project site to provide sewer collection service for the proposed commercial land uses. Additionally, as part of the final design, the project will be required to coordinate with the City and secure a Will Serve Letter, which will ensure that the City will have the ability to provide adequate

wastewater service. Based on coordination with the City, long-term operational impacts associated with providing wastewater service to the project will be less than significant.

EMWD provides wastewater services to approximately 239,000 customers within its service area and currently treats approximately 43 million gallons per day (MGD) of wastewater at four (4) active regional water reclamation facilities. Wastewater treatment for the proposed project will be treated at the San Jacinto Valley Regional Water Reclamation Facility (SJVRWRF). In 2015, the SJVRWRF was increased to a maximum capacity of 14 million gallons per day (EMWD 2021).

The expansion of SJVRWRF was based on future growth projections in the San Jacinto Valley provided by local cities and the County of Riverside. The growth projections for the City and associated wastewater demands for the project will be accounted for as part of the design of the expansion plans for the SJVRWRF. In addition, the total amount of projected wastewater flow to EMWD's SJVRWRF for the year 2040 will be approximately 16.4 MGD, pursuant to the City of San Jacinto General Plan Draft EIR. The current capacity for the SJVRWRF is 14 MGD and the maximum capacity for the SJVRWRF is 27 MGD. Therefore, the ultimate capacity of the SJVRWRF will be able to meet the projected wastewater production from the City of San Jacinto, including the project. The increase in wastewater treatment generated by the project will have a less than significant impact.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Response:

The proposed project will not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Although project implementation will increase the demand for solid waste disposal over the current condition, CR&R Incorporated, Environmental Services, will collect the solid waste and transport it to the Lamb Canyon Landfill or El Sobrante Landfill. The Lamb Canyon and El Sobrante Landfills are permitted to receive 5,000 tons of solid waste per day and 16,054 tons of solid waste per day, respectively. The Lamb Canyon Landfill has a maximum permitted capacity of 39,681,513 cubic yards with a remaining capacity of over 10,000,000 cubic yards. The El Sobrante Landfill has a maximum permitted capacity of 209,910,000 cubic yards with a remaining capacity of over 100,000,000 cubic yards. The 7.4 tons of solid waste generated daily from the project will be well below the daily amount of solid waste disposal permitted by the Lamb Canyon and El Sobrante Landfills. The amount of solid waste generated during project construction will not exceed the capacity of local facilities or exceed state or local standards. Potential impacts associated with providing solid waste disposal service to the proposed project will be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Response:

The project will produce solid waste associated with the construction stages as well as during operation. Applicable regulations include California's Integrated Waste Management Act of 1989 (AB 939), which required cities and counties throughout the state to divert 50% of all solid waste from landfills through source reduction, recycling, and composting; 2008 modifications of AB 939 reflect a per-capita requirement rather than

tonnage; AB 341, which increased the statewide goal for waste diversion to 75 percent by 2020; and the California Solid Waste Reuse and Recycling Access Act (AB 1327), which requires local agencies to adopt an ordinance to set aside areas for collecting and loading recyclable materials in development projects. AB-341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place.

To comply with the above laws and disposal requirements, BMPs will be employed to reduce solid waste disposal such as the recycling of all plastic bags, containers, and green waste composting, chipping, and shredding. Additionally, BMPs will be implemented to reduce the solid waste generated from construction activities, and where feasible, will recycle construction debris. With implementation of BMPs and compliance with the California Department of Resources Recycling and Recovery disposal requirements, potential solid waste disposal impacts will be less than significant. Project implementation will not conflict with the ability to comply with these regulations.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code
4. CalRecycle

20. Wildfire – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, **will the project:**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Response:

The project site is designated Local Responsibility Area for fire protection responsibility and is not in or near a very high fire hazard severity zone (VHFHSZ). As described in Section 17, *Transportation/Traffic*, the project will provide emergency access, and will not result in significant impacts to the circulation system. Therefore, the project will not substantially adversely affect emergency response or evacuation. Because the project is not in or in the immediate vicinity of a very high fire hazard severity zone and will not adversely affect emergency response or evacuation, this impact will be less than significant. No mitigation is required.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

Response:

As described above, the project site is not in a VHFHSZ and development of the site will not substantially change the existing fire hazards in the area. The project will require standard infrastructure associated with commercial development, such as water and electricity, but will not require infrastructure associated with fire hazard prevention/response other than a water connection. Impacts will be less than significant. No mitigation is required.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐

Response:

See response for (b) above.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Response:

The project site is relatively flat. As described in Section 7, *Geology and Soils*, and Section 10, *Hydrology and Water Quality*, there are no substantial hazards related to landslides or flooding in the vicinity of the project site. Therefore, impacts related to post-fire flooding or landslide risks will be less than significant.

Sources:

1. San Jacinto General Plan
2. Final Environmental Impact Report City of San Jacinto General Plan
3. San Jacinto Municipal Code

21. Mandatory Findings of Significance

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Response:

As discussed in Section of this Initial Study, the project has the potential to impact burrowing owl habitat. This impact, however, is less than significant with the implementation of MM Bio-1. No other sensitive biological resources were identified on the project site. Impacts will be less than significant with the implementation of MM BIO-1. No significant historical resources were identified on the project site.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)?	☐	☒	☐	☐

Response:

The project does not have impacts which are individually limited, but cumulatively considerable with the incorporation of the mitigation measures and monitoring activities detailed above.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Response:

The proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, with the implementation of the mitigation measures and monitoring activities detailed above.

APPENDIX A

Air Quality, Greenhouse Gas and Energy Study

APPENDIX B

Habitat Assessment and MSHCP Consistency Analysis & Preconstruction Survey

APPENDIX C

Cultural Resources Assessment

APPENDIX D

Geotechnical Engineering Investigation with Geologic Hazard Study

APPENDIX E

Phase I Site Assessment

APPENDIX F

Noise Impact Analysis

APPENDIX G

Traffic Impact Analysis

The Magnet Project

Air Quality, Greenhouse Gas, and Energy Impact Study

City of San Jacinto, CA

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Sound Solutions for Planning and Design

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GLOSSARY OF TERMS

AQMP	Air Quality Management Plan
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CH_4	Methane
CNG	Compressed natural gas
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
DPM	Diesel particulate matter
GHG	Greenhouse gas
HFCs	Hydrofluorocarbons
LST	Localized Significant Thresholds
$MTCO_2e$	Metric tons of carbon dioxide equivalent
$MMTCO_2e$	Million metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NOx	Nitrogen Oxides
NO_2	Nitrogen dioxide
N_2O	Nitrous oxide
O_3	Ozone
PFCs	Perfluorocarbons
PM	Particle matter
PM10	Particles that are less than 10 micrometers in diameter
PM2.5	Particles that are less than 2.5 micrometers in diameter
PMI	Point of maximum impact
PPM	Parts per million
PPB	Parts per billion
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SF_6	Sulfur hexafluoride
SIP	State Implementation Plan
SOx	Sulfur Oxides
SRA	Source/Receptor Area
TAC	Toxic air contaminants
VOC	Volatile organic compounds
WRCC	Western Regional Climate Center

1.0 Introduction

1.1 Purpose of Analysis and Study Objectives

This air quality, greenhouse gas (GHG), and energy analysis was prepared to evaluate whether the estimated criteria pollutants and GHG emissions generated from the project would cause a significant impact to the air resources in the project area. This assessment was conducted within the context of the California Environmental Quality Act (CEQA, California Public Resources Code Sections 21000, et seq.). The assessment is consistent with the methodology and emission factors endorsed by South Coast Air Quality Management District (SCAQMD), California Air Resource Board (CARB), and the United States Environmental Protection Agency (US EPA).

1.2 Project Summary

1.2.1 Site Location

The Project site is located at the southeast corner of West Ramona Expressway and North State Street in the City of San Jacinto, CA (APN: 434-080-025, 026) as shown in Exhibit A. The site has residential uses and vacant land adjacent to the south, Ramona Expressway to the north, State Street to the west, and Eagle Road to the east.

1.2.2 Project Description

The project proposes to develop a 14.50-acre lot with commercial and retail uses including restaurants, a car wash, a convenience store with fuel station, and retail stores. Exhibit B provides the project Site Plan.

Construction activities within the Project area will consist of site preparation, on-site grading, building, paving, and architectural coating. Table 1 summarizes the land use description for the Project Site.

Table 1: Land Use Summary

Land Use	Unit Amount	Size Metric
Convenience Market with Gas Pumps	8	Pumps
Strip Mall	93.195	Thousand Square Feet
Fast Food Restaurant with Drive Thru	12.541	Thousand Square Feet
Automobile Care Center	3.590	Thousand Square Feet
Parking Lot[2]	11.6	Acres

1.2.3 Sensitive Receptors

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc).

The closest existing sensitive receptors (to the site area) are the single-family residences located approximately 25 feet to the south.

1.3 Executive Summary of Findings and Mitigation Measures

The following is a summary of the analysis results:

Construction-Source Emissions
Project construction-source emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

Project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed herein, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS).

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

Operational-Source Emissions
Project operational-sourced emissions would not exceed regional operational air quality thresholds. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project-related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO “hotspots). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project would not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less-than significant.

Project-related GHG emissions meet the goals of the WRCOG Subregional Climate Action Plan (CAP) and are also considered to be less than significant. The project also complies with the goals of the CARB Scoping Plan, AB-32, and SB-32**.**

Mitigation Measures

A. Construction Measures

Adherence to SCAQMD Rule 403 is required.

No construction mitigation required.

B. Operational Measures to Reduce Greenhouse Gas Emissions

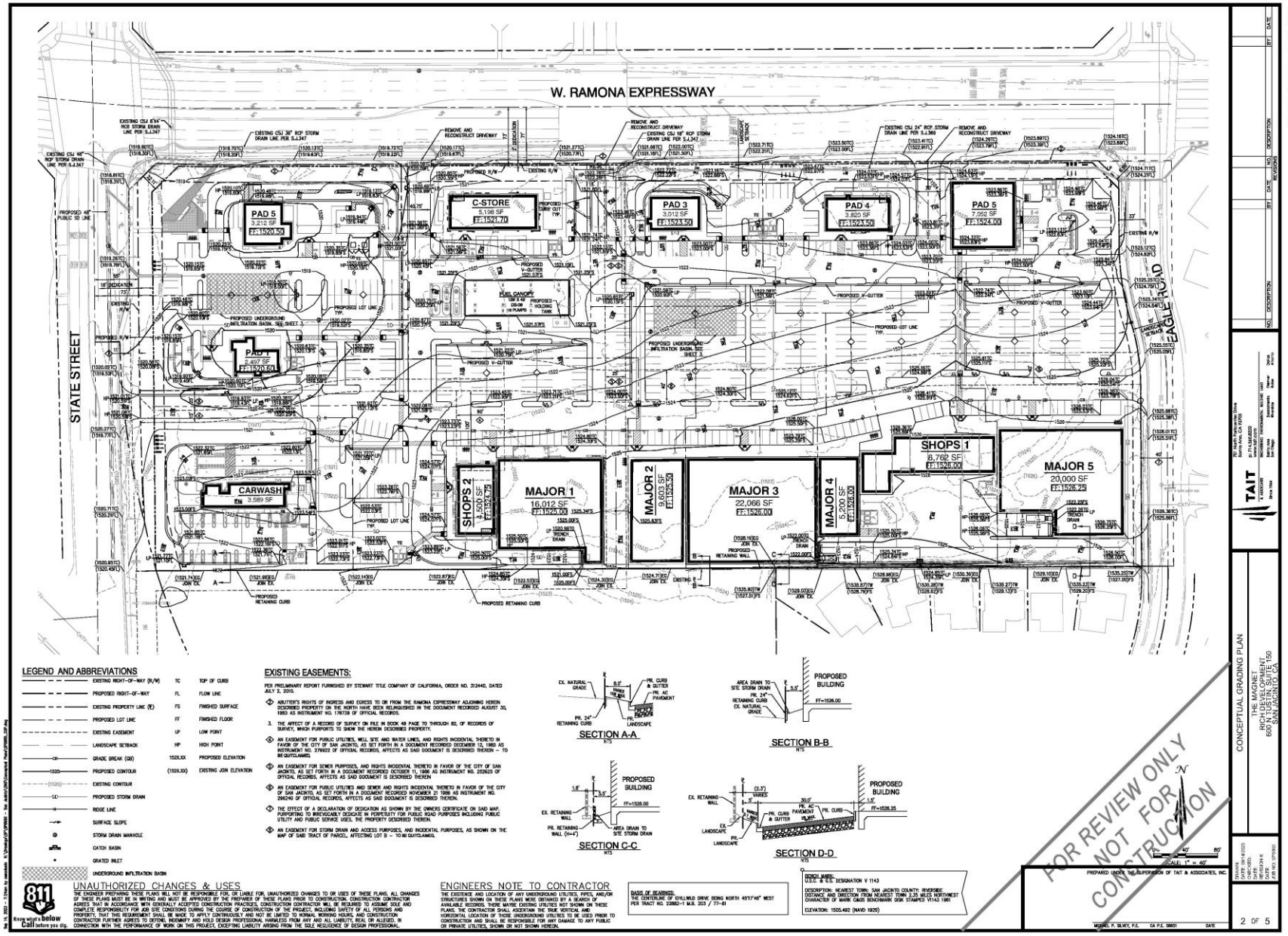
No operational mitigation required.

Exhibit A
Location Map



Exhibit B

Site Plan



LEGEND AND ABBREVIATIONS

EXISTING RIGHT-OF-WAY (R/W)	TC	TOP OF CURB	
PROPOSED RIGHT-OF-WAY	FL	FLOW LINE	
EXISTING PROPERTY LINE (E)	FS	FINISHED SURFACE	
PROPOSED LOT LINE	FF	FINISHED FLOOR	
EXISTING EASEMENT	LP	LOW POINT	
LANDSCAPE SETBACK	HP	HIGH POINT	
GRADE BREAK (GB)	1525.XX	PROPOSED ELEVATION	
PROPOSED CONTOUR	(1525.XX)	EXISTING JOIN ELEVATION	
EXISTING CONTOUR			
PROPOSED STORM DRAIN			
RIDGE LINE			
SURFACE SLOPE			
STORM DRAIN MANHOLE			
CATCH BASIN			
GRATED INLET			
UNDERGROUND INFILTRATION BASIN			

EXISTING EASEMENTS:

PER PRELIMINARY REPORT FURNISHED BY STEWART TITLE COMPANY OF CALIFORNIA, ORDER NO. 312440, DATED JULY 3, 2015.

1. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE RAMONA EXPRESSWAY ADJOINING HEREIN DESCRIBED PROPERTY ON THE NORTH HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED AUGUST 30, 1963 AS INSTRUMENT NO. 176739 OF OFFICIAL RECORDS.
3. THE AFFECT OF A RECORD OF SURVEY ON FILE IN BOOK 49 PAGE 70 THROUGH 82, OF RECORDS OF SURVEY, WHICH PURPORTS TO SHOW THE HEREIN DESCRIBED PROPERTY.
4. AN EASEMENT FOR PUBLIC UTILITIES, WELL SITE AND WATER LINES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN JACINTO, AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 13, 1960 AS INSTRUMENT NO. 279922 OF OFFICIAL RECORDS, AFFECTS AS SAID DOCUMENT IS DESCRIBED THEREIN – TO BE QUITCLAIMED.
5. AN EASEMENT FOR SEWER PURPOSES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN JACINTO, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 11, 1966 AS INSTRUMENT NO. 252625 OF OFFICIAL RECORDS, AFFECTS AS SAID DOCUMENT IS DESCRIBED THEREIN
6. AN EASEMENT FOR PUBLIC UTILITIES AND SEWER AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN JACINTO, AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 21 1996 AS INSTRUMENT NO. 296240 OF OFFICIAL RECORDS, AFFECTS AS SAID DOCUMENT IS DESCRIBED THEREIN.
7. THE EFFECT OF A DECLARATION OF DEDICATION AS SHOWN BY THE OWNERS CERTIFICATE ON SAID MAP, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD PURPOSES INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES, THE PROPERTY DESCRIBED THEREIN.
8. AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES, AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT OF PARCEL, AFFECTING LOT 9 – TO BE QUITCLAIMED.

SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's Below Call before you dig.

ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
THE CENTERLINE OF IDYLLWILD DRIVE BEING NORTH 45°17'48" WEST PER TRACT NO. 23882-1 M.B. 203 / 77-81

BENCH MARK:
USC & GS DESIGNATION V 1143
DESCRIPTION: NEAREST TOWN: SAN JACINTO COUNTY: RIVERSIDE DISTANCE AND DIRECTION FROM NEAREST TOWN: 2.35 MILES NORTHWEST CHARACTER OF MARK: C&GS BENCHMARK DISK STAMPED V1143 1961
ELEVATION: 1505.402 (NAVD 1929)

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.
MICHAEL P. SILVEY, P.E. CA P.E. 59631 DATE

2.0 Regulatory Framework and Background

2.1 Air Quality Regulatory Setting

Air pollutants are regulated at the national, state, and air basin level; each agency has a different level of regulatory responsibility. The United States Environmental Protection Agency (EPA) regulates at the national level. The California Air Resources Board (ARB) regulates at the state level. The South Coast Air Quality Management District (SCAQMD) regulates at the air basin level.

2.1.1 National and State

The EPA is responsible for global, international, and interstate air pollution issues and policies. The EPA sets national vehicle and stationary source emission standards, oversees approval of all State Implementation Plans, provides research and guidance for air pollution programs, and sets National Air Quality Standards, also known as federal standards. There are six common air pollutants, called criteria pollutants, which were identified from the provisions of the Clean Air Act of 1970.

- Ozone
- Nitrogen Dioxide
- Lead
- Particulate Matter (PM10 and PM2.5)
- Carbon Monoxide
- Particulate Matter
- Sulfur Dioxide

The federal standards were set to protect public health, including that of sensitive individuals; thus, the standards continue to change as more medical research is available regarding the health effects of the criteria pollutants. Primary federal standards are the levels of air quality necessary, with an adequate margin of safety, to project the public health.

A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain federal standards. The State Implementation Plan for the State of California is administered by the ARB, which has overall responsibility for statewide air quality maintenance and air pollution prevention. California's State Implementation Plan incorporates individual federal attainment plans for regional air districts—air district prepares their federal attainment plan, which sent to ARB to be approved and incorporated into the California State Implementation Plan. Federal attainment plans include the technical foundation for understanding air quality (e.g., emission inventories and air quality monitoring), control measures and strategies, and enforcement mechanisms. See http://www.arb.ca.gov/research/aaqs/aaqs.htm for additional information on criteria pollutants and air quality standards.

The federal and state ambient air quality standards are summarized in Table 2 and can also be found at http://www.arb.ca.gov/research/aaqs/aaqs2.pdf.

Table 2: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[1]		National Standards[2]		
		Concentrations[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (O3)	1-Hour	0.09 ppm	Ultraviolet Photometry	- -	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	0.070 ppm		0.070 ppm (147 µg/m³)		
Respirable Particulate Matter (PM10)[8]	24-Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µ/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		- -		
Fine Particulate Matter (PM2.5)[8]	24-Hour	- -	- -	35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	12 µg/m³	15 µg/m³	
Carbon Monoxide (CO)	1-Hour	20 ppm (23 µg/m³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 µg/m³)	- -	Non-Dispersive Infrared Photometry (NDIR)
	8-Hour	9.0 ppm (10 µg/m³)		9 ppm (10 µg/m³)	- -	
	8-Hour (Lake Tahoe)	6 ppm (7 µg/m³)		- -	- -	
Nitrogen Dioxide (NO_2)[9]	1-Hour	0.18 ppm (339 µg/m³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m³)	- -	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (357 µg/m³)		0.053 ppm (100 µg/m³)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[10]	1-Hour	0.25 ppm (655 µg/m³)	Ultraviolet Fluorescence	75 ppb (196 µg/m³)	- -	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3-Hour	- -		- -	0.5 ppm (1300 mg/m³)	
	24-Hour	0.04 ppm (105 µg/m³)		0.14 ppm (for certain areas)[10]	- -	
	Annual Arithmetic Mean	- -		0.130ppm (for certain areas)[10]	- -	
Lead[11,12]	30 Day Average	1.5 µg/m³	Atomic Absorption	- -		High Volume Sampler and Atomic Absorption
	Calendar Qrtr	- -		1.5 µg/m³ (for certain areas)[12]	Same as Primary Standard	
	Rolling 3-Month Average	- -		0.15 µg/m³		
Visibility Reducing Particles[13]	8-Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24-Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride[11]	24-Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

Notes:

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.

3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7. Reference method as described by the U.S. EPA. An “equivalent method” of measurement may be used but must have a “consistent relationship to the reference method” and must be approved by the U.S. EPA.

8. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 µg/m^3 to 12.0 µg/m^3. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 µg/m^3, as was the annual secondary standard of 15 µg/m^3. The existing 24-hour PM10 standards (primary and secondary) of 150 µg/m^3 also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

9. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

10. On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

11. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

12. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

13. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Several pollutants listed in Table 2 are not addressed in this analysis. Analysis of lead is not included in this report because the project is not anticipated to emit lead. Visibility-reducing particles are not explicitly addressed in this analysis because particulate matter is addressed. The project is not expected to generate or be exposed to vinyl chloride because proposed project uses do not utilize the chemical processes that create this pollutant and there are no such uses in the project vicinity. The proposed project is not expected to cause exposure to hydrogen sulfide because it would not generate hydrogen sulfide in any substantial quantity.

2.1.2 South Coast Air Quality Management District

The agency for air pollution control for the South Coast Air Basin (basin) is the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for controlling emissions primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the basin. SCAQMD, in coordination with the Southern California Association of Governments, is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the basin. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as nonattainment of the federal and/or California ambient air quality standards. The term nonattainment area is used to refer to an air basin where one or more ambient air quality standards are exceeded.

Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon.

On March 23, 2017 CARB approved the 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the plan has been approved by CARB, it has been forwarded to the U.S. Environmental Protection Agency for its review. If approved by EPA, the plan becomes federally enforceable

South Coast AQMD adopted the 2022 AQMP on December 2, 2022, to address the attainment of the 2015 8-hour ozone standard (70 ppb) for South Coast Air Basin and Coachella Valley. To meet this standard, the AQMP determined NOx emissions must be reduced by 67% percent more than is required by adopted rules and regulations by 2037. The control strategy for the 2022 AQMP includes aggressive new regulations and the development of incentive programs to support early deployment of advanced technologies. The two key areas for incentive programs are (1) promoting widespread deployment of available zero-emission (ZE) and low NOx technologies and (2) developing new ZE and ultra-low NOx technologies for use in cases where the technology is not currently available. South Coast AQMD will prioritize distribution of incentive funding in environmental justice areas and seek opportunities to focus benefits on the most disadvantaged communities. Cost-effectiveness and affordability will be further considered during the rulemaking or incentive program development process.

South Coast Air Quality Management District Rules

The AQMP for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal standards. Some of the rules and regulations that apply to this Project include, but are not limited to, the following:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access

roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Applicable suppression techniques are indicated below and include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas in active for 10 days or more).
- Water active sites at least three times daily.
- Cover all trucks hauling dirt, san, soil, or other loose materials, or maintain at least 2 feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114.
- Pave construction access roads at least 100 feet onto the site from the main road.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-iste streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of project must comply with Rule 1113.

Idling Diesel Vehicle Trucks – Idling for more than 5 minutes in any one location is prohibited within California borders.

Rule 2702. The SCAQMD adopted Rule 2702 on February 6, 2009, which establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified GHG emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board. Priority will be given to projects that result in co-benefit emission reductions of GHG emissions and criteria or toxic air pollutants within environmental justice areas. Further, this voluntary program may compete with the cap-and-trade program identified for implementation in CARB's Scoping Plan, or a Federal cap and trade program.

2.1.3 Local

Local jurisdictions, such as the County of Riverside and City of San Jacinto, have the authority and responsibility to reduce air pollution through their police power and decision-making authority. Specifically, the County and City are responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The County and City are also responsible for the implementation of transportation control measures as outlined in the 2022 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the County and City assess the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation.

The County and City rely on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Air Quality Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

County of Riverside General Plan

The Air Quality Element of the County of Riverside General Plan summarizes air quality issues in the Basin, air quality-related plans and programs administered by federal, state, and special purpose agencies, and establishes goals and policies to improve air quality. These goals and policies in the Air Quality Element that relate to the proposed project include:

Multi-jurisdictional Cooperation:

AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

AQ 1.2 Support the Southern California Association of Government's (SCAG) Regional Growth Management Plan by developing intergovernmental agreements with appropriate governmental entities such as the Western Riverside Council of Governments (WRCOG), the Coachella Valley Association of Governments (CVAG), sanitation districts, water districts, and those subregional entities identified in the Regional Growth Management Plan.

AQ 1.3 Participate in the development and update of those regional air quality management plans required under federal and state law, and meet all standards established for clean air in these plans.

AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

AQ 1.5 Establish and implement air quality, land use and circulation measures that improve not only the County's environment but the entire regions.

AQ 1.6 Establish a level playing field by working with local jurisdictions to simultaneously adopt policies similar to those in this Air Quality Element.

AQ 1.7 Support legislation which promotes cleaner industry, clean fuel vehicles and more efficient burning engines and fuels.

AQ 1.8 Support the introduction of federal, state or regional enabling legislation to permit the County to promote inventive air quality programs, which otherwise could not be implemented.

AQ 1.9 Encourage, publicly recognize and reward innovative approaches that improve air quality.

AQ 1.10 Work with regional and local agencies to evaluate the feasibility of implementing a system of charges (e.g., pollution charges, user fees, congestion pricing and toll roads) that requires individuals who undertake polluting activities to bear the economic cost of their actions where possible.

AQ 1.11 Involve environmental groups, the business community, special interests, and the general public in the formulation and implementation of programs that effectively reduce airborne pollutants.

Sensitive Receptors:

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

Stationary Pollution Sources:

AQ 4.1 Encourage the use of building materials/methods which reduce emissions.

AQ 4.2 Require the use of all feasible efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces and boiler units.

AQ 4.3 Require centrally heated facilities to utilize automated time clocks or occupant sensors to control heating where feasible.

AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:

- Design features;
- Operating procedures;
- Preventive maintenance;
- Operator training; and
- Emergency response planning

AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.

AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SOCAB, the Environmental Protection Agency and the California Air Resources Board.

AQ 4.8 Expand, as appropriate, measures contained in the County's Fugitive Dust Reduction Program for the Coachella Valley to the entire County.

AQ 4.9 Require compliance with SCAQMD Rules 403 and 403.1, and support appropriate future measures to reduce fugitive dust emanating from construction sites.

AQ 4.10 Coordinate with the SCAQMD and MDAQMD to create a communications plan to alert those conducting grading operations in the County of first, second, and third stage smog alerts, and when wind speeds exceed 25 miles per hour. During these instances all grading operations should be suspended.

Energy Efficiency and Conservation:

AQ 5.1 Utilize source reduction, recycling and other appropriate measures to reduce the amount of solid waste disposed of in landfills.

AQ 5.4 Encourage the incorporation of energy-efficient design elements, including appropriate site orientation and the use of shade and windbreak trees to reduce fuel consumption for heating and cooling.

Particulate Matter:

AQ 15.1 Identify and monitor sources, enforce existing regulations, and promote stronger controls to reduce particulate matter.

Multi-jurisdictional Cooperation:

AQ 16.1 Cooperate with local, regional, state and federal jurisdictions to better control particulate matter.

Control Measures:

AQ 17.1 Reduce particulate matter from agriculture, construction, demolition, debris hauling, street cleaning, utility maintenance, railroad rights-of-way, and off-road vehicles to the extent possible.

AQ 17.3 Identify and create a control plan for areas within the County prone to wind erosion of soil.

AQ 17.4 Adopt incentives, regulations and/or procedures to manage paved and unpaved roads and parking lots so they produce the minimum practicable level of particulates.

AQ 17.5 Adopt incentives and/or procedures to limit dust from agricultural lands and operations, where applicable.

AQ 17.6 Reduce emissions from building materials and methods that generate excessive pollutants, through incentives and/or regulations.

City of San Jacinto General Plan

Goal: Resource Management Goal 6: Improve air quality.

Policy 6.1: Cooperate with the South Coast Air Quality Management District, Southern California Association of Governments, and the Western Riverside Council of Governments in their efforts to implement the regional Air Quality Management Plan.

Policy 6.2: Cooperate and participate in regional air quality management planning, programs, and enforcement measures.

Policy 6.3: Achieve a greater balance between jobs and housing in San Jacinto.

Policy 6.4: Promote the growth of clean industry as a method of managing and improving air quality.

Policy 6.5: Promote energy conservation and recycling by the public and private sectors.

Policy 6.6: Encourage alternative modes of transportation to reduce vehicular emissions and improve air quality.

Policy 6.7: Encourage pedestrian scale development and pedestrian friendly access to reduce vehicle emissions.

Policy 6.8: In appropriate areas, allow mixed use development that combines housing, employment, and retail activities on one site.

Policy 6.9: Concentrate higher density development at transportation nodes and areas served by a well- developed vehicular network.

Policy 6.10: Support sustainable development patterns and green building standards that reduce energy use.

2.2 Greenhouse Gas Regulatory Setting

2.2.1 International

Many countries around the globe have made an effort to reduce GHGs since climate change is a global issue.

Intergovernmental Panel on Climate Change. In 1988, the United Nations and the World Meteorological Organization established the Intergovernmental Panel on Climate Change to assess the scientific, technical and socio-economic information relevant to understanding the scientific basis of risk of human-induced climate change, its potential impacts, and options for adaptation and mitigation.

United Nations. The United States participates in the United Nations Framework Convention on Climate Change (UNFCCC) (signed on March 21, 1994). Under the Convention, governments gather and share information on greenhouse gas emissions, national policies, and best practices; launch national strategies for addressing greenhouse gas emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries; and cooperate in preparing for adaptation to the impacts of climate change.

The 2014 UN Climate Change Conference in Lima Peru provided a unique opportunity to engage all countries to assess how developed countries are implementing actions to reduce emissions.

Kyoto Protocol. The Kyoto Protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5 percent from 1990 levels during the first commitment period of 2008 – 2012 (UNFCCC 1997). On December 8, 2012, the Doha Amendment to the Kyoto Protocol was adopted. The amendment includes: New commitments for Annex I Parties to the Kyoto Protocol who agreed to take on commitments in a second commitment period from 2013 – 2020; a revised list of greenhouse gases (GHG) to be reported on by Parties in the second commitment period; and Amendments to several articles of the Kyoto Protocol which specifically referenced issues pertaining to the first commitment period and which needed to be updated for the second commitment period.

2.2.2 National

Greenhouse Gas Endangerment. On December 2, 2009, the EPA announced that GHGs threaten the public health and welfare of the American people. The EPA also states that GHG emissions from on-road vehicles contribute to that threat. The decision was based on *Massachusetts v. EPA* (Supreme Court Case 05-1120) which argued that GHGs are air pollutants covered by the Clean Air Act and that the EPA has authority to regulate those emissions.

Clean Vehicles. Congress first passed the Corporate Average Fuel Economy law in 1975 to increase the fuel economy of cars and light duty trucks. The law has become more stringent over time. On May 19, 2009, President Obama put in motion a new national policy to increase fuel economy for all new cars and trucks sold in the United States. On April 1, 2010, the EPA and the Department of Transportation's National Highway Safety Administration announced a joint final rule establishing a national program that would reduce greenhouse gas emissions and improve fuel economy for new cars and trucks sold in the United States.

The first phase of the national program would apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. They require these vehicles to meet an estimated combined average emissions level of 250 grams of carbon dioxide per mile, equivalent to 35.5 miles per gallon if the automobile industry were to meet this carbon dioxide level solely through fuel economy improvements. Together, these standards would cut carbon dioxide emissions by an estimated 960 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016). The second phase of the national program would involve proposing new fuel economy and greenhouse gas standards for model years 2017 – 2025 by September 1, 2011.

On October 25, 2010, the EPA and the U.S. Department of Transportation proposed the first national standards to reduce greenhouse gas emissions and improve fuel efficiency of heavy-duty trucks and buses. For combination tractors, the agencies are proposing engine and vehicle standards that begin in the 2014 model year and achieve up to a 20 percent reduction in carbon dioxide emissions and fuel consumption by the 2018 model year. For heavy-duty pickup trucks and vans, the agencies are proposing separate gasoline and diesel truck standards, which phase in starting in the 2014 model year and achieve up to a 10 percent reduction for gasoline vehicles and 15 percent reduction for diesel vehicles by 2018 model year (12 and 17 percent respectively if accounting for air conditioning leakage). Lastly, for vocational vehicles, the agencies are proposing engine and vehicle standards starting in the 2014 model year which would achieve up to a 10 percent reduction in fuel consumption and carbon dioxide emissions by 2018 model year.

Mandatory Reporting of Greenhouse Gases. On January 1, 2010, the EPA started requiring large emitters of heat-trapping emissions to begin collecting GHG data under a new reporting system. Under the rule, suppliers of fossil fuels or industrial greenhouse gases, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of greenhouse gas emissions are required to submit annual reports to the EPA.

Climate Adaption Plan. The EPA Plan identifies priority actions the Agency will take to incorporate considerations of climate change into its programs, policies, rules and operations to ensure they are effective under future climatic conditions. The following link provides more information on the EPA Plan: https://www.epa.gov/arc-x/planning-climate-change-adaptation

2.2.3 California

California Code of Regulations (CCR) Title 24, Part 6. CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008 and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 and 2016 standards have been approved and became effective July 1, 2014 and January 1, 2016, respectively.

California Code of Regulations (CCR) Title 24, Part 11. All buildings for which an application for a building permit is submitted on or after January 1, 2023 must follow the 2022 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions. The following links provide more information on Title 24, Part 11:
https://www.dgs.ca.gov/BSC/Codes
https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency

California Green Building Standards. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Housing and Community Development (HCD) updated CALGreen through the 2015 Triennial Code Adoption Cycle, during the 2016 to 2017 fiscal year. During the 2022-2023 fiscal year, the Department of Housing and Community Development (HCD) updated CALGreen through the 2023 Triennial Code Adoption Cycle.

The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. CCR Title 24, Part 11: California Green Building Standards (Title 24) became effective in 2001 in response to continued efforts to reduce GHG emissions associated with energy consumption. CCR Title 24, Part 11 now require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation measures, which reduce GHG emissions by reducing electrical consumption associated with pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential mandatory measures

and an additional 130 provisions for optional use. Some key mandatory measures for commercial occupancies include specified parking for clean air vehicles, a 20 percent reduction of potable water use within buildings, a 50 percent construction waste diversion from landfills, use of building finish materials that emit low levels of volatile organic compounds, and commissioning for new, nonresidential buildings over 10,000 square feet.

The CEC estimates that over 30 years the 2022 Energy Code will provide $1.5 billion in consumer benefits and reduce 10 million metric tons of GHG. Changes compared to the 2019 Energy Code include increases to on-site renewable energy generation from solar, increases to electric load flexibility to support grid reliability, reduction of emissions from newly constructed buildings, reduction of air pollution for improved public health, and increased adoption of environmentally beneficial efficient electric technologies.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided, they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official. The following link provides more on CalGreen Building Standards:
http://www.bsc.ca.gov/Home/CALGreen.aspx

Executive Order S-3-05. California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following targets:

- By 2010, California shall reduce greenhouse gas emissions to 2000 levels;
- By 2020, California shall reduce greenhouse gas emissions to 1990 levels.
- By 2050, California shall reduce greenhouse gas emissions to 80 percent below 1990 levels.

The executive order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

Executive Order S-01-07. Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009 CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded", with more reductions required in the last five years, than the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

SB 97. Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Resource Agency, to prepare, develop, and transmit to CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009 the Natural Resources Agency adopted amendments to the state CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance are provided and no specific mitigation measures are identified. The GHG emission reduction amendments went into effect on March 18, 2010 and are summarized below:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that "to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation."
- OPR's emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project's energy use and energy efficiency potential.

AB 32. The California State Legislature enacted AB 32, the California Global Warming Solutions Act of 2006. AB 32 requires that greenhouse gases emitted in California be reduced to 1990 levels by the year 2020. "Greenhouse gases" as defined under AB 32 include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. ARB is the state agency charged with monitoring and regulating sources of greenhouse gases. AB 32 states the following:

Global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

The ARB Board approved the 1990 greenhouse gas emissions level of 427 million metric tons of carbon dioxide equivalent (MMTCO2e) on December 6, 2007 (California Air Resources Board 2007). Therefore, emissions generated in California in 2020 are required to be equal to or less than 427 MMTCO2e. Emissions in 2020 in a "business as usual" scenario are estimated to be 596 MMTCO2e.

Under AB 32, the ARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. Discrete early action measures are currently underway or are enforceable by January 1, 2010. The ARB has 44 early action measures that apply to the transportation, commercial, forestry, agriculture, cement, oil and gas, fire suppression, fuels, education, energy efficiency, electricity, and waste sectors. Of these early action measures, nine are considered discrete early action measures, as they are regulatory and enforceable by January 1, 2010. The ARB estimates that the 44 recommendations are expected to result in reductions of at least 42 MMTCO2e by 2020, representing approximately 25 percent of the 2020 target.

The ARB's Climate Change Scoping Plan (Scoping Plan) contains measures designed to reduce the State's emissions to 1990 levels by the year 2020 (California Air Resources Board 2008). The Scoping Plan identifies recommended measures for multiple greenhouse gas emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a

different emission reduction target. Most of the measures target the transportation and electricity sectors. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 greenhouse gas target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;
- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, Including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping Plan states that the inclusion of these emissions within the cap-and trade program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. "Uncapped" strategies that will not be subject to the cap-and-trade emissions caps and requirements are provided as a margin of safety by accounting for additional greenhouse gas emission reductions.[4]

The 2022 Scoping Plan was adopted by CARB in November 2022 and expands upon earlier plans with a target of reducing GHG emissions to 85% below 1990 levels by 2045.

Senate Bill 100. Senate Bill 100 (SB 100) requires 100 percent of total retail sales of electricity in California to come from eligible renewable energy resources and zero-carbon resources by December 31, 2045. SB 100 was adopted September 2018.

The interim thresholds from prior Senate Bills and Executive Orders would also remain in effect. These include Senate Bill 1078 (SB 1078), which requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. Senate Bill 107 (SB 107) which changed the target date to 2010. Executive Order S-14-08, which was signed on November 2008 and expanded the State's Renewable Energy Standard to 33 percent renewable energy by 2020. Executive Order S-21-09 directed the CARB to adopt regulations by July 31, 2010 to enforce S-14-08. Senate Bill X1-2 codifies the 33 percent renewable energy requirement by 2020.

SB 375. Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

The proposed project is located within the Southern California Association of Governments (SCAG), which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 13 percent below 2005 per capita GHG emissions levels by 2035. On April 4, 2012, SCAG adopted the 2012-2035 Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS), which meets the CARB emission reduction requirements. The Housing Element Update is required by the State to be completed within 18 months after RTP/SCS adoption or by October 2013.

City and County land use policies, including General Plans, are not required to be consistent with the RTP and associated SCS or APS. However, new provisions of CEQA would incentivize, through streamlining and other provisions, qualified projects that are consistent with an approved SCS or APS and categorized as "transit priority projects."

Assembly Bill 939 and Senate Bill 1374. Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1, 2004 suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

Executive Order S-13-08. Executive Order S-13-08 indicates that "climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California's economy, to the health and welfare of its population and to its natural resources." Pursuant to the requirements in the order, the 2009 California Climate Adaptation Strategy (California Natural Resource Agency 2009) was adopted, which is the "… first statewide, multi-sector, region-specific, and information-based climate change in California, identifying and exploring strategies to adapt to climate change, and specifying a direction for future research.

Executive Order B-30-15. Executive Order B-30-15, establishing a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

Executive Order B-29-15. Executive Order B-29-15, mandates a statewide 25% reduction in potable water usage and was signed into law on April 1, 2015.

Executive Order B-37-16. Executive Order B-37-16, continuing the State's adopted water reduction, was signed into law on May 9, 2016. The water reduction builds off the mandatory 25% reduction called for in EO B-29-15.

2.2.4 South Coast Air Quality Management District

The Project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD Threshold Development

The SCAQMD has established recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"). SCAQMD has published a five-tiered draft GHG threshold which includes a 10,000 metric ton of CO_2e per year for stationary/industrial sources and 3,000 metric tons of CO_2e per year significance threshold for residential/commercial projects (South Coast Air Quality Management District 2010c). Tier 3 is anticipated to be the primary tier by which the SCAQMD will determine significance for projects. The Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90-precent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to CEQA analysis. The 90-percent capture rate GHG significance screening level in Tier 3 for stationary sources was derived using the SCAQMD's annual Emissions Reporting Program.

The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether or not the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.

- Tier 3 consists of screening values, which the lead agency can choose but must be consistent. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
  - All land use types: 3,000 MTCO2e per year
  - Based on land use types: residential is 3,500 MTCO2e per year; commercial is 1,400 MTCO2e per year; mixed use is 3,000 MTCO2e per year; and industrial is 10,000 MTCO2e per year
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage; this percentage is currently undefined
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3: Year 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO2e/SP/year for projects and 6.6 MTCO2e/SP/year for plans;
  - Option 3, 2035 target: 3.0 MTCO2e/SP/year for projects and 4.1 MTCO2e/SP/year for plans
- Tier 5 involves mitigation offsets to achieve target significance threshold.

2.2.5 Local

WRCOG Subregional Climate Action Plan

The City of San Jacinto is part of the Western Riverside Council of Government (WRCOG). The WRCOG adopted the WRCOG Subregional Climate Action Plan (CAP) in September 2014. Twelve cities in the subregion joined efforts to develop the Subregional CAP, which set forth a subregional emissions reduction target, emissions reduction measures, and action steps to assist each community to demonstrate consistency with California's Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32). The CAP consists of an emissions reduction target of 15% below 2010 levels by 2020, and 49% below 2010 levels by 2035. As indicated in the CAP the emission reduction target of 15% from 2010 levels equates to a GHG emissions reduction of nearly 2,330,647 metric tons below business-as-usual (BAU) conditions by 2020. In order to reach these goals, the CAP provides feasible strategies, while affording its communities other economic and environmental benefits.

Therefore, to determine whether the project's GHG emissions are significant, this analysis uses the WRCOG CAP.

The project will be subject to the latest requirements of the California Green Building and Title 24 Energy Efficiency Standards (currently 2022) which would reduce project-related greenhouse gas emissions.

3.0 Setting

3.1 Existing Physical Setting

The project site is located in the City of San Jacinto, which is part of the South Coast Air Basin (SCAB) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The South Coast Air Basin is located on a coastal plain with connecting broad valleys and low hills to the east. Regionally, the South Coast Air Basin is bounded by the Pacific Ocean to the southwest and high mountains to the east forming the inland perimeter.

3.1.1 Local Climate and Meteorology

Dominant airflows provide the driving mechanism for transport and dispersion of air pollution. The mountains surrounding the region form natural horizontal barriers to the dispersion of air contaminants. Air pollution created in the coastal areas and around the Los Angeles area is transported inland until it reaches the mountains where the combination of mountains and inversion layers generally prevent further dispersion. This poor ventilation results in a gradual degradation of air quality from the coastal areas to inland areas. Air stagnation may occur during the early evening and early morning periods of transition between day and nighttime flows. The region also experiences periods of hot, dry winds from the desert, known as Santa Ana winds. If the Santa Ana winds are strong, they can surpass the sea breeze, which blows from the ocean to the land, and carry the suspended dust and pollutants out to the ocean. If the winds are weak, they are opposed by the sea breeze and cause stagnation, resulting in high pollution events.

The annual average temperature varies little throughout much of the basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas where the project site is located. The majority of the annual rainfall in the basin occurs between November and April. Summer rainfall is minimal and is generally limited to scattered thunderstorms in the coastal regions and slightly heavier showers in the eastern portion of the basin along the coastal side of the mountains. Year-to-year patterns in rainfall are unpredictable because of fluctuations in the weather.

Temperature inversions limit the vertical depth through which pollution can be mixed. Among the most common temperature inversions in the basin are radiation inversions, which form on clear winter nights when cold air off mountains sink to the valley floor while the air aloft over the valley remains warm. These inversions, in conjunction with calm winds, trap pollutants near the source. Other types of temperature inversions that affect the basin include marine, subsidence, and high-pressure inversions.

Summers are often periods of hazy visibility and occasionally unhealthful air. Strong temperature inversions may occur that limit the vertical depth through which air pollution can be dispersed. Air pollutants concentrate because they cannot rise through the inversion layer and disperse. These inversions are more common and persistent during the summer months. Over time, sunlight produces photochemical reactions within this inversion layer that creates ozone, a particularly harmful air

pollutant. Occasionally, strong thermal convections occur which allows the air pollutants to rise high enough to pass over the mountains and ultimately dilute the smog cloudtrap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution "hot spots" in heavily developed coastal areas of the basin, there is not enough traffic in inland valleys to cause any winter air pollution problems. Despite light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

In the winter, light nocturnal winds result mainly from the drainage of cool air off of the mountains toward the valley floor while the air aloft over the valley remains warm. This forms a type of inversion known as a radiation inversion. Such winds are characterized by stagnation and poor local mixing and trap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution "hot spots" in heavily developed coastal areas of the basin, there is not enough traffic to cause any winter air pollution problems. Despite light wind conditions, especially at night and in the early morning, winter is generally a period of good air quality in the project vicinity.

The temperature and precipitation levels for the City of San Jacinto are in Table 3. Table 3 shows that August is typically the warmest month and December is typically the coolest month. Rainfall in the project area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April, with summers being almost completely dry.

Table 3: Meteorological Summary

Month	Temperature (˚F)		Average Precipitation (inches)
	Average High	Average Low	
January	67.0	37.9	2.6
February	67.6	39.6	2.6
March	70.6	42.4	1.9
April	77.2	45.8	0.8
May	83.2	51.0	0.4
June	90.9	55.2	0.1
July	97.1	60.6	0.2
August	98.4	61.5	0.2
September	93.3	57.8	0.3
October	84.0	50.2	0.6
November	73.9	41.6	0.9
December	67.2	36.1	1.6
Annual Average	**80.9**	**48.3**	**12.2**

Notes:
[1] Source: https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca7813

3.1.2 Local Air Quality

The SCAQMD is divided into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The project site is located in the City of San Jacinto in the Hemet/San Jacinto Valley Source Receptor Area (Area 28). The nearest air monitoring station to the project site is

the Banning Airport Station. The Banning Airport Station is located approximately 13 miles northeast of the project site, at 200 S Hathaway Street, Banning; however this location does not provide all ambient weather data. Therefore, additional data was pulled from the SCAQMD historical data for the Hemet/San Jacinto Area (Area 28) for both sulfur dioxide and carbon monoxide to provide the existing levels. Table 4 presents the monitored pollutant levels within the vicinity. However, it should be noted that due to the air monitoring station distance from the project site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the project site.

Table 4: Local Area Air Quality Levels from the Banning Monitoring Stations

Pollutant (Standard)[2]	Year		
	2020	**2021**	**2022**
Ozone:			
Maximum 1-Hour Concentration (ppm)	0.150	0.139	0.116
Days > CAAQS (0.09 ppm)	**29**	**41**	**30**
Maximum 8-Hour Concentration (ppm)	0.115	0.116	0.100
Days > NAAQS (0.07 ppm)	**68**	**80**	**56**
Days > CAAQS (0.070 ppm)	**71**	**82**	**59**
Carbon Monoxide:			
Maximum 1-Hour Concentration (ppm)	*	*	*
Days > NAAQS (20 ppm)	*	*	*
Maximum 8-Hour Concentration (ppm)	*	*	*
Days > NAAQS (9 ppm)	*	*	*
Nitrogen Dioxide:			
Maximum 1-Hour Concentration (ppm)	0.051	0.057	0.052
Days > NAAQS (0.25 ppm)	0	0	0
Sulfur Dioxide:			
Maximum 1-Hour Concentration (ppm)	*	*	*
Days > CAAQS (0.25 ppm)	*	*	*
Inhalable Particulates (PM10):			
Maximum 24-Hour Concentration (ug/m^3)	69.3	48.6	52.4
Days > NAAQS (150 ug/m^3)	0	0	0
Days > CAAQS (50 ug/m^3)	1	0	0
Annual Average (ug/m^3)	21.2	21.2	22.5
Annual > NAAQS (50 ug/m^3)	No	No	No
Annual > CAAQS (20 ug/m^3)	**Yes**	**Yes**	**Yes**
Ultra-Fine Particulates (PM2.5):			
Maximum 24-Hour Concentration (ug/m^3)	46.7	40.9	37.9
Days > NAAQS (35 ug/m^3)	-	-	-
Annual Average (ug/m^3)	10.5	11.7	9.4
Annual > NAAQS (15 ug/m3)	No	No	No
Annual > CAAQS (12 ug/m^3)	No	No	No

[1.] Source: obtained from https://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year and /or https://www.arb.ca.gov/adam/topfour/topfour1.php

[2] CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million

[3] No data available.

The monitoring data presented in Table 4 shows that ozone and particulate matter (PM10) are the air pollutants of primary concern in the project area, which are detailed below.

Ozone
During the 2020 to 2022 monitoring period, the State 1-hour concentration standard for ozone has been exceeded between 29 and 41 days each year at the Banning Airport Station. The State 8-hour ozone standard has been exceeded between 59 and 82 days each year over the past three years at the Banning Airport Station. The Federal 8-hour ozone standard has been exceeded between 56 and 80 days each year over the past three years at the Banning Airport Station.

Ozone is a secondary pollutant as it is not directly emitted. Ozone is the result of chemical reactions between other pollutants, most importantly hydrocarbons and NO_2, which occur only in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in the area. Many areas of the SCAQMD contribute to the ozone levels experienced at the monitoring station, with the more significant areas being those directly upwind.

Carbon Monoxide
CO is another important pollutant that is due mainly to motor vehicles. The Hemet/San Jacinto Area did not record an exceedance of the state or federal 1-hour or 8-hour CO standards for the last three years.

Nitrogen Dioxide
The Banning Airport Station did not record an exceedance of the State or Federal NO_2 standards for the last three years.

Sulfur Dioxide
The Hemet/San Jacinto Area did not record an exceedance of the State SO_2 standards for the last three years.

Particulate Matter
During the 2020 to 2022 monitoring period, the Banning Airport Station did not record an exceedance of the Federal 24-hour concentration standards for PM10, while State 24-hour concentration standards for PM10 were exceeded each year.

During the 2020 to 2022 monitoring period, there was insufficient data for the Federal 24-hour standard for PM2.5 at the Banning Airport Station.

According to the EPA, some people are much more sensitive than others to breathing fine particles (PM10 and PM2.5). People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death due to breathing these fine particles. People with bronchitis can expect aggravated symptoms from breathing in fine particles. Children may experience decline in lung function due to breathing in PM10 and PM2.5. Other groups considered

sensitive are smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive, because many breathe through their mouths during exercise.

3.1.3 Attainment Status

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the federal annual $PM_{2.5}$ standard is met if the three-year average of the annual average $PM_{2.5}$ concentration is less than or equal to the standard. Table 5 lists the attainment status for the criteria pollutants in the basin.

Table 5: South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards[1]	Attainment Date[2]	California Standards[3]
1979 1-Hour Ozone[4]	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained[4])	Extreme Nonattainment
1997 8-Hour Ozone[5]	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
2015 8-Hour Ozone	8-Hour (0.070 ppm)	Designations Pending	~2037	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO_2[6]	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO_2[7]	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m^3)	Nonattainment (Serious)[8]	12/31/2006 (Redesignation request submitted)[8]	Nonattainment
PM2.5	24-Hour (35 µg/m^3)	Nonattainment	12/31/2006 (Redesignation request submitted)[8]	Unclassified
Lead	3-Months Rolling (0.15 µg/m^3)	Nonattainment (Partial)[9]	12/31/2015	Nonattainment (Partial)[9]

Notes:
[1] Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.
[2] A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.
[3] Obtained from http://www.arb.ca.gov/desig/adm/adm.htm.
[4] 1-hour O_3 standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.
[5] 1997 8-hour O_3 standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O3 standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.
[6] New NO_2 1-hour standard, effective August 2, 2010; attainment designations June, 2013; annual NO_2 standard retained.
[7] The 1971 annual and 24-hour SO_2 standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO_2 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.
[8] Annual PM10 standard was revoked, effective December 18, 2006; redesignation request to Attainment of the 24-hour PM10 standard is pending with U.S. EPA
[9] Partial Nonattainment designation - Los Angeles County portion of Basin only.

3.2 Greenhouse Gases

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO_2), methane (CH_4), ozone, water vapor, nitrous oxide (N_2O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO_2 and nitrous oxide (NO_2) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO_2, where CO_2 is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. Table 6 provides a description of each of the greenhouse gases and their global warming potential.

Additional information is available: https://www.arb.ca.gov/cc/inventory/data/data.htm

<Table 6 on next page>

Table 6: Description of Greenhouse Gases

Greenhouse Gas	Description and Physical Properties	Sources
Nitrous oxide	Nitrous oxide (N_20),also known as laughing gas is a colorless gas. It has a lifetime of 114 years. Its global warming potential is 298.	Microbial processes in soil and water, fuel combustion, and industrial processes. In addition to agricultural sources, some industrial processes (nylon production, nitric acid production) also emit N_20.
Methane	Methane (CH_4) is a flammable gas and is the main component of natural gas. It has a lifetime of 12 years. Its global warming potential is 25.	A natural source of CH_4 is from the decay of organic matter. Methane is extracted from geological deposits (natural gas fields). Other sources are from the decay of organic material in landfills, fermentation of manure, and cattle farming.
Carbon dioxide	Carbon dioxide (CO_2) is an odorless, colorless, natural greenhouse gas. Carbon dioxide's global warming potential is 1. The concentration in 2005 was 379 parts per million (ppm), which is an increase of about 1.4 ppm per year since 1960.	Natural sources include decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources are from burning coal, oil, natural gas, and wood.
Chlorofluorocarbons	CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the earth's surface). They are gases formed synthetically by replacing all hydrogen atoms in methane or methane with chlorine and/or fluorine atoms. Global warming potentials range from 3,800 to 8,100.	Chlorofluorocarbons were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone, therefore their production was stopped as required by the Montreal Protocol.
Hydrofluorocarbons	Hydrofluorocarbons (HFCs) are a group of greenhouse gases containing carbon, chlorine, and at least one hydrogen atom. Global warming potentials range from 140 to 11,700.	Hydrofluorocarbons are synthetic manmade chemicals used as a substitute for chlorofluorocarbons in applications such as automobile air conditioners and refrigerants.
Perfluorocarbons	Perfluorocarbons (PFCs) have stable molecular structures and only break down by ultraviolet rays about 60 kilometers above the Earth's surface. They have a lifetime 10,000 to 50,000 years. They have a global warming potential range of 6,200 to 9,500.	Two main sources of perfluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur hexafluoride	Sulfur hexafluoride (SF_6) is an inorganic, odorless, colorless, and nontoxic, nonflammable gas. It has a lifetime of 3,200 years. It has a high global warming potential, 23,900.	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Notes:

1. Sources: Intergovernmental Panel on Climate Change 2014a and Intergovernmental Panel on Climate Change 2014b. https://www.ipcc.ch/publications_and_data/ar4/wg1/en/ch2s2-10-2.html

4.0 Modeling Parameters and Assumptions

4.1 Construction

Typical emission rates from construction activities were obtained from CalEEMod Version 2022.1.1.20 CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the southwestern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2011 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions were calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions.

The analysis assesses the emissions associated with the construction of the proposed project as indicated in Table 1. The project was modeled to be operational in 2024 and begin construction in early 2024. The phases of the construction activities which have been analyzed below are: 1) site preparation, 2) grading, 3) building, 4) paving, and 5) architectural coating. For details on construction modeling and construction equipment for each phase, please see Appendix A.

The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (disturbance area of approximately 14.5 acres) and the fact that the project won't export more than 5,000 cubic yards of material a day a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required.

4.2 Operations

Operational or long-term emissions occur over the life of the Project. Both mobile and area sources generate operational emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, and architectural coatings

(painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the Project. Small amounts of emissions would also occur from area sources such as the consumption of natural gas for heating, hearths, from landscaping emissions, and consumer product usage. The operational emissions were estimated using the latest version of CalEEMod.

Mobile Sources
Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project are based upon the trip generation rates given in the ITE trip generation manual. The traffic analysis shows a trip generation rate of approximately 11,772 trips per day.

The program then applies the emission factors for each trip which is provided by the EMFAC2017 model to determine the vehicular traffic pollutant emissions. The CalEEMod default trip lengths were used in this analysis. Please see CalEEMod output comments sections in Appendix A for details.

Area Sources
Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default was utilized as the new model takes this rule into account.

Energy Usage
2022.1.1.20 CalEEMod defaults were utilized.

4.3 Localized Construction Analysis

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

1. The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2. The maximum number of acres disturbed on the peak day.
3. Any emission control devices added onto off-road equipment.
4. Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The construction equipment showing the equipment associated with the maximum area of disturbance is shown in Table 7.

Table 7: Construction Equipment Assumptions[1]

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Preparation	Rubber Tired Dozers	3	0.5	1.5
	Tractors/Loaders/Backhoes	4	0.5	2.0
Total Per Phase				**3.5**
Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Scrapers	2	1.0	2.0
	Tractors/Loaders/Backhoes	2	0.5	1.0
Total Per Phase				**4.0**

Notes:

[1.] Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds. http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2

As shown in Table 7, the maximum number of acres disturbed in a day would be 4.0 acres during grading.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were based on the Hemet/San Jacinto Valley source receptor area (SRA 28) and a disturbance of 4 acres per day at a distance of 25 meters (82 feet). The closest receptors are located 7 meters to the south of the site. The 4-acre threshold is interpolated from the 2- and 5-acre thresholds.

4.4 Localized Operational Analysis

For operational emissions, the screening tables for a disturbance area of 5 acres per day, as the project 14.5 acres, and a distance of 25 meters were used to determine significance. The tables were compared to the project's onsite operational emissions.

5.0 Thresholds of Significance

5.1 Air Quality Thresholds of Significance

5.1.1 CEQA Guidelines for Air Quality

The CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in the environment." To determine if a project would have a significant impact on air quality, the type, level, and impact of emissions generated by the project must be evaluated.

The following air quality significance thresholds are contained in Appendix G of the CEQA Guidelines. A significant impact would occur if the project would:

a) Conflict with or obstruct implementation of the applicable air quality plan;

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable national or state ambient air quality standard;

c) Expose sensitive receptors to substantial pollutant concentrations; or

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

While the final determination of whether a project is significant is within the purview of the Lead Agency pursuant to Section 15064(b) of the CEQA Guidelines, SCAQMD recommends that its quantitative air pollution thresholds be used to determine the significance of project emissions. If the Lead Agency finds that the project has the potential to exceed these air pollution thresholds, the project should be considered to have significant air quality impacts. There are daily emission thresholds for construction and operation of a proposed project in the basin.

5.1.2 Regional Significance Thresholds for Construction Emissions

The following CEQA significance thresholds for construction emissions are established for the Basin:

- 75 pounds per day (lbs/day) of VOC
- 100 lbs/day of NO_x
- 550 lbs/day of CO
- 150 lbs/day of PM_{10}
- 55 lbs/day of $PM_{2.5}$
- 150 lbs/day of SO_2

Projects in the basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under SCAQMD guidelines.

5.1.3 Regional Significance Thresholds for Operational Emissions

The daily operational emissions significance thresholds for the basin are as follows:

- 55 pounds per day (lbs/day) of VOC
- 55 lbs/day of NO_x
- 550 lbs/day of CO
- 150 lbs/day of PM_{10}
- 55 lbs/day of $PM_{2.5}$
- 150 lbs/day of SO_2

Local Microscale Concentration Standards The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. If ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a State or federal standard, project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20.0 ppm
- California State 8-hour CO standard of 9.0 ppm

5.1.4 Thresholds for Localized Significance

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO2, CO, PM10, and PM2.5.

The emission thresholds were calculated based on the Hemet/San Jacinto Valley source receptor area (SRA 28) and a disturbance of 4 acres per day at a distance of 25 meters (82 feet), for construction and 5 acres a day for screening of localized operational emissions.

5.2 Greenhouse Gas Thresholds of Significance

5.2.1 CEQA Guidelines for Greenhouse Gas

CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial, adverse change in the environment.” To determine if a project would have a significant impact on greenhouse gases, the type, level, and impact of emissions generated by the project must be evaluated.

The following greenhouse gas significance thresholds are contained in Appendix G of the CEQA Guidelines, which were amendments adopted into the Guidelines on March 18, 2010, pursuant to SB 97. A significant impact would occur if the project would:

(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

(b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

However, despite this, currently neither the CEQA statutes, OPR guidelines, nor the draft proposed changes to the CEQA Guidelines prescribe thresholds of significance or a particular methodology for performing an impact analysis; as with most environmental topics, significance criteria are left to the judgment and discretion of the Lead Agency. As previously discussed (Section 2.2.5 of this report), the City of San Jacinto participates in the WRCOG Subregional CAP. The project was compared to the goals of the WRCOG CAP for this analysis.

6.0 Air Quality Emissions Impact

6.1 Construction Air Quality Emissions Impact

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction.

6.1.1 Regional Construction Emissions

The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as demonstrated in Table 8, and therefore would be considered less than significant.

Table 8: Regional Significance - Construction Emissions (pounds/day)

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO_2	PM10	PM2.5
Site Preparation						
On-Site[2]	3.65	36.00	32.90	0.05	6.71	4.10
Off-Site[3]	0.09	0.08	1.46	0.00	0.23	0.05
Total	**3.74**	**36.08**	**34.36**	**0.05**	**6.94**	**4.15**
Grading						
On-Site[2]	3.52	34.30	30.20	0.06	3.85	2.28
Off-Site[3]	0.12	1.80	2.08	0.01	0.68	0.20
Total	**3.64**	**36.10**	**32.28**	**0.07**	**4.53**	**2.48**
Building Construction						
On-Site[2]	1.20	11.20	13.10	0.02	0.50	0.46
Off-Site[3]	0.20	0.90	2.52	0.00	0.23	0.16
Total	**1.40**	**12.10**	**15.62**	**0.02**	**0.73**	**0.62**
Paving						
On-Site[2]	4.63	7.81	10.00	0.01	0.39	0.36
Off-Site[3]	0.07	0.27	1.01	0.00	0.25	0.06
Total	**4.70**	**8.08**	**11.01**	**0.01**	**0.64**	**0.42**
Architectural Coating						
On-Site[2]	66.94	0.91	1.15	0.00	0.03	0.03
Off-Site[3]	0.04	0.04	0.48	0.00	0.10	0.02
Total	**66.98**	**0.95**	**1.63**	**0.00**	**0.13**	**0.05**
Total of overlapping phases[4]	**73.08**	**21.13**	**28.26**	**0.03**	**1.50**	**1.09**
SCAQMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Thresholds	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.20
[2] On-site emissions from equipment operated on-site that is not operated on public roads.
[3] Off-site emissions from equipment operated on public roads.
[4] Construction, architectural coatings and paving phases may overlap.

6.1.2 Localized Construction Emissions

The data provided in Table 9 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Table 9: Localized Significance – Construction

Phase	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	**CO**	**PM10**	**PM2.5**
Site Preparation	36.00	32.90	6.71	4.10
Grading	34.30	30.20	3.85	2.28
Building Construction	11.20	13.10	0.50	0.46
Paving	7.81	10.00	0.39	0.36
Architectural Coating	0.91	1.15	0.03	0.03
Total of overlapping phases	19.92	24.25	0.92	0.85
SCAQMD Threshold for 25 meters (82 feet) or less[2]	**325**	**1,677**	**11.0**	**6.7**
Exceeds Threshold?	No	No	No	No

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for one acre in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 4.0 acres per day (see Table 7).
[2] The nearest sensitive receptor is located 7 meters south; therefore, the 25-meter threshold has been used.

6.1.3 Odors

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from the fueling station, trash storage areas, and vehicle emissions. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed project.

6.1.4 Construction-Related Toxic Air Contaminant Impact

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. The Office of Environmental Health Hazard Assessment (OEHHA) has issued the Air Toxic Hot Spots Program Risk Assessment Guidelines and Guidance Manual for the Preparation of Health Risk Assessments, February 2015 to provide a description of the algorithms, recommended exposure variates, cancer and noncancer health values, and the air modeling protocols needed to perform a health risk assessment (HRA) under the Air Toxics Hot Spots Information and Assessment Act of 1987. Hazard identification includes identifying all substances that are evaluated for cancer risk and/or non-cancer acute, 8-hour, and chronic health impacts. In addition, identifying any multi-pathway substances that present a cancer risk or chronic non-cancer hazard via non-inhalation routes of exposure.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

6.2 Operational Air Quality Emissions Impact

6.2.1 Regional Operational Emissions

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEEMod model. The operating emissions were based on year 2024. The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 10.

Table 10: Regional Significance - Unmitigated Operational Emissions (lbs/day)

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Area Sources[2]	3.64	0.04	4.98	0.00	0.01	0.01
Energy Usage[3]	0.03	0.60	0.50	0.00	0.05	0.05
Mobile Sources[4]	49.70	47.30	400.00	0.95	81.60	21.20
Total Emissions	**53.37**	**47.94**	**405.48**	**0.95**	**81.66**	**21.26**
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	No	No	No	No	No	No

Notes:
[1] Source: CalEEMod Version 2022.1.1.20
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

Table 10 provides the Project's unmitigated operational emissions. Table 10 shows that the Project does not exceed the SCAQMD daily emission threshold and regional operational emissions are considered to be less than significant.

6.2.2 Localized Operational Emissions

Table 11 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 11 include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 11: Localized Significance – Unmitigated Operational Emissions

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day)[1]			
	NOx	**CO**	**PM10**	**PM2.5**
Area Sources[2]	0.04	4.98	0.01	0.01
Energy Usage[3]	0.60	0.50	0.05	0.05
On-Site Vehicle Emissions[4]	1.58	13.33	2.72	0.71
Total Emissions	**2.22**	**18.81**	**2.78**	**0.77**
SCAQMD Threshold for 25 meters (82 feet) or less[2]	**371**	**1,965**	**4**	**2**
Exceeds Threshold?	No	No	No	No

Notes:
[1] Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will be approximately 14.5 acres.
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
[4] On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
[5] The nearest sensitive receptor is located 7 meters south; therefore, the 25-meter threshold has been used.

Table 11 indicates that the local operational emission would not exceed the LST thresholds at the nearest sensitive receptors, located adjacent to the project. Therefore, the project will not result in significant Localized Operational emissions.

6.3 CO Hot Spot Emissions

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented in above in Section 5.0.

To determine if the proposed project could cause emission levels in excess of the CO standards discussed above in Section 5.0, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The traffic analysis showed that the project would generate 11,772 trips per day. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

6.4 Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

The Project area is out of attainment for both ozone and PM10 particulate matter. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The Project does not exceed any of the thresholds of significance and therefore is considered less than significant.

6.5 Air Quality Compliance

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that

the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that, long-term operations impacts would result in significant impacts based on the SCAQMD regional thresholds of significance.

Therefore, the proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2020-2045 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2020, includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of San Jacinto Land Use Plans define the assumptions that are represented in the AQMP.

The City of San Jacinto General Plan identifies the land use designation of the site as Community Commercial.

The proposed project is a commercial and retail development. Therefore, the proposed project would not result in an inconsistency with the land use designation in the City's General Plan. Therefore, the

proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed Project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

7.0 Greenhouse Gas Impact Analysis

7.1 Construction Greenhouse Gas Emissions Impact

The greenhouse gas emissions from project construction equipment and worker vehicles are shown in Table 12. The emissions are from all phases of construction. The total construction emissions amortized over a period of 30 years are estimated at 5.22 metric tons of CO_2e per year. Annual CalEEMod output calculations are provided in Appendix A.

Table 12: Construction Greenhouse Gas Emissions

Activity	Emissions ($MTCO_2e$)[1]		
	Onsite	Offsite	Total
Site Preparation	24.10	1.08	25.18
Grading	42.00	11.73	53.73
Building Construction	142.00	66.40	208.40
Paving	5.50	1.33	6.83
Coating	1.09	0.84	1.93
Total	214.69	81.38	296.07
Averaged over 30 years[2]	7.16	2.71	9.87

Notes:
[1.] $MTCO_2e$=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane and nitrous oxide).
[2.] The emissions are averaged over 30 years because the average is added to the operational emissions, pursuant to SCAQMD.
* CalEEMod output (Appendix A)

7.2 Operational Greenhouse Gas Emissions Impact

Operational emissions occur over the life of the project. The operational emissions for the project are 16,594 metric tons of CO_2e per year as shown in Table 13.

Table 13: Opening Year Unmitigated Project-Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/Year)[1]						
	Bio-CO2	NonBio-CO_2	CO_2	CH_4	N_2O	R	CO_2e
Area Sources[2]	0.00	2.32	2.32	0.00	0.00	0.00	2.33
Energy Usage[3]	0.00	599.00	599.00	0.04	0.00	0.00	601.00
Mobile Sources[4]	0.00	15,292.00	15,292.00	0.70	0.76	26.20	15,561.00
Solid Waste[5]	23.10	0.00	23.10	2.31	0.00	0.00	81.00
Water[6]	3.53	18.30	21.80	0.36	0.01	0.00	33.50
Refrigeration	0.00	0.00	0.00	0.00	0.00	305.00	305.00
Construction[7]	0.00	9.77	9.77	0.00	0.00	0.00	9.87
Total Emissions	26.63	15,921.39	15,947.99	3.41	0.77	331.20	**16,593.70**

Notes:
[1] Source: CalEEMod Version 2022.1.1.20
[2] Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
[3] Energy usage consist of GHG emissions from electricity and natural gas usage.
[4] Mobile sources consist of GHG emissions from vehicles.
[5] Solid waste includes the CO_2 and CH_4 emissions created from the solid waste placed in landfills.
[6] Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
[7] Construction GHG emissions based on a 30-year amortization rate.

7.3 Greenhouse Gas Plan Consistency

The proposed project would have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. The City of San Jacinto is participating the Western Riverside Council of Governments (WRCOG) Subregional Climate Action Plan. The WRCOG Subregional CAP establishes a community-wide emissions reduction target of 15% below 2010, following guidance from CARB and the Governor's Office of Planning and Research. CARB and the California Attorney General have determined this approach to be consistent with the state-wide AB 32 goal of reducing emissions to 1990 levels.

As shown in Table 14, the project is consistent with applicable local reduction measures identified in the WRCOG Subregional CAP and would result in a less than significant impact.

CARB Scoping Plan Consistency

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

In May 2014, CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. While California continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

In November 2017, CARB release the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. In addition, Chapter 4 provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State's mid and long-term climate goals.

Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in

a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces emissions at covered sources.

As the latest, 2017 Scoping Plan builds upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 15. As shown in Table 15, the project is consistent with the applicable strategies and would result in a less than significant impact.

Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, the project will also comply with applicable Green Building Standards and City of San Jacinto's policies regarding sustainability (as dictated by the City's General Plan). With incorporation of regulatory compliance and credit for reductions due to CAPCOA location-based efficiency measures, impacts are considered to be less than significant, further analysis is not warranted.

Table 14: Applicable WRCOG Subregional CAP Local Reduction Measure Project Comparison[1]

WRCOG Local Reduction Measure	Measure Description	Project Compliance with Measure
E-1: Energy Action Plan	Improve municipal and community wide energy efficiency and reduce energy consumption through the adoption of local Energy Action Plans (EAP).	Not directly applicable to the project; however, the project will be compliant with the current Title 24 standards.
E-3: Shade Trees	Strategically plant trees to reduce the urban heat island effect.	The proposed project is to include trees per City requirements for new developments.
T-2: Bicycle Parking	Provide additional options for bicycle parking.	The proposed project will follow City requirements for bicycle parking.
T-8: Density	Improve jobs-housing balance and reduce vehicle miles traveled by increasing household and employment densities.	The proposed project is commercial and located within 0.25 miles of a residential community.
T-10: Design/Site Planning	Design neighborhoods and sites to reduce VMT.	The proposed project is commercial and located within 0.25 miles of a residential community.
T-14: Voluntary Transportation Demand Management	Reduce demand for roadway travel through incentives for alternative modes of transportation and disincentives for driving	The proposed project is commercial and located within 0.25 miles of a residential community.
SW-1: Yard Waste Collection	Provide green waste collection bins community-wide.	The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

WRCOG Local Reduction Measure	Measure Description	Project Compliance with Measure
SW-2: Food Scrap and Paper Division	Divert food and paper waste from landfills by implementing collection system.	The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

[1] Source: WRCOG Subregional Climate Action Plan (2014).

Table 15: Project Consistency with CARB Scoping Plan Policies and Measures1

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The project will be compliant with the current Title 24 standards.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the project that are required to comply with the measures will comply with the strategy.

Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The project will comply with all applicable City ordinances and CAL Green requirements.
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The project will be compliant with the current Title 24 standards.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Notes: 1 Source: CARB Scoping Plan (2008 and 2017)	

8.0 Energy Analysis

Information from the CalEEMod 2022.1.1.20 Daily and Annual Outputs contained in the air quality and greenhouse gas analyses above was utilized for this analysis. The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands.

8.1 Construction Energy Demand

8.1.1 Construction Equipment Electricity Usage Estimates

Electrical service will be provided by Southern California Edison (SCE). Based on the 2017 National Construction Estimator, Richard Pray (2017)[1], the typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The project plans to develop the site with 114,523 square feet of new commercial space over the course of approximately 8 months. Based on Table 16, the total power cost of the on-site electricity usage during the construction of the proposed project is estimated to be approximately $2,125.55. As shown in Table 16, the total electricity usage from Project construction related activities is estimated to be approximately 38,646 kWh.[2]

Table 16: Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot)[1]	Construction Duration (months)	Total Project Construction Power Cost
$2.32	114.523	8	$2,125.55

Cost per kWh	Total Project Construction Electricity Usage (kWh)
$0.06	38,646

* Assumes the project will be under the GS-1 General Service rate under SCE.

[1] Pray, Richard. 2017 National Construction Estimator. Carlsbad: Craftsman Book Company, 2017.
[2] LADWP's Small Commercial & Multi-Family Service (A-1) is approximately $0.06 per kWh of electricity Southern California Edison (SCE). Rates & Pricing Choices: General Service/Industrial Rates. https://library.sce.com/content/dam/sce-doclib/public/regulatory/historical/electric/2020/schedules/general-service-&-industrial-rates/ELECTRIC_SCHEDULES_GS-1_2020.pdf

8.1.2 Construction Equipment Fuel Estimates

Using the CalEEMod data input, the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2017 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal.[3] As presented in Table 17 below, project construction activities would consume an estimated 21,687 gallons of diesel fuel.

Table 17: Construction Equipment Fuel Consumption Estimates

Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/ day	Total Fuel Consumption (gal diesel fuel)[1]
Site Preparation	10	Rubber Tired Dozers	3	8	367	0.4	3,523	1,904
	10	Tractors/Loaders/Backhoes	4	8	84	0.37	995	538
Grading	14	Excavators	2	8	36	0.38	219	166
	14	Graders	1	8	148	0.41	485	367
	14	Rubber Tired Dozers	1	8	367	0.4	1,174	889
	14	Scrapers	2	8	423	0.48	3,249	2,458
	14	Tractors/Loaders/Backhoes	2	8	84	0.37	497	376
Building Construction	130	Cranes	1	7	367	0.29	745	5,235
	130	Forklifts	3	8	82	0.2	394	2,766
	130	Generator Sets	1	8	14	0.74	83	582
	130	Tractors/Loaders/Backhoes	3	7	84	0.37	653	4,586
	130	Welders	1	8	46	0.45	166	1,164
Paving	8	Pavers	2	8	81	0.42	544	235
	8	Paving Equipment	2	8	89	0.36	513	222
	8	Rollers	2	8	36	0.38	219	95
Architectural Coating	18	Air Compressors	1	6	37	0.48	107	104
CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								**21,687**

Notes:
[1]Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.
(Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

[3] Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB's 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).

8.1.3 Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 104,314 VMT. Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analysis using information generated using CARB's EMFAC model (see Appendix B for details). Table 18 shows that an estimated 3,365 gallons of fuel would be consumed for construction worker trips.

Table 18: Construction Worker Fuel Consumption Estimates

Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	10	17.5	18.5	3,238	30.95	105
Grading	14	20.0	18.5	5,180	31.95	162
Building Construction	130	37.9	18.5	91,152	30.95	2,945
Paving	8	15.0	18.5	2,220	30.95	72
Architectural Coating	18	7.6	18.5	2,524	30.95	82
Total Construction Worker Fuel Consumption						**3,365**

Notes:
[1]Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.20 defaults.

8.1.4 Construction Vendor/Hauling Fuel Estimates

Tables 19 and 20 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 31,297 VMT. For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles.[4] Tables 19 and 20 show that an estimated 3,519 gallons of fuel would be consumed for vendor and hauling trips.

<Tables 19 and 20, next page>

[4] Vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 9.22 mpg for medium heavy-duty trucks and 6.74 mpg for heavy heavy-duty trucks (see Appendix B for details).

Table 19: Construction Vendor Fuel Consumption Estimates (MHD Trucks)[1]

Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	10	0	10.2	0	9.22	0
Grading	14	0	10.2	0	10.22	0
Building Construction	130	18.8	10.2	24,889	9.22	2,699
Paving	8	5.0	10.2	408	9.22	44
Architectural Coating	18	0	10.2	0	9.22	0
Total Vendor Fuel Consumption						**2,744**

Notes:
[1] Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.20 defaults.

Table 20: Construction Hauling Fuel Consumption Estimates (HHD Trucks)[1]

Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	10	0	20	0	6.74	0
Grading	14	21.4	20	6,000	7.74	775
Building Construction	130	0	20	0	6.74	0
Paving	8	0	20	0	6.74	0
Architectural Coating	18	0	20	0	6.74	0
Total Construction Hauling Fuel Consumption						**775**

Notes:
[1]Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2022.1.1.20 defaults.

8.1.5 Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately 8-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California's Energy Efficiency Standards and 2022 CALGreen Standards.

Construction of the proposed commercial development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

8.2 Operational Energy Demand

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

8.2.1 Transportation Fuel Consumption

The largest source of operational energy use would be vehicle operation of customers. The site is located in an urbanized area just in close proximity to transit stops. Using the CalEEMod output, it is assumed that an average trip length would be 9.7 miles. To show a worst-case analysis, as the proposed project is a commercial project, it was assumed that vehicles would operate 365 days per year. Table 21 shows the worst-case estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks.[5] Table 21 shows that an estimated 2,257,495 gallons of fuel would be consumed per year for the operation of the proposed project.

Table 21: Estimated Vehicle Operations Fuel Consumption[1]

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles)[2]	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	3,907	9.7	37,894	31.82	1190.90	434,677
Light Truck	Automobile	683	9.7	6,626	27.16	243.95	89,044
Light Truck	Automobile	2,104	9.7	20,409	25.6	797.23	290,988
Medium Truck	Automobile	1,681	9.7	16,310	20.81	783.77	286,077
Light Heavy Truck	2-Axle Truck	315	9.7	3,053	13.81	221.06	80,688
Light Heavy Truck 10,000 lbs +	2-Axle Truck	1,766	9.7	17,128	14.18	1207.92	440,890
Medium Heavy Truck	3-Axle Truck	139	9.7	1,349	9.58	140.81	51,396
Heavy Heavy Truck	4-Axle Truck	1,177	9.7	11,419	7.14	1599.28	583,736
Total		11,772	--	114,188	--	6184.92	--
Total Annual Fuel Consumption							**2,257,495**

Notes:
[1] The project is to generate 11,772 total net new trips after reduction of existing uses. Default CalEEMod vehicle fleet mix utilized.
[2] Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Trip generation generated by the proposed project are consistent with other similar commercial uses of similar scale and configuration as reflected in the traffic data. That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

[5] Average fuel economy based on aggregate mileage calculated in EMFAC 2017 for opening year (2023). See Appendix B for EMFAC output.

8.2.2 Facility Energy Demands (Electricity and Natural Gas)

The annual natural gas and electricity demands were provided per the CalEEMod output and are provided in Table 22.

Table 22: Project Unmitigated Annual Operational Energy Demand Summary[1]

Natural Gas Demand	kBTU/year
Convenience Market with Gas Pumps	87,247
Strip Mall	551,917
Automobile Care Center	154,149
Fast Food Restaurant with Drive Thru	1,430,412
Total	2,223,725
Electricity Demand	**kWh/year**
Convenience Market with Gas Pumps	166,750
Strip Mall	909,434
Automobile Care Center	34,343
Fast Food Restaurant with Drive Thru	440,376
Parking Lot	440,731
Total	1,991,634

Notes:
[1]Taken from the CalEEMod 2022.1.1.20 annual output.

As shown in Table 22, the estimated electricity demand for the proposed project is approximately 1,991,634 kWh per year. In 2022, the non-residential sector of the County of Riverside consumed approximately 8,720 million kWh of electricity.[6] In addition, the estimated natural gas consumption for the proposed project is approximately 2,223,725 kBTU per year. In 2022, the non-residential sector of the County of Riverside consumed approximately 147 million therms of gas.[7] Therefore, the increase in both electricity and natural gas demand from the proposed project is insignificant compared to the County's 2022 demand.

8.3 Renewable Energy and Energy Efficiency Plan Consistency

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for

[6] California Energy Commission, Electricity Consumption by County. https://ecdms.energy.ca.gov/elecbycounty.aspx
[7] California Energy Commission, Gas Consumption by County. http://ecdms.energy.ca.gov/gasbycounty.aspx

energy efficient buildings and appliances as well as utility energy efficiency programs implemented by the SCE and Southern California Gas Company.

Regarding the State's Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

9.0 Health Risk Assessment

CARB (and CAPCOA) recommend a 50-foot separation between gas stations and sensitive receptors; therefore, the separation of over 350 feet from the property line of the single-family residential dwelling unit to the south to the fueling canopy as well as the underground storage tanks should be more than adequate. Furthermore, the attached (Appendix C) SCAQMD gasoline station HRA screening tables show that the MICR at residential receptors 100 meters (the fueling canopy is located approximately 107 meters away) from the fuel source would not even exceed 0.603 in a million (per 1,000,000 gallons of throughput). Given the size of the proposed project and the number of pumps, a conservative assumption would be an estimated annual through put per year of approximately 10MM gallons of gasoline, which equates to an approximate 6.03 in a million MICR, at a conservative distance of 100 meters. The risk is below SCAQMD's 10 in a million threshold and therefore no additional mitigation is required.

Furthermore, the project includes the construction and operation of a convenience market with 26 fuel pumps. The fuel pump-portion of the project will be permitted by SCAQMD and fuel-related emissions will be regulated by the SCAQMD Rule 461 and be required to obtain a Permit To Operate. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, the potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible. As such, the project will not be a source of toxic air contaminants or fugitive VOC emissions and sensitive receptors (located as close as approximately 820 feet from the proposed gasoline fueling pumps) would not be exposed to toxic sources of air pollution. The separating distance between the gas station and closest sensitive receptors is greater than the SCAQMD's minimum 50-foot separation.

According to the ARB's: *Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities (12/23/2013)*[8], both Phase I and Phase II EVR systems have a minimum 95.1% efficiency at capturing emissions. Emission inventory is based upon two (2) factors: 8.4 lbs of TOG per thousand gallons dispensed (lbs/kgal) and 0.74 lbs/kgal for Gasoline Dispensing Facilities with Phase II pre-EVR vapor recovery.

These factors are based upon pre-EVR vapor recovery systems. Assuming a 95% vapor recovery rate, the majority of the emissions would be captured and the additional VOCs that would potentially escape these mandatory recovery systems is anticipated to be relatively small. Per Table 10, the project's operational VOC emissions are 53.37 lbs/day. The vehicle fueling emissions factor with ORVR and Phase II EVR in place is 0.021 lbs per thousand gallons which equates to 0.575 lbs/day at 27,397 gallons per day. This puts total VOC emissions at 53.95 lbs/day, below the VOC threshold of significance. Therefore, the impact is less than significant. Furthermore, both ORVR and Phase II EVRs are required per regulation in California.

[8] https://www.arb.ca.gov/vapor/gdf-emisfactor/gdf%20umbrella%20document%20-%2020%20nov%202013.pdf

10.0 References

The following references were used in the preparing this analysis.

California Air Pollution Control Officers Association
2009 Health Risk Assessments for Proposed Land Use Projects

California Air Resources Board
2008 Resolution 08-43

2008 Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act

2008 ARB Recommended Interim Risk Management Policy for Inhalation-Based Residential Cancer Risk – Frequently Asked Questions

2008 Climate Change Scoping Plan, a framework for change.

2011 Supplement to the AB 32 Scoping Plan Functional Equivalent Document

2013 Revised Emission Factors for Gasoline Marketing Operations at California Gasoline Dispensing Facilities

2014 First Update to the Climate Change Scoping Plan, Building on the Framework Pursuant to AB32, the California Global Warming Solutions Act of 2006. May.

2018 Historical Air Quality, Top 4 Summary

County of Riverside
2015 County of Riverside General Plan. December 8.

Governor's Office of Planning and Research
2008 CEQA and Climate: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review

2009 CEQA Guideline Sections to be Added or Amended

Office of Environmental Health Hazard Assessment
2015 Air Toxics Hot Spots Program Risk Assessment Guidelines

South Coast Air Quality Management District
1993 CEQA Air Quality Handbook

2005 Rule 403 Fugitive Dust

2007 2007 Air Quality Management Plan

2008 Final Localized Significance Threshold Methodology, Revised

2011 Appendix A Calculation Details for CalEEMod

2012 Final 2012 Air Quality Management Plan

2016 Final 2016 Air Quality Management Plan

Appendix A:

CalEEMod Emission Output

The Magnet Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	The Magnet
Construction Start Date	4/2/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	22.4
Location	33.8013518728949, -116.97037587736736
County	Riverside-South Coast
City	San Jacinto
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5573
EDFZ	11
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description

Convenience Market with Gas Pumps	8.00	Pump	0.03	5,198	0.00	—	—	—
Strip Mall	93.2	1000sqft	2.14	93,195	0.00	—	—	—
Automobile Care Center	3.59	1000sqft	0.08	3,589	0.00	—	—	—
Parking Lot	11.6	Acre	11.6	0.00	1.00	—	—	—
Fast Food Restaurant with Drive Thru	12.5	1000sqft	0.29	12,541	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-10-A	Water Exposed Surfaces
Construction	C-11	Limit Vehicle Speeds on Unpaved Roads

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.74	36.1	34.4	0.07	1.60	19.9	21.5	1.47	10.2	11.6	—	8,387	8,387	0.31	0.31	4.32	8,490
Mit.	3.74	36.1	34.4	0.07	1.60	5.34	6.94	1.47	2.68	4.15	—	8,387	8,387	0.31	0.31	4.32	8,490
% Reduced	—	—	—	—	—	73%	68%	—	74%	64%	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	66.9	12.1	15.7	0.03	0.51	0.66	1.16	0.47	0.16	0.63	—	3,482	3,482	0.13	0.13	0.10	3,523
Mit.	66.9	12.1	15.7	0.03	0.51	0.66	1.16	0.47	0.16	0.63	—	3,482	3,482	0.13	0.13	0.10	3,523
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.15	6.92	8.12	0.01	0.29	1.16	1.45	0.27	0.48	0.75	—	1,767	1,767	0.07	0.06	0.69	1,787
Mit.	4.15	6.92	8.12	0.01	0.29	0.50	0.79	0.27	0.18	0.44	—	1,767	1,767	0.07	0.06	0.69	1,787
% Reduced	—	—	—	—	—	57%	45%	—	64%	41%	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.76	1.26	1.48	< 0.005	0.05	0.21	0.27	0.05	0.09	0.14	—	293	293	0.01	0.01	0.11	296
Mit.	0.76	1.26	1.48	< 0.005	0.05	0.09	0.14	0.05	0.03	0.08	—	293	293	0.01	0.01	0.11	296
% Reduced	—	—	—	—	—	57%	45%	—	64%	41%	—	—	—	—	—	—	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.74	36.1	34.4	0.07	1.60	19.9	21.5	1.47	10.2	11.6	—	8,387	8,387	0.31	0.31	4.32	8,490
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	66.9	12.1	15.7	0.03	0.51	0.66	1.16	0.47	0.16	0.63	—	3,482	3,482	0.13	0.13	0.10	3,523
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2024	4.15	6.92	8.12	0.01	0.29	1.16	1.45	0.27	0.48	0.75	—	1,767	1,767	0.07	0.06	0.69	1,787
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.76	1.26	1.48	< 0.005	0.05	0.21	0.27	0.05	0.09	0.14	—	293	293	0.01	0.01	0.11	296

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	3.74	36.1	34.4	0.07	1.60	5.34	6.94	1.47	2.68	4.15	—	8,387	8,387	0.31	0.31	4.32	8,490
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	66.9	12.1	15.7	0.03	0.51	0.66	1.16	0.47	0.16	0.63	—	3,482	3,482	0.13	0.13	0.10	3,523
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	4.15	6.92	8.12	0.01	0.29	0.50	0.79	0.27	0.18	0.44	—	1,767	1,767	0.07	0.06	0.69	1,787
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.76	1.26	1.48	< 0.005	0.05	0.09	0.14	0.05	0.03	0.08	—	293	293	0.01	0.01	0.11	296

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	53.4	44.8	406	0.96	0.77	80.9	81.7	0.73	20.5	21.3	161	101,161	101,322	20.5	4.45	2,209	105,371

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	49.1	47.9	339	0.90	0.77	80.9	81.7	0.72	20.5	21.3	161	95,233	95,395	20.6	4.60	1,851	99,134
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	49.2	48.8	355	0.91	0.77	79.8	80.5	0.73	20.3	21.0	161	96,103	96,264	20.7	4.65	2,000	100,165
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.98	8.91	64.7	0.17	0.14	14.6	14.7	0.13	3.70	3.83	26.7	15,911	15,938	3.42	0.77	331	16,583

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	49.7	44.1	400	0.95	0.72	80.9	81.6	0.68	20.5	21.2	—	97,415	97,415	4.06	4.38	367	99,188
Area	3.64	0.04	4.98	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.5	20.5	< 0.005	< 0.005	—	20.6
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	3,615	3,615	0.24	0.02	—	3,628
Water	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Waste	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Total	53.4	44.8	406	0.96	0.77	80.9	81.7	0.73	20.5	21.3	161	101,161	101,322	20.5	4.45	2,209	105,371
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	46.2	47.3	338	0.89	0.72	80.9	81.6	0.68	20.5	21.2	—	91,508	91,508	4.24	4.53	9.52	92,972
Area	2.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	3,615	3,615	0.24	0.02	—	3,628
Water	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Waste	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Total	49.1	47.9	339	0.90	0.77	80.9	81.7	0.72	20.5	21.3	161	95,233	95,395	20.6	4.60	1,851	99,134
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	45.8	48.2	351	0.90	0.72	79.8	80.5	0.68	20.3	20.9	—	92,363	92,363	4.25	4.57	158	93,989
Area	3.38	0.03	3.41	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	14.0	14.0	< 0.005	< 0.005	—	14.1
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	3,615	3,615	0.24	0.02	—	3,628
Water	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Waste	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Total	49.2	48.8	355	0.91	0.77	79.8	80.5	0.73	20.3	21.0	161	96,103	96,264	20.7	4.65	2,000	100,165
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	8.36	8.80	64.0	0.16	0.13	14.6	14.7	0.12	3.70	3.82	—	15,292	15,292	0.70	0.76	26.2	15,561
Area	0.62	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.32	2.32	< 0.005	< 0.005	—	2.33
Energy	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	599	599	0.04	< 0.005	—	601
Water	—	—	—	—	—	—	—	—	—	—	3.53	18.3	21.8	0.36	0.01	—	33.5
Waste	—	—	—	—	—	—	—	—	—	—	23.1	0.00	23.1	2.31	0.00	—	81.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	305	305
Total	8.98	8.91	64.7	0.17	0.14	14.6	14.7	0.13	3.70	3.83	26.7	15,911	15,938	3.42	0.77	331	16,583

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	49.7	44.1	400	0.95	0.72	80.9	81.6	0.68	20.5	21.2	—	97,415	97,415	4.06	4.38	367	99,188
Area	3.64	0.04	4.98	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.5	20.5	< 0.005	< 0.005	—	20.6
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	3,615	3,615	0.24	0.02	—	3,628
Water	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Waste	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Total	53.4	44.8	406	0.96	0.77	80.9	81.7	0.73	20.5	21.3	161	101,161	101,322	20.5	4.45	2,209	105,371
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	46.2	47.3	338	0.89	0.72	80.9	81.6	0.68	20.5	21.2	—	91,508	91,508	4.24	4.53	9.52	92,972
Area	2.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	3,615	3,615	0.24	0.02	—	3,628
Water	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Waste	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Total	49.1	47.9	339	0.90	0.77	80.9	81.7	0.72	20.5	21.3	161	95,233	95,395	20.6	4.60	1,851	99,134
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	45.8	48.2	351	0.90	0.72	79.8	80.5	0.68	20.3	20.9	—	92,363	92,363	4.25	4.57	158	93,989
Area	3.38	0.03	3.41	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	14.0	14.0	< 0.005	< 0.005	—	14.1
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	3,615	3,615	0.24	0.02	—	3,628
Water	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Waste	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Total	49.2	48.8	355	0.91	0.77	79.8	80.5	0.73	20.3	21.0	161	96,103	96,264	20.7	4.65	2,000	100,165

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	8.36	8.80	64.0	0.16	0.13	14.6	14.7	0.12	3.70	3.82	—	15,292	15,292	0.70	0.76	26.2	15,561
Area	0.62	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.32	2.32	< 0.005	< 0.005	—	2.33
Energy	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	599	599	0.04	< 0.005	—	601
Water	—	—	—	—	—	—	—	—	—	—	3.53	18.3	21.8	0.36	0.01	—	33.5
Waste	—	—	—	—	—	—	—	—	—	—	23.1	0.00	23.1	2.31	0.00	—	81.0
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	305	305
Total	8.98	8.91	64.7	0.17	0.14	14.6	14.7	0.13	3.70	3.83	26.7	15,911	15,938	3.42	0.77	331	16,583

3. Construction Emissions Details

3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.10	0.99	0.90	< 0.005	0.04	—	0.04	0.04	—	0.04	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.18	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	1.46	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.00	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.06	1.06	< 0.005	< 0.005	< 0.005	1.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314
Dust From Material Movement	—	—	—	—	—	5.11	5.11	—	2.63	2.63	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.99	0.90	< 0.005	0.04	—	0.04	0.04	—	0.04	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	0.14	0.14	—	0.07	0.07	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.02	0.18	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement	—	—	—	—	—	0.03	0.03	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.08	1.46	0.00	0.00	0.23	0.23	0.00	0.05	0.05	—	252	252	0.01	0.01	1.00	256
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	6.42	6.42	< 0.005	< 0.005	0.01	6.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.06	1.06	< 0.005	< 0.005	< 0.005	1.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.52	34.3	30.2	0.06	1.45	—	1.45	1.33	—	1.33	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	9.21	9.21	—	3.66	3.66	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.32	1.16	< 0.005	0.06	—	0.06	0.05	—	0.05	—	253	253	0.01	< 0.005	—	254
Dust From Material Movement	—	—	—	—	—	0.35	0.35	—	0.14	0.14	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.24	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	41.9	41.9	< 0.005	< 0.005	—	42.0
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	1.67	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	288	288	0.01	0.01	1.14	292
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.70	0.41	0.01	0.03	0.39	0.42	0.03	0.11	0.14	—	1,501	1,501	0.03	0.24	3.18	1,577
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.3	10.3	< 0.005	< 0.005	0.02	10.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	—	57.6	57.6	< 0.005	0.01	0.05	60.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.70	1.70	< 0.005	< 0.005	< 0.005	1.73
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.53	9.53	< 0.005	< 0.005	0.01	10.0

3.4. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.52	34.3	30.2	0.06	1.45	—	1.45	1.33	—	1.33	—	6,598	6,598	0.27	0.05	—	6,621

Dust From Material Movement	—	—	—	—	—	2.40	2.40	—	0.95	0.95	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.32	1.16	< 0.005	0.06	—	0.06	0.05	—	0.05	—	253	253	0.01	< 0.005	—	254
Dust From Material Movement	—	—	—	—	—	0.09	0.09	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.24	0.21	< 0.005	0.01	—	0.01	0.01	—	0.01	—	41.9	41.9	< 0.005	< 0.005	—	42.0
Dust From Material Movement	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.10	0.10	1.67	0.00	0.00	0.26	0.26	0.00	0.06	0.06	—	288	288	0.01	0.01	1.14	292
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	1.70	0.41	0.01	0.03	0.39	0.42	0.03	0.11	0.14	—	1,501	1,501	0.03	0.24	3.18	1,577

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	10.3	10.3	< 0.005	< 0.005	0.02	10.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.07	0.02	< 0.005	< 0.005	0.01	0.02	< 0.005	< 0.005	0.01	—	57.6	57.6	< 0.005	0.01	0.05	60.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.70	1.70	< 0.005	< 0.005	< 0.005	1.73
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.53	9.53	< 0.005	< 0.005	0.01	10.0

3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	4.00	4.67	0.01	0.18	—	0.18	0.16	—	0.16	—	854	854	0.03	0.01	—	857
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.73	0.85	< 0.005	0.03	—	0.03	0.03	—	0.03	—	141	141	0.01	< 0.005	—	142
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.18	3.16	0.00	0.00	0.50	0.50	0.00	0.12	0.12	—	546	546	0.02	0.02	2.16	554
Vendor	0.02	0.66	0.21	< 0.005	0.01	0.16	0.17	0.01	0.04	0.05	—	583	583	0.01	0.09	1.64	611
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.22	2.39	0.00	0.00	0.50	0.50	0.00	0.12	0.12	—	501	501	0.02	0.02	0.06	508
Vendor	0.02	0.69	0.21	< 0.005	0.01	0.16	0.17	0.01	0.04	0.05	—	583	583	0.01	0.09	0.04	610
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.08	0.90	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	181	181	0.01	0.01	0.33	183
Vendor	0.01	0.25	0.07	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	208	208	< 0.005	0.03	0.25	217
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	29.9	29.9	< 0.005	< 0.005	0.06	30.4

Vendor	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34.4	34.4	< 0.005	0.01	0.04	36.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.43	4.00	4.67	0.01	0.18	—	0.18	0.16	—	0.16	—	854	854	0.03	0.01	—	857
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.08	0.73	0.85	< 0.005	0.03	—	0.03	0.03	—	0.03	—	141	141	0.01	< 0.005	—	142
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.19	0.18	3.16	0.00	0.00	0.50	0.50	0.00	0.12	0.12	—	546	546	0.02	0.02	2.16	554
Vendor	0.02	0.66	0.21	< 0.005	0.01	0.16	0.17	0.01	0.04	0.05	—	583	583	0.01	0.09	1.64	611
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.22	2.39	0.00	0.00	0.50	0.50	0.00	0.12	0.12	—	501	501	0.02	0.02	0.06	508
Vendor	0.02	0.69	0.21	< 0.005	0.01	0.16	0.17	0.01	0.04	0.05	—	583	583	0.01	0.09	0.04	610
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.08	0.90	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	181	181	0.01	0.01	0.33	183
Vendor	0.01	0.25	0.07	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	—	208	208	< 0.005	0.03	0.25	217
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.16	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	29.9	29.9	< 0.005	< 0.005	0.06	30.4
Vendor	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34.4	34.4	< 0.005	0.01	0.04	36.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Paving (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	7.81	10.0	0.01	0.39	—	0.39	0.36	—	0.36	—	1,512	1,512	0.06	0.01	—	1,517
Paving	3.78	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.17	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.1	33.1	< 0.005	< 0.005	—	33.2
Paving	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.49	5.49	< 0.005	< 0.005	—	5.50
Paving	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	0.95	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	198	198	0.01	0.01	0.02	201
Vendor	< 0.005	0.18	0.06	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	155	155	< 0.005	0.02	0.01	162
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.40	4.40	< 0.005	< 0.005	0.01	4.47
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.40	3.40	< 0.005	< 0.005	< 0.005	3.56
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.73	0.73	< 0.005	< 0.005	< 0.005	0.74
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.59
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Paving (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.85	7.81	10.0	0.01	0.39	—	0.39	0.36	—	0.36	—	1,512	1,512	0.06	0.01	—	1,517
Paving	3.78	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.17	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.1	33.1	< 0.005	< 0.005	—	33.2
Paving	0.08	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	5.49	5.49	< 0.005	< 0.005	—	5.50
Paving	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	0.95	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	198	198	0.01	0.01	0.02	201
Vendor	< 0.005	0.18	0.06	< 0.005	< 0.005	0.04	0.05	< 0.005	0.01	0.01	—	155	155	< 0.005	0.02	0.01	162
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.40	4.40	< 0.005	< 0.005	0.01	4.47
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.40	3.40	< 0.005	< 0.005	< 0.005	3.56
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.73	0.73	< 0.005	< 0.005	< 0.005	0.74
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.56	0.56	< 0.005	< 0.005	< 0.005	0.59
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	66.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.58	6.58	< 0.005	< 0.005	—	6.61
Architectural Coatings	3.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.09	1.09	< 0.005	< 0.005	—	1.09
Architectural Coatings	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.48	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	100	100	< 0.005	< 0.005	0.01	102
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.83	0.83	< 0.005	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Architectural Coating (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.91	1.15	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	66.8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.04	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.58	6.58	< 0.005	< 0.005	—	6.61
Architectural Coatings	3.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.09	1.09	< 0.005	< 0.005	—	1.09
Architectural Coatings	0.60	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.48	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	100	100	< 0.005	< 0.005	0.01	102
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	5.01	5.01	< 0.005	< 0.005	0.01	5.08
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.83	0.83	< 0.005	< 0.005	< 0.005	0.84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	243	243	0.02	< 0.005	—	244
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,325	1,325	0.08	0.01	—	1,331

Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	50.1	50.1	< 0.005	< 0.005	—	50.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	645
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	644
Total	—	—	—	—	—	—	—	—	—	—	—	2,903	2,903	0.18	0.02	—	2,914
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	243	243	0.02	< 0.005	—	244
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,325	1,325	0.08	0.01	—	1,331
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	50.1	50.1	< 0.005	< 0.005	—	50.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	645
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	644
Total	—	—	—	—	—	—	—	—	—	—	—	2,903	2,903	0.18	0.02	—	2,914
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	40.2	40.2	< 0.005	< 0.005	—	40.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	219	219	0.01	< 0.005	—	220
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	8.29	8.29	< 0.005	< 0.005	—	8.32
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	106	106	0.01	< 0.005	—	107
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	106	106	0.01	< 0.005	—	107
Total	—	—	—	—	—	—	—	—	—	—	—	481	481	0.03	< 0.005	—	482

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	243	243	0.02	< 0.005	—	244
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,325	1,325	0.08	0.01	—	1,331
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	50.1	50.1	< 0.005	< 0.005	—	50.2

Parking Lot	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	645
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	644
Total	—	—	—	—	—	—	—	—	—	—	—	2,903	2,903	0.18	0.02	—	2,914
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	243	243	0.02	< 0.005	—	244
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,325	1,325	0.08	0.01	—	1,331
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	50.1	50.1	< 0.005	< 0.005	—	50.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	645
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	642	642	0.04	< 0.005	—	644
Total	—	—	—	—	—	—	—	—	—	—	—	2,903	2,903	0.18	0.02	—	2,914
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	40.2	40.2	< 0.005	< 0.005	—	40.4
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	219	219	0.01	< 0.005	—	220

Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	8.29	8.29	< 0.005	< 0.005	—	8.32
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	106	106	0.01	< 0.005	—	107
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	106	106	0.01	< 0.005	—	107
Total	—	—	—	—	—	—	—	—	—	—	—	481	481	0.03	< 0.005	—	482

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.0
Strip Mall	0.01	0.15	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	177	177	0.02	< 0.005	—	177
Automobile Care Center	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.4	49.4	< 0.005	< 0.005	—	49.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	0.02	0.38	0.32	< 0.005	0.03	—	0.03	0.03	—	0.03	—	458	458	0.04	< 0.005	—	460
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	713	713	0.06	< 0.005	—	715

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.0
Strip Mall	0.01	0.15	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	177	177	0.02	< 0.005	—	177
Automobile Care Center	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.4	49.4	< 0.005	< 0.005	—	49.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	0.02	0.38	0.32	< 0.005	0.03	—	0.03	0.03	—	0.03	—	458	458	0.04	< 0.005	—	460
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	713	713	0.06	< 0.005	—	715
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.63	4.63	< 0.005	< 0.005	—	4.64
Strip Mall	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	29.3	29.3	< 0.005	< 0.005	—	29.4
Automobile Care Center	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.18	8.18	< 0.005	< 0.005	—	8.20
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Fast Food Restaurant with Drive Thru	< 0.005	0.07	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	75.9	75.9	0.01	< 0.005	—	76.1
Total	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	118	118	0.01	< 0.005	—	118

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.0
Strip Mall	0.01	0.15	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	177	177	0.02	< 0.005	—	177
Automobile Care Center	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.4	49.4	< 0.005	< 0.005	—	49.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	0.02	0.38	0.32	< 0.005	0.03	—	0.03	0.03	—	0.03	—	458	458	0.04	< 0.005	—	460
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	713	713	0.06	< 0.005	—	715
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	28.0	28.0	< 0.005	< 0.005	—	28.0
Strip Mall	0.01	0.15	0.12	< 0.005	0.01	—	0.01	0.01	—	0.01	—	177	177	0.02	< 0.005	—	177
Automobile Care Center	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	49.4	49.4	< 0.005	< 0.005	—	49.5
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	0.02	0.38	0.32	< 0.005	0.03	—	0.03	0.03	—	0.03	—	458	458	0.04	< 0.005	—	460
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	—	713	713	0.06	< 0.005	—	715
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.63	4.63	< 0.005	< 0.005	—	4.64
Strip Mall	< 0.005	0.03	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	29.3	29.3	< 0.005	< 0.005	—	29.4
Automobile Care Center	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	8.18	8.18	< 0.005	< 0.005	—	8.20
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	< 0.005	0.07	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	75.9	75.9	0.01	< 0.005	—	76.1
Total	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	—	118	118	0.01	< 0.005	—	118

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.82	0.04	4.98	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.5	20.5	< 0.005	< 0.005	—	20.6
Total	3.64	0.04	4.98	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.5	20.5	< 0.005	< 0.005	—	20.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.32	2.32	< 0.005	< 0.005	—	2.33
Total	0.62	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.32	2.32	< 0.005	< 0.005	—	2.33

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.82	0.04	4.98	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.5	20.5	< 0.005	< 0.005	—	20.6
Total	3.64	0.04	4.98	< 0.005	0.01	—	0.01	0.01	—	0.01	—	20.5	20.5	< 0.005	< 0.005	—	20.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	2.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.45	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.32	2.32	< 0.005	< 0.005	—	2.33
Total	0.62	0.01	0.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	2.32	2.32	< 0.005	< 0.005	—	2.33

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.16	0.83	0.99	0.02	< 0.005	—	1.52
Strip Mall	—	—	—	—	—	—	—	—	—	—	13.2	68.5	81.7	1.36	0.03	—	125
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.65	3.35	4.00	0.07	< 0.005	—	6.14
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	7.29	37.8	45.1	0.75	0.02	—	69.2
Total	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.16	0.83	0.99	0.02	< 0.005	—	1.52
Strip Mall	—	—	—	—	—	—	—	—	—	—	13.2	68.5	81.7	1.36	0.03	—	125
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.65	3.35	4.00	0.07	< 0.005	—	6.14
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	7.29	37.8	45.1	0.75	0.02	—	69.2
Total	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.03	0.14	0.16	< 0.005	< 0.005	—	0.25
Strip Mall	—	—	—	—	—	—	—	—	—	—	2.19	11.3	13.5	0.23	0.01	—	20.8
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.11	0.55	0.66	0.01	< 0.005	—	1.02

Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	1.21	6.25	7.46	0.12	< 0.005	—	11.5
Total	—	—	—	—	—	—	—	—	—	—	3.53	18.3	21.8	0.36	0.01	—	33.5

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.16	0.83	0.99	0.02	< 0.005	—	1.52
Strip Mall	—	—	—	—	—	—	—	—	—	—	13.2	68.5	81.7	1.36	0.03	—	125
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	0.65	3.35	4.00	0.07	< 0.005	—	6.14
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	7.29	37.8	45.1	0.75	0.02	—	69.2
Total	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenie Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.16	0.83	0.99	0.02	< 0.005	—	1.52
Strip Mall	—	—	—	—	—	—	—	—	—	—	13.2	68.5	81.7	1.36	0.03	—	125
Automobil e Care Center	—	—	—	—	—	—	—	—	—	—	0.65	3.35	4.00	0.07	< 0.005	—	6.14
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	7.29	37.8	45.1	0.75	0.02	—	69.2
Total	—	—	—	—	—	—	—	—	—	—	21.3	110	132	2.19	0.05	—	202
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenie nce Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.03	0.14	0.16	< 0.005	< 0.005	—	0.25
Strip Mall	—	—	—	—	—	—	—	—	—	—	2.19	11.3	13.5	0.23	0.01	—	20.8
Automobil e Care Center	—	—	—	—	—	—	—	—	—	—	0.11	0.55	0.66	0.01	< 0.005	—	1.02
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	1.21	6.25	7.46	0.12	< 0.005	—	11.5
Total	—	—	—	—	—	—	—	—	—	—	3.53	18.3	21.8	0.36	0.01	—	33.5

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	1.83	0.00	1.83	0.18	0.00	—	6.39
Strip Mall	—	—	—	—	—	—	—	—	—	—	52.7	0.00	52.7	5.27	0.00	—	185
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	7.39	0.00	7.39	0.74	0.00	—	25.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	77.9	0.00	77.9	7.78	0.00	—	272
Total	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	1.83	0.00	1.83	0.18	0.00	—	6.39
Strip Mall	—	—	—	—	—	—	—	—	—	—	52.7	0.00	52.7	5.27	0.00	—	185

Automobile Care Center	—	—	—	—	—	—	—	—	—	—	7.39	0.00	7.39	0.74	0.00	—	25.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	77.9	0.00	77.9	7.78	0.00	—	272
Total	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	8.73	0.00	8.73	0.87	0.00	—	30.5
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	1.22	0.00	1.22	0.12	0.00	—	4.28
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	12.9	0.00	12.9	1.29	0.00	—	45.1
Total	—	—	—	—	—	—	—	—	—	—	23.1	0.00	23.1	2.31	0.00	—	81.0

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	1.83	0.00	1.83	0.18	0.00	—	6.39
Strip Mall	—	—	—	—	—	—	—	—	—	—	52.7	0.00	52.7	5.27	0.00	—	185
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	7.39	0.00	7.39	0.74	0.00	—	25.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	77.9	0.00	77.9	7.78	0.00	—	272
Total	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	1.83	0.00	1.83	0.18	0.00	—	6.39
Strip Mall	—	—	—	—	—	—	—	—	—	—	52.7	0.00	52.7	5.27	0.00	—	185
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	7.39	0.00	7.39	0.74	0.00	—	25.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	77.9	0.00	77.9	7.78	0.00	—	272
Total	—	—	—	—	—	—	—	—	—	—	140	0.00	140	14.0	0.00	—	489
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	0.30	0.00	0.30	0.03	0.00	—	1.06
Strip Mall	—	—	—	—	—	—	—	—	—	—	8.73	0.00	8.73	0.87	0.00	—	30.5
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	1.22	0.00	1.22	0.12	0.00	—	4.28
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	12.9	0.00	12.9	1.29	0.00	—	45.1
Total	—	—	—	—	—	—	—	—	—	—	23.1	0.00	23.1	2.31	0.00	—	81.0

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,078	1,078
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.58	0.58
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	744	744
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	19.6	19.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,078	1,078
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.58	0.58
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	744	744
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	19.6	19.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	178	178
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	123	123
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.25	3.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	305	305

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,078	1,078
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.58	0.58
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	744	744

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	19.6	19.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,078	1,078
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.58	0.58
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	744	744
Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	19.6	19.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1,842	1,842
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Convenience Market with Gas Pumps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	178	178
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	123	123

Fast Food Restaurant with Drive Thru	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3.25	3.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	305	305

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	4/24/2024	5/7/2024	5.00	10.0	—
Grading	Grading	5/8/2024	5/27/2024	5.00	14.0	—
Building Construction	Building Construction	5/28/2024	11/25/2024	5.00	130	—

Paving	Paving	11/26/2024	12/5/2024	5.00	8.00	—
Architectural Coating	Architectural Coating	12/6/2024	12/31/2024	5.00	18.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2	HHDT,MHDT

Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	21.4	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	37.9	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	18.8	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	5.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	7.58	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	18.5	LDA,LDT1,LDT2

Site Preparation	Vendor	—	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	21.4	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	37.9	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	18.8	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	5.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	7.58	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	171,785	57,262	30,187

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	15.0	0.00	—
Grading	—	2,400	42.0	0.00	—
Paving	0.00	0.00	0.00	0.00	11.6

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Convenience Market with Gas Pumps	0.00	0%
Strip Mall	0.00	0%
Automobile Care Center	0.00	0%
Parking Lot	11.6	100%
Fast Food Restaurant with Drive Thru	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O

2024	0.00	532	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	11,772	11,772	11,772	4,296,780	114,204	114,204	114,204	41,684,460

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	11,772	11,772	11,772	4,296,780	114,204	114,204	114,204	41,684,460

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	171,785	57,262	30,187

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Convenience Market with Gas Pumps	166,750	532	0.0330	0.0040	87,247
Strip Mall	909,434	532	0.0330	0.0040	551,917
Automobile Care Center	34,343	532	0.0330	0.0040	154,149
Parking Lot	440,731	532	0.0330	0.0040	0.00
Fast Food Restaurant with Drive Thru	440,376	532	0.0330	0.0040	1,430,412

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Convenience Market with Gas Pumps	166,750	532	0.0330	0.0040	87,247
Strip Mall	909,434	532	0.0330	0.0040	551,917
Automobile Care Center	34,343	532	0.0330	0.0040	154,149
Parking Lot	440,731	532	0.0330	0.0040	0.00

Fast Food Restaurant with Drive Thru	440,376	532	0.0330	0.0040	1,430,412

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Convenience Market with Gas Pumps	83,657	0.00
Strip Mall	6,903,189	0.00
Automobile Care Center	337,657	0.00
Parking Lot	0.00	15.9
Fast Food Restaurant with Drive Thru	3,806,616	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Convenience Market with Gas Pumps	83,657	0.00
Strip Mall	6,903,189	0.00
Automobile Care Center	337,657	0.00
Parking Lot	0.00	15.9
Fast Food Restaurant with Drive Thru	3,806,616	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Convenience Market with Gas Pumps	3.39	—
Strip Mall	97.9	—

Automobile Care Center	13.7	—
Parking Lot	0.00	—
Fast Food Restaurant with Drive Thru	144	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Convenience Market with Gas Pumps	3.39	—
Strip Mall	97.9	—
Automobile Care Center	13.7	—
Parking Lot	0.00	—
Fast Food Restaurant with Drive Thru	144	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Convenience Market with Gas Pumps	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Convenience Market with Gas Pumps	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	18.0
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Automobile Care Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Automobile Care Center	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	18.0
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Convenience Market with Gas Pumps	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Convenience Market with Gas Pumps	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	18.0
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Automobile Care Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Automobile Care Center	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	18.0
Fast Food Restaurant with Drive Thru	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
Fast Food Restaurant with Drive Thru	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0

Fast Food Restaurant with Drive Thru	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.3	annual days of extreme heat
Extreme Precipitation	3.30	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	8.49	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	3	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	95.3
AQ-PM	39.1
AQ-DPM	28.6
Drinking Water	5.94
Lead Risk Housing	31.7

Pesticides	78.9
Toxic Releases	19.7
Traffic	17.3
Effect Indicators	—
CleanUp Sites	59.0
Groundwater	2.72
Haz Waste Facilities/Generators	50.1
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	83.1
Cardio-vascular	98.3
Low Birth Weights	26.9
Socioeconomic Factor Indicators	—
Education	70.4
Housing	43.9
Linguistic	35.3
Poverty	69.8
Unemployment	94.5

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	32.86282561
Employed	8.700115488
Median HI	38.82971898

Education	—
Bachelor's or higher	11.36917747
High school enrollment	18.20864879
Preschool enrollment	34.72346978
Transportation	—
Auto Access	64.27563198
Active commuting	17.55421532
Social	—
2-parent households	48.1714359
Voting	33.85089183
Neighborhood	—
Alcohol availability	86.93699474
Park access	21.80161684
Retail density	10.57359168
Supermarket access	33.06813807
Tree canopy	2.515077634
Housing	—
Homeownership	75.87578596
Housing habitability	87.02681894
Low-inc homeowner severe housing cost burden	78.49351983
Low-inc renter severe housing cost burden	77.50545361
Uncrowded housing	55.19055563
Health Outcomes	—
Insured adults	32.84999358
Arthritis	0.0
Asthma ER Admissions	17.6
High Blood Pressure	0.0

Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	35.5
Cognitively Disabled	32.0
Physically Disabled	5.0
Heart Attack ER Admissions	1.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	14.1
Elderly	45.2
English Speaking	51.5
Foreign-born	27.3
Outdoor Workers	15.6

Climate Change Adaptive Capacity	—
Impervious Surface Cover	81.2
Traffic Density	13.6
Traffic Access	23.0
Other Indices	—
Hardship	65.8
Other Decision Support	—
2016 Voting	39.1

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	56.0
Healthy Places Index Score for Project Location (b)	25.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Land Use	Per site plan
Construction: Construction Phases	No demolition required. Adjusted for 8 month construction schedule.

Appendix B:

EMFAC2017 Output

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: Air District
Region: South Coast AQMD
Calendar Year: 2023
Season: Annual
Vehicle Classification: EMFAC2007 Categories
Units: miles/day for VMT, trips/day for Trips, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

Region	Calendar Y	Vehicle Cat	Model Year	Speed	Fuel	Population	VMT	Trips	Fuel Consumption	Fuel Consumption	Total Fuel Consumption	VMT	Total VMT	Miles Per Gallon	Vehicle Class
South Coas	2023	HHDT	Aggregate	Aggregate	Gasoline	75.10442936	8265.097	1502.689	1.936286145	1936.286145	1913466.474	8265.097	13656273.03	7.14	**HHD**
South Coas	2023	HHDT	Aggregate	Aggregate	Diesel	109818.6753	13648008	1133618	1911.530188	1911530.188		13648008			
South Coas	2023	LDA	Aggregate	Aggregate	Gasoline	6635002.295	2.53E+08	31352477	7971.24403	7971244.03	8020635.698	2.53E+08	255180358.3	31.82	**LDA**
South Coas	2023	LDA	Aggregate	Aggregate	Diesel	62492.97958	2469816	297086.6	49.3916685	49391.6685		2469816			
South Coas	2023	LDA	Aggregate	Aggregate	Electricity	150700.3971	6237106	751566	0	0		6237106			
South Coas	2023	LDT1	Aggregate	Aggregate	Gasoline	758467.6481	27812996	3504563	1023.913006	1023913.006	1024279.466	27812996	27821405.09	27.16	**LDT1**
South Coas	2023	LDT1	Aggregate	Aggregate	Diesel	360.7799144	8408.618	1256.88	0.366459477	366.4594769		8408.618			
South Coas	2023	LDT1	Aggregate	Aggregate	Electricity	7122.93373	303507.5	35798.19	0	0		303507.5			
South Coas	2023	LDT2	Aggregate	Aggregate	Gasoline	2285150.139	85272416	10723315	3338.798312	3338798.312	3356536.438	85272416	85922778.34	25.60	**LDT2**
South Coas	2023	LDT2	Aggregate	Aggregate	Diesel	15594.68309	650362.8	76635.83	17.73812611	17738.12611		650362.8			
South Coas	2023	LDT2	Aggregate	Aggregate	Electricity	28809.63735	917592.8	145405.4	0	0		917592.8			
South Coas	2023	LHDT1	Aggregate	Aggregate	Gasoline	174910.3847	6216643	2605904	583.3851736	583385.1736	811563.1022	6216643	11211395.79	13.81	**LHDT1**
South Coas	2023	LHDT1	Aggregate	Aggregate	Diesel	125545.0822	4994753	1579199	228.1779285	228177.9285		4994753			
South Coas	2023	LHDT2	Aggregate	Aggregate	Gasoline	30102.75324	1034569	448486.2	111.5753864	111575.3864	209423.5025	1034569	2969599.008	14.18	**LHDT2**
South Coas	2023	LHDT2	Aggregate	Aggregate	Diesel	50003.13116	1935030	628976.5	97.84811618	97848.11618		1935030			
South Coas	2023	MCY	Aggregate	Aggregate	Gasoline	305044.5141	2104624	610089	57.849018	57849.018	57849.018	2104624	2104623.657	36.38	**MCY**
South Coas	2023	MDV	Aggregate	Aggregate	Gasoline	1589862.703	55684188	7354860	2693.883526	2693883.526	2744536.341	55684188	57109879.73	20.81	**MDV**
South Coas	2023	MDV	Aggregate	Aggregate	Diesel	36128.1019	1425691	176566.9	50.65281491	50652.81491		1425691			
South Coas	2023	MDV	Aggregate	Aggregate	Electricity	16376.67653	537591.7	83475.95	0	0		537591.7			
South Coas	2023	MH	Aggregate	Aggregate	Gasoline	34679.50542	330042.9	3469.338	63.26295123	63262.95123	74893.26955	330042.9	454344.9436	6.07	**MH**
South Coas	2023	MH	Aggregate	Aggregate	Diesel	13122.69387	124302	1312.269	11.63031832	11630.31832		124302			
South Coas	2023	MHDT	Aggregate	Aggregate	Gasoline	25624.3151	1363694	512691.3	265.2060557	265206.0557	989975.6425	1363694	9484317.768	9.58	**MHDT**
South Coas	2023	MHDT	Aggregate	Aggregate	Diesel	122124.488	8120623	1221858	724.7695868	724769.5868		8120623			
South Coas	2023	OBUS	Aggregate	Aggregate	Gasoline	5955.291639	245774	119153.5	48.07750689	48077.50689	86265.88761	245774	579743.8353	6.72	**OBUS**
South Coas	2023	OBUS	Aggregate	Aggregate	Diesel	4286.940093	333969.8	41558.29	38.18838072	38188.38072		333969.8			
South Coas	2023	SBUS	Aggregate	Aggregate	Gasoline	2783.643068	112189.6	11134.57	12.19474692	12194.74692	39638.85935	112189.6	323043.5203	8.15	**SBUS**
South Coas	2023	SBUS	Aggregate	Aggregate	Diesel	6671.825716	210853.9	76991.94	27.44411242	27444.11242		210853.9			
South Coas	2023	UBUS	Aggregate	Aggregate	Gasoline	957.7686184	89782.63	3831.074	17.62416327	17624.16327	17863.66378	89782.63	91199.2533	5.11	**UBUS**
South Coas	2023	UBUS	Aggregate	Aggregate	Diesel	13.00046095	1416.622	52.00184	0.239500509	239.5005093		1416.622			
South Coas	2023	UBUS	Aggregate	Aggregate	Electricity	16.11693886	1320.163	64.46776	0			1320.163			

Appendix C:

SCAQMD Screening Tables for Gasoline Dispensing Facilities

Table 12.1A – Screening Tables for Gasoline Dispensing Facilities

Underground Storage Tank (UST) **Residential**

MICR per One Million Gallons of Gasoline

		Downwind Distance (meters)							
Station Abbr.	**Location**	**25**	**50**	**75**	**100**	**200**	**300**	**500**	**1000**
AZUS	**Azusa**	2.884	1.040	0.550	0.340	0.093	0.045	0.018	0.006
BNAP	**Banning**	4.208	1.703	0.940	0.603	0.186	0.093	0.039	0.013
CELA	**Central L.A.**	2.484	0.876	0.455	0.287	0.085	0.041	0.017	0.005
ELSI	**Lake Elsinore**	2.978	1.075	0.558	0.347	0.103	0.051	0.021	0.007
FONT	**Fontana**	3.306	1.254	0.677	0.423	0.124	0.060	0.025	0.007
MSVJ	**Mission Viejo**	2.721	0.981	0.515	0.319	0.094	0.047	0.018	0.006
PERI	**Perris**	3.494	1.310	0.695	0.436	0.127	0.063	0.026	0.008
PICO	**Pico Rivera**	2.629	0.956	0.509	0.316	0.091	0.044	0.018	0.005
RDLD	**Redlands**	3.562	1.325	0.691	0.418	0.113	0.055	0.024	0.007
UPLA	**Upland**	3.108	1.133	0.609	0.384	0.111	0.054	0.022	0.007
KBUR	**Burbank Airport**	3.097	1.198	0.655	0.410	0.125	0.062	0.026	0.008
KCNO	**Chino Airport.**	4.084	1.609	0.870	0.549	0.166	0.082	0.033	0.010
KCQT	**USC/Downtown L.A.**	3.382	1.244	0.656	0.407	0.110	0.052	0.021	0.007
KFUL	**Fullerton Airport**	2.726	1.027	0.553	0.348	0.104	0.052	0.021	0.007
KHHR	**Hawthorne Airport**	3.225	1.197	0.640	0.405	0.123	0.061	0.025	0.007
KLAX	**Los Angeles Int'l Airport**	4.456	1.830	1.010	0.648	0.204	0.102	0.044	0.013
KLGB	**Long Beach Airport**	3.417	1.394	0.764	0.488	0.151	0.076	0.033	0.010
KONT	**Ontario Airport**	4.834	2.006	1.111	0.710	0.222	0.112	0.047	0.015
KPSP	**Palm Springs Airport**	3.363	1.352	0.736	0.467	0.144	0.073	0.031	0.010
KRAL	**Riverside Airport**	4.141	1.678	0.922	0.588	0.177	0.088	0.038	0.013
KSMO	**Santa Monica Airport**	3.444	1.336	0.731	0.462	0.139	0.068	0.028	0.008
KSNA	**John Wayne Int'l Airport**	4.041	1.605	0.870	0.549	0.164	0.079	0.032	0.010
KTRM	**Desert Hot Springs Airport**	3.820	1.553	0.848	0.540	0.163	0.082	0.035	0.010
KVNY	**Van Nuys Airport**	2.909	1.132	0.608	0.378	0.111	0.055	0.022	0.007

Table 12.2A – Screening Tables for Gasoline Dispensing Facilities

Aboveground Storage Tank (AST) **Residential**

MICR per One Million Gallons of Gasoline

		Downwind Distance (meters)							
Station Abbr.	**Location**	**25**	**50**	**75**	**100**	**200**	**300**	**500**	**1000**
AZUS	**Azusa**	4.447	1.603	0.827	0.496	0.114	0.050	0.020	0.006
BNAP	**Banning**	5.469	2.176	1.185	0.748	0.210	0.101	0.042	0.013
CELA	**Central L.A.**	3.610	1.258	0.641	0.392	0.100	0.046	0.019	0.006
ELSI	**Lake Elsinore**	4.056	1.458	0.748	0.452	0.119	0.057	0.024	0.008
FONT	**Fontana**	4.812	1.787	0.940	0.569	0.145	0.067	0.027	0.008
MSVJ	**Mission Viejo**	3.600	1.276	0.650	0.395	0.108	0.052	0.021	0.007
PERI	**Perris**	4.639	1.733	0.904	0.558	0.144	0.069	0.029	0.009
PICO	**Pico Rivera**	3.720	1.342	0.699	0.421	0.106	0.049	0.019	0.006
RDLD	**Redlands**	5.809	2.218	1.154	0.685	0.132	0.062	0.026	0.008
UPLA	**Upland**	4.693	1.677	0.871	0.532	0.130	0.060	0.025	0.008
KBUR	**Burbank Airport**	3.940	1.493	0.808	0.493	0.139	0.069	0.028	0.008
KCNO	**Chino Airport.**	4.971	1.950	1.047	0.658	0.188	0.091	0.037	0.011
KCQT	**USC/Downtown L.A.**	5.393	1.959	1.002	0.604	0.133	0.058	0.024	0.007
KFUL	**Fullerton Airport**	3.614	1.336	0.699	0.429	0.118	0.058	0.024	0.007
KHHR	**Hawthorne Airport**	4.415	1.593	0.837	0.511	0.140	0.067	0.027	0.008
KLAX	**Los Angeles Int'l Airport**	5.624	2.316	1.257	0.794	0.227	0.111	0.047	0.015
KLGB	**Long Beach Airport**	4.450	1.829	0.993	0.621	0.172	0.083	0.035	0.011
KONT	**Ontario Airport**	5.990	2.494	1.370	0.862	0.249	0.121	0.051	0.017
KPSP	**Palm Springs Airport**	4.148	1.691	0.915	0.573	0.163	0.080	0.034	0.010
KRAL	**Riverside Airport**	5.770	2.318	1.244	0.776	0.202	0.096	0.041	0.013
KSMO	**Santa Monica Airport**	4.771	1.829	0.977	0.596	0.159	0.074	0.031	0.009
KSNA	**John Wayne Int'l Airport**	5.072	2.017	1.085	0.674	0.186	0.088	0.036	0.010
KTRM	**Desert Hot Springs Airport**	4.681	1.917	1.040	0.660	0.183	0.091	0.039	0.012
KVNY	**Van Nuys Airport**	3.673	1.428	0.760	0.467	0.127	0.060	0.025	0.008

HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

99 Cent Only Store Project

City of San Jacinto, Riverside County, California

San Jacinto USGS Topographic Quadrangle,

T4S, R1W, S27

Assessor's Parcel Numbers: APNs 434-080-025 & 026

Prepared for:

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Survey Conducted By: Ryan Young
Surveys Conducted: May-June 2022
Report Date: August 17, 2022

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Section 1: Summary

This report contains the results of a Habitat Assessment (HA), burrowing owl survey and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis conducted by Phoenix Biological Consulting on a 14 acre project site located in the City of San Jacinto, Riverside County, California. The purpose of this Habitat Assessment is to identify potential impacts to biological recourses associated with the construct a 99 Cent Only Store. The project site contains non-native ruderal vegetation and non-native trees along the perimeter. There are no anticipated impacts to sensitive species.

Section 2: Introduction

At the request of the Rich Development, LLC, Phoenix conducted a habitat assessment and MSHCP Consistency Analysis for the 99 Cent Only Store Project located at the southeast corner of Ramona Expressway and State Street in the City of San Jacinto, California, hereafter referred to as project site or site.

2.1 Project Location

The project site is generally located in the northern portion of San Jacinto, along Ramona Expressway which borders the northern boundary of the site. Mt San Jacinto College is located just to the north of the site. State Street borders the western boundary of the site. There are existing residential tracts to the east and a small open disturbed lot to the south of approximately 8.5 acres (Exhibit 1). The north and west sides are bound by existing paved roads; Romana and State Street. The site is located within Section 27; Township 4 South, Range 1 West, USGS San Jacinto 7.5' topographic quadrangle.

2.2 Project Description

This number should be updated to be consistent with new site plan.

The project consists of a neighborhood oriented retail shopping center on approximately 14.5 acres of commercially zoned land in the city of San Jacinto. The area consists of approximately 120,000 square feet of retail, office, banking, service and restaurant tenants typically found in similar shopping centers in Riverside County.

Section 3: Methods

Prior to conducting a field site visit, the Regional Conservation Authority (RCA) Multi-Species Conservation Program (MSHCP) was queried to determine a general desktop analysis habitat assessment and potential survey requirements for the project site.

The MSHCP query results indicate that burrowing owl surveys are the only biological survey requirements for the project site. There are no criteria cells in close proximity nor are there any

defined waterways.

3.1 Western Riverside County MSHCP Consistency Analysis

Geographic Information System (GIS) software was utilized to map the project site in relation to the MSHCP areas including Criteria Cells, Core Habitat, Linkages, and areas proposed for conservation. RCA MSHCP online mapping program was queried to determine habitat assessment and potential survey requirements for the project site. According to the MSHCP, the project area lies within the burrowing owl survey requirement area. There are no other potential sensitive species or sensitive habitat identified in the online RCA MSHCP database query.

3.2 Literature Review

Prior to the field visit, a literature review was conducted of the environmental setting of the project site. Literature reviewed includes the United States Department of Agriculture (USDA 2022) Soil Survey for the project site, and the California Natural Diversity Database (CNDDB 2022). The closest recorded location of sensitive species was determined through a seven-mile radius query of the CNDDB (2022). The CNDDB ArcGIS database was utilized, together with ArcGIS software, to locate the previously recorded locations of sensitive plant and wildlife occurrences and determine the distance from the project site (Exhibit E). Additionally, the Riverside County MSHCP was reviewed for additional information on known occurrences of the species within Riverside County.

3.3 Plant Communities

The plant communities were mapped using aerial photography and ground truthed by pedestrian surveys of the sites. The plant communities within the project site were classified according to the California Department of Fish and Wildlife (CDFWs) List of Terrestrial Natural Communities (2003) and also cross-referenced to descriptions provided in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986). When the conditions did not fit the descriptions provided by CDFW or Holland, Phoenix's biologist classified the habitat.

3.4 Riparian and Riverine Habitat and Jurisdictional Areas

Phoenix staff reviewed aerial photography, queried the United States Fish and Wildlife Wetland Inventory Mapper (USFWS, 2022) and the RCA MSHCP database prior to conducting general surveys. The information was used to locate and inspect any potential natural drainage features and water bodies that may be considered riparian/riverine habitat or under the jurisdiction of either the U.S. Army Corps of Engineers (USACE) and/or CDFW. In general, surface drainage features indicated as blue-line streams on USGS maps that are observed or expected to exhibit evidence of flow are considered potentially riparian/riverine habitat and may be subject to State and federal regulatory authority as

"waters" of the U.S.

Based on the MSHCP, riparian/riverine habitat is defined as lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.

3.5 Field Investigation

Phoenix biologist, Ryan Young, conducted the survey of the project site on May 17, 2022 from 9:00 a.m. to 14:00 p.m. and June 27, 2022 from 7:00 a.m. to 3:00 p.m. The weather conditions during the surveys included mostly sunny skies with an average temperature of 89° F and 94° F (degrees Fahrenheit) for the two days. The biologist systematically walked the entire site and covered 100% of the project area using belt transects that were uploaded onto a hand-held Garmin GPS device. The entire project site was assessed to determine the extent of plant communities and to evaluate the presence of jurisdictional features, and riparian/riverine habitat. The burrowing owl surveys included walking parallel 20 meter transects throughout the site while looking for any potential burrows that would serve as refuge for burrowing owls. Additionally, the biologist looked for the presence of owl feathers, white wash and owl pellets. Buffer surveys were only conducted on the southern boundary where suitable habitat was present. Other considerations included documenting soil conditions, presence of indicator species, slope, aspect and hydrology.

3.6 Plants

During the field survey, plant species were identified by visual characteristics and morphology in the field and recorded in a field notebook. Unusual and less familiar plants were identified off-site using taxonomical guides. A soils map was used to identify areas of the site, which contain suitable soils to support sensitive plant species. A list of all species observed on the project site was compiled from the survey data (Appendix B). Taxonomic nomenclature used in this study follows the California Native Plant Society (CNPS 2008). In this report, scientific names are noted immediately following common names of plant species (first reference only).

3.7 Wildlife

Wildlife species observed during field surveys were identified by sight, calls, tracks, scat, or other signs and recorded in a field notebook. When necessary, field guides were used to assist with identification of species during surveys and included the Sibley Field Guide to Birds of Western North America (2003) for birds, and Burt and Grossenheider (1980) for mammals. Although common names of wildlife species are fairly well standardized, scientific names are used in this report and are provided in Appendix B for reference.

Section 4: Existing Conditions

4.1 Environmental Setting

The project site is relatively flat with elevation at 1,519 feet above mean sea level (msl). The project does not a have any noticeable slope. The project area is highly disturbed dirt lot that is dominated by weeds and non-native herbs. There are no trees present on the site.

4.2 Soils

Exhibit D depicts soils that are mapped within the project site. USDA online soils data mapper was utilized to download shapefiles of the pertinent soil layers related to project boundary (USDA, 2022). The soils of the project site are comprised of Arlington fine sandy loam and Hanford fine sandy loam.

Each of the sandy loam series are well drained, and have slow to medium drainage. These soils are developed in alluvium consisting mainly of granitic materials. The project site has been highly modified in the past by commercial and residential development. None of these soils are listed as sensitive in the MSHCP or provide suitable habitat for any sensitive plant species.

4.3 Plant Communities

The proposed project potentially affects one distinct vegetation communities or land features described below (Exhibit G). There were no native plant species observed within the project site. A full floral compendium is included in Appendix A.

Ruderal

Areas mapped as ruderal or non-native grassland, per the MSHCP GIS layers, are characterized as disturbed areas that are dominated by non-native plant species adapted to disturbance. The common species observed in the ruderal community include leporinum barley (*Hordeum murinum* ssp. *leporinum*), tumbleweed (*Salsola sp*), ragweed (*Ambrosia artemisiifolia)*, red-stemmed stork's bill (*Erodium cicutarium*), horseweed (*Conyza canadensis*), and bur clover (*Medicago polymorpha*).

4.4 Jurisdictional Waters

The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States. The State of California also regulates waters of the State and streambeds under the Regional Board and CDFW jurisdiction. These waters include wetlands and non- wetland bodies of water that meet specific criteria. The project site does not contain features that are jurisdictional under the Clean Water Act or State regulation for isolated waters or streambeds.

4.5 Nesting Birds

The project site contains suitable ground nesting habitat for avian species. The MSHCP does not cover impacts to nesting birds, however, they are protected under section 3503 of CDFW code and the Migratory Bird Treaty Act (MBTA). Several common bird species were observed within the project area during the survey. No inactive or active nests were observed. All bird species observed are included in the faunal compendium in Appendix A.

4.6 MSHCP

The project site is within APN 434-080-025 & -026 within the Cities of San Jacinto. The project site is not within a Cell or any designated survey areas for sensitive species other than the burrowing owl. The project site does not contain any riverine/riparian habitat, vernal pools or Urban/Wildlands interface areas.

Section 5 – Project Impacts

5.1 Impacts per Plant Community

The flowing table provides the quantities for each habitat type within the project area:

Table 1: Impacts per Habitat Type

Habitat Type	Acres
Ruderal	14.44

5.2 Nesting Birds

There is a potential for nesting birds to utilize the non-native shrubs and ground nesting within the project site. There are no trees present on site. Potential impacts to nesting birds can be eliminated if vegetation suitable for nesting activity is removed outside of the nesting bird season. The nesting bird season is typically February to the end of August.

5.3 Burrowing Owls

Burrowing owl surveys were negative for the project area and surrounding buffer. There are several California ground squirrel (CGS) burrows present on site but none of the CGS burrows had any sign of burrowing owls such as feathers, tracks, whitewash, pellets or owls. The majority of the CGS burrows were active with CGS and fresh tracks of CGS. Numerous CGS were spotted perched near burrows

mounds or running across the project area during the pedestrian surveys.

Section 6: Western Riverside County MSHCP Consistency Analysis

6.1 MSHCP Requirements

The proposed project site is located in City of San Jacinto and is not within an MSHCP Criteria Cell (Exhibit H). The MSHCP also establishes habitat assessment requirements for certain species of plants, birds, mammals, and amphibians. Since the project is not within a mammal, amphibian survey area or riparian/riverine area, no additional analysis is required beyond the burrowing owl survey requirement for this project.

6.1.1 - Urban/Wildlands Interface Guidelines

According to the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area (MSHCP, p 6-42). The project site is not within the vicinity of a conservation area (Exhibit H) and the Urban/Wildlife Interface Guidelines are not applicable.

6.1.2 - Sensitive Plant Species

The project site is not within the MSHCP Narrow Endemic Plant Species (NEPS) or Criteria Area Species (CAS) Survey Areas. There were no rare plants found within the project area and there is no suitable habitat for rare plants.

6.2 Jurisdictional Waters

There are no jurisdictional drainages within the project area.

6.2.1 - Riparian/Riverine Habitat

There is no riparian/riverine habitat found within the project site.

6.2.2 - Riparian/Riverine Species

None of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the project site.

6.2.3 - Vernal Pools/Fairy Shrimp Habitat

No depressions or areas where water would pool were observed within the project site. No vernal pools occur on the project site and there is no suitable habitat for fairy shrimp to occur.

Section 7 Recommendations

7.1 Nesting Birds & Burrowing Owls

Due to the presence of numerous CGS burrows on site, a preconstruction survey for burrowing owl is recommended prior to ground disturbance to ensure no burrowing owls have moved onto the site since the burrowing owl survey was completed.

Ground disturbing and vegetation removal activities should be conducted outside of the nesting bird season. If these activities must occur during the nesting season, a nesting bird survey should be conducted within 7 days prior to any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions are required. If nesting birds are observed on site, no impacts shall occur within 250 feet (500 feet for raptors) of any active nests. Construction activity may only occur within 250 feet of an active nest at the discretion of a biological monitor.

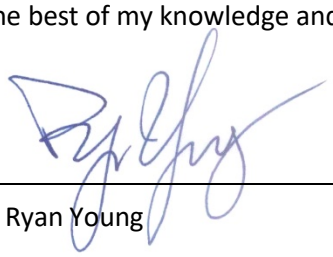
Section 8 Conclusions

No sensitive species of habitats were observed within the project site. The project site does not contain any riverine/riparian habitat, vernal pools or Urban/Wildlands interface areas. There are no sensitive plant or animal species present. The following recommended actions will ensure that the project is consistent with the MSHCP.

1) Preconstruction nesting bird survey if vegetation removal is conducted between February and August.
2) Burrowing owl preconstruction survey, thirty days prior to any ground disturbance.

Section 9 Certification

I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: August 17, 2022 Signed: 

Ryan Young

Exhibit A: Regional View

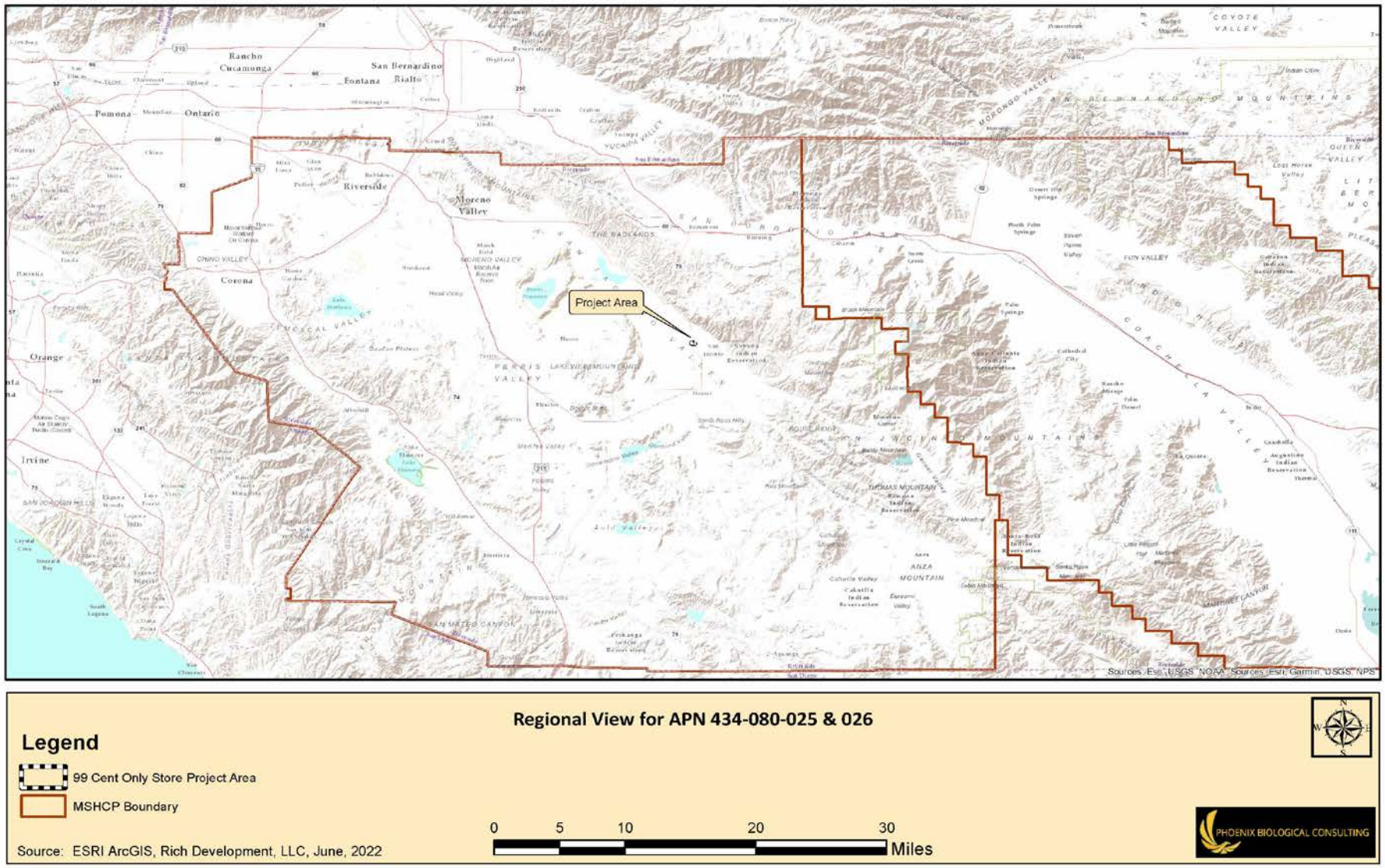
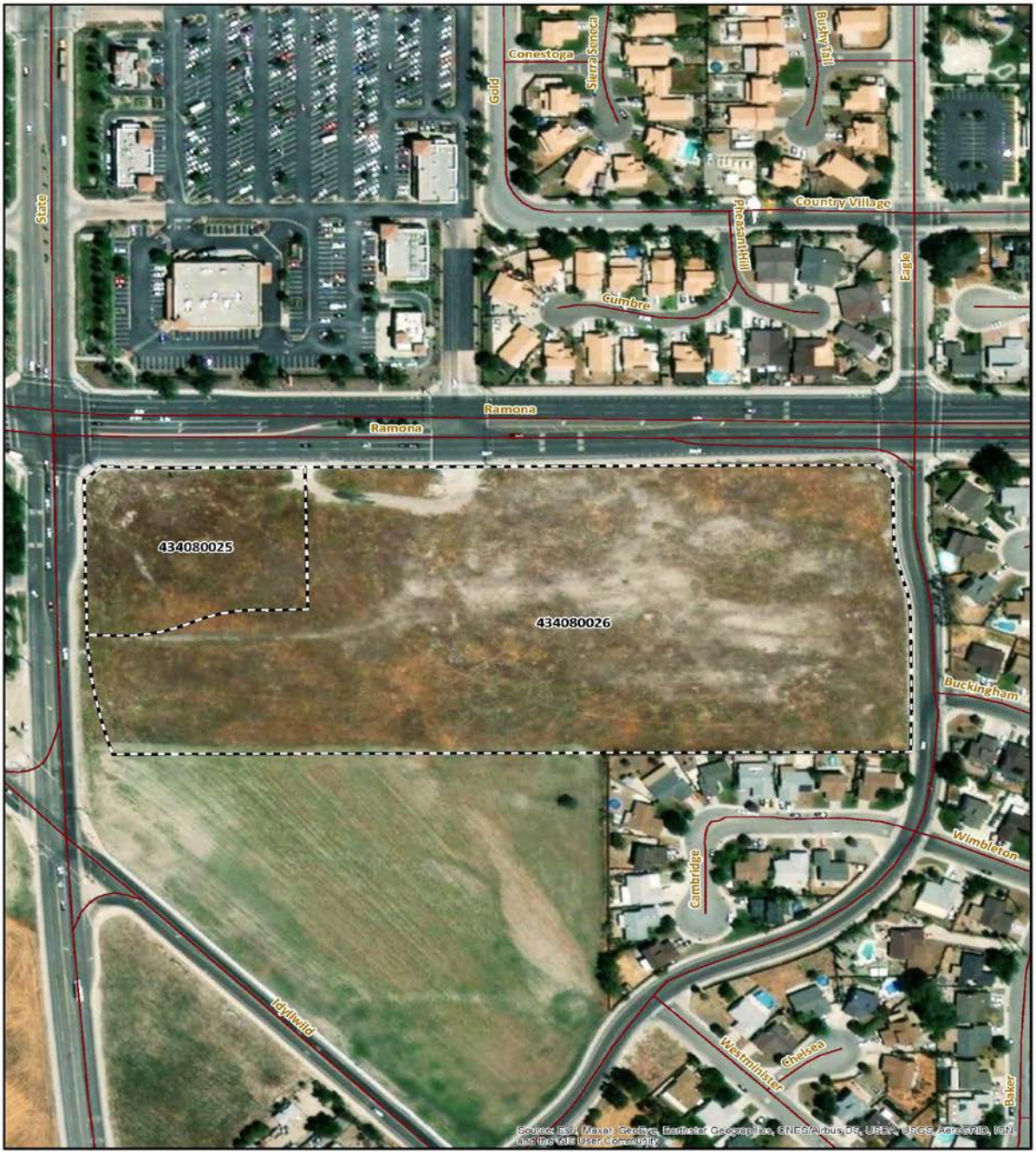


Exhibit B: Aerial View



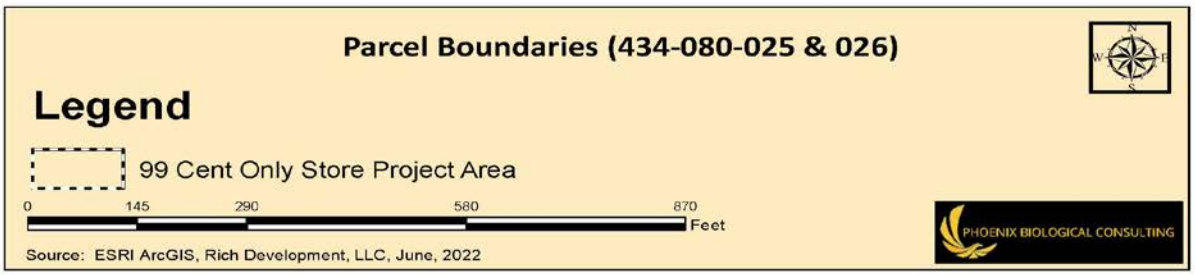


Exhibit C: Topographic View

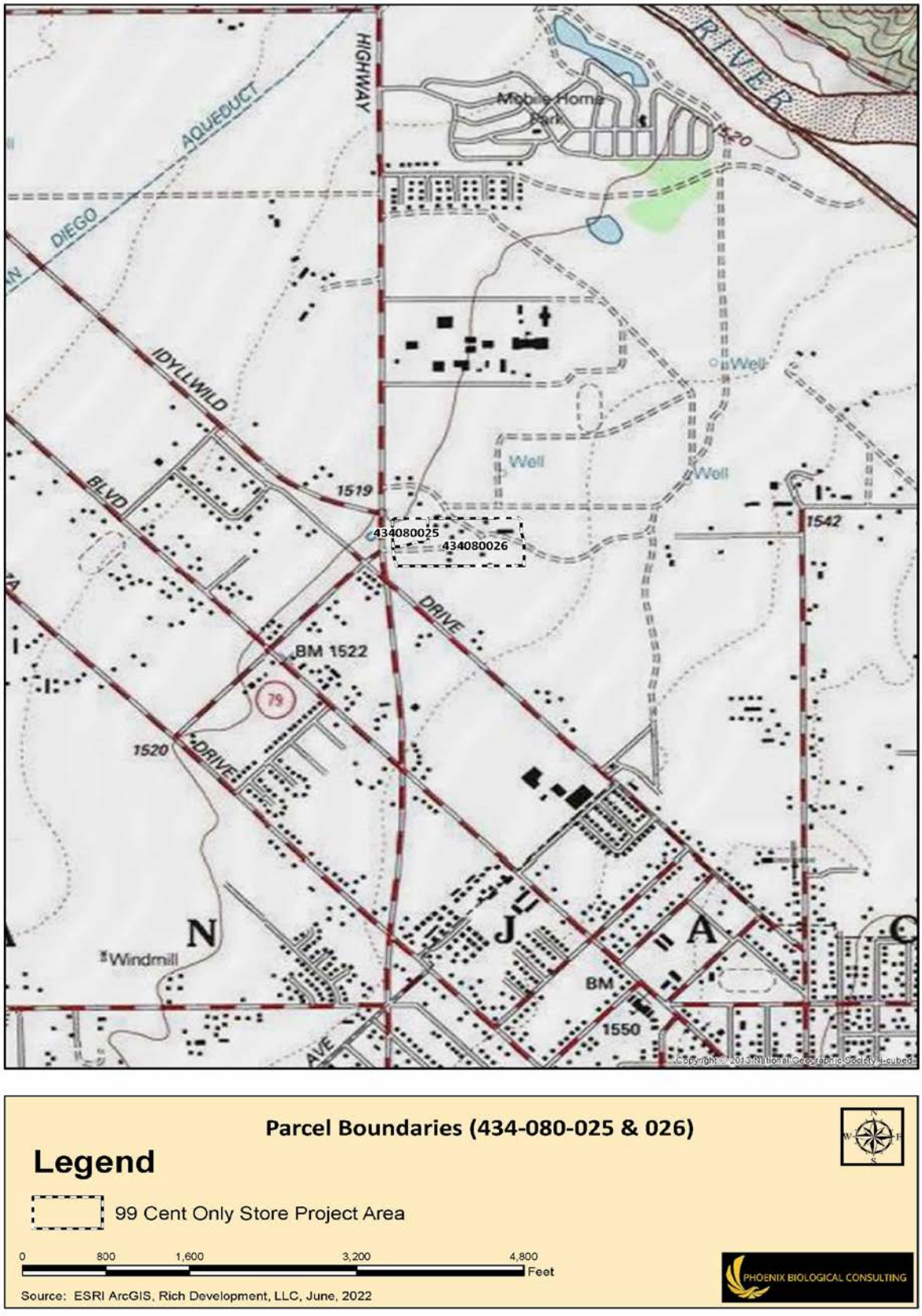


Exhibit D: Soils Map

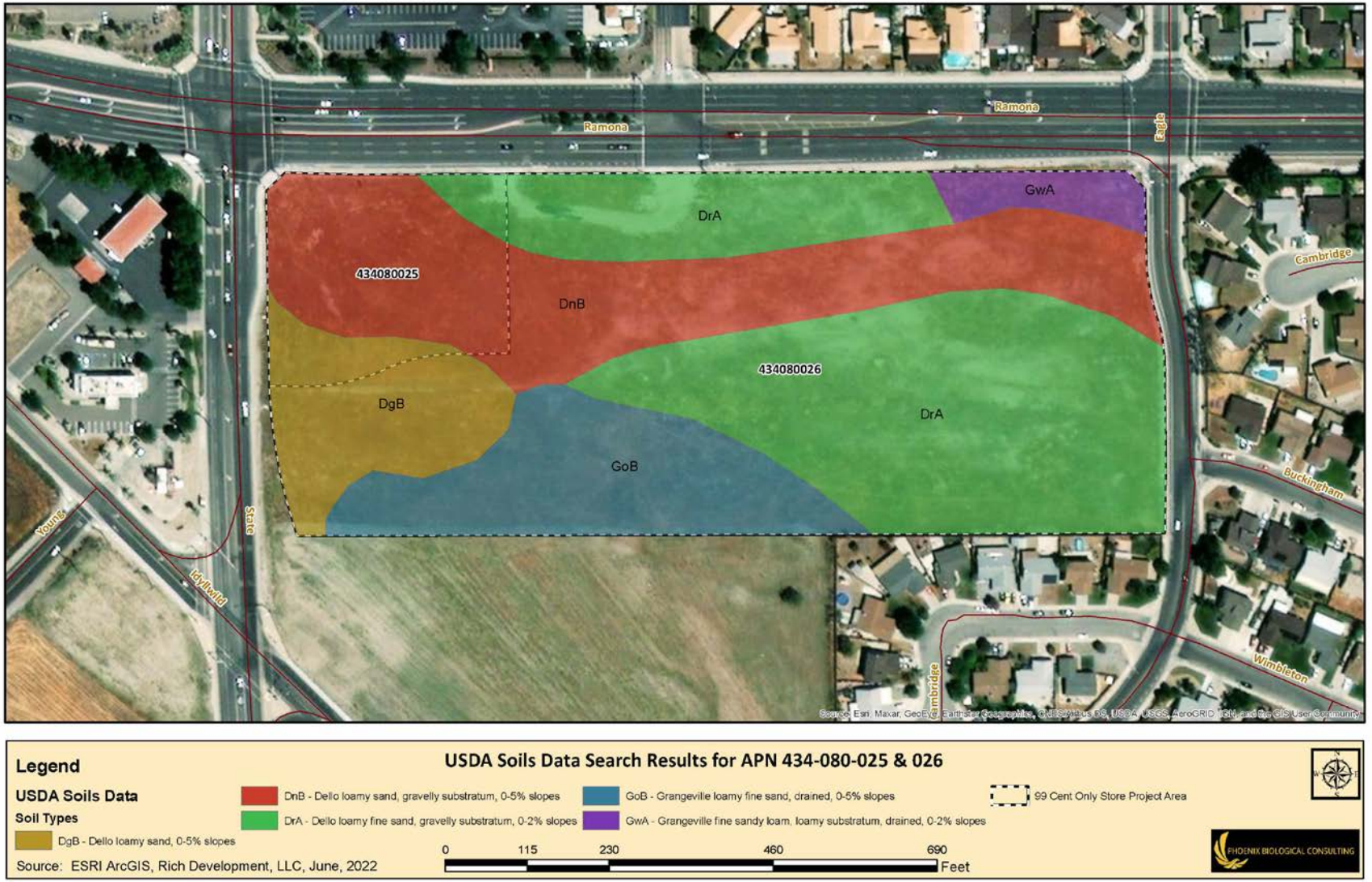


Exhibit E: CNDDB Results

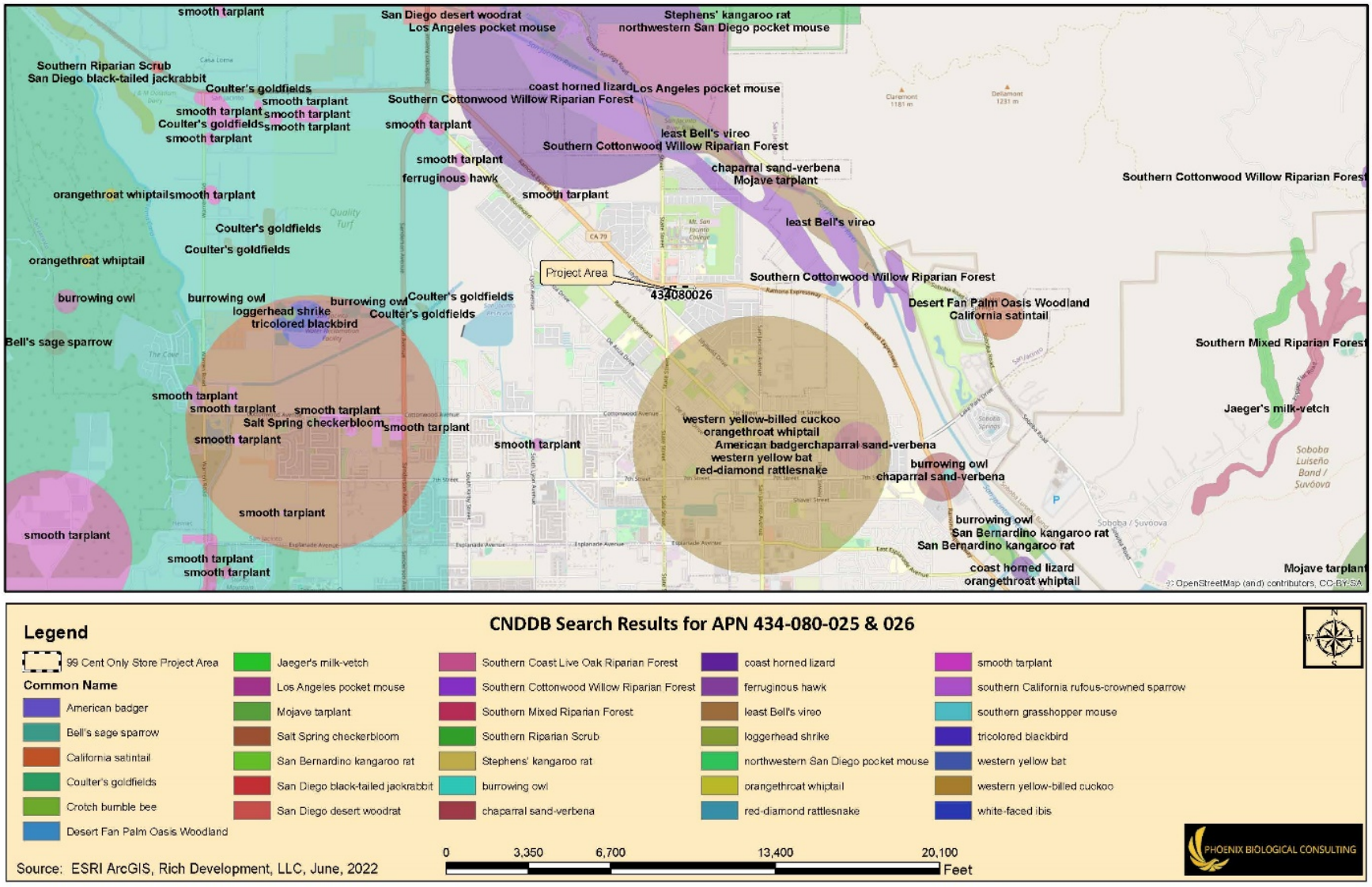


Exhibit F: Riverside MSHCP Burrowing Owl Survey Areas

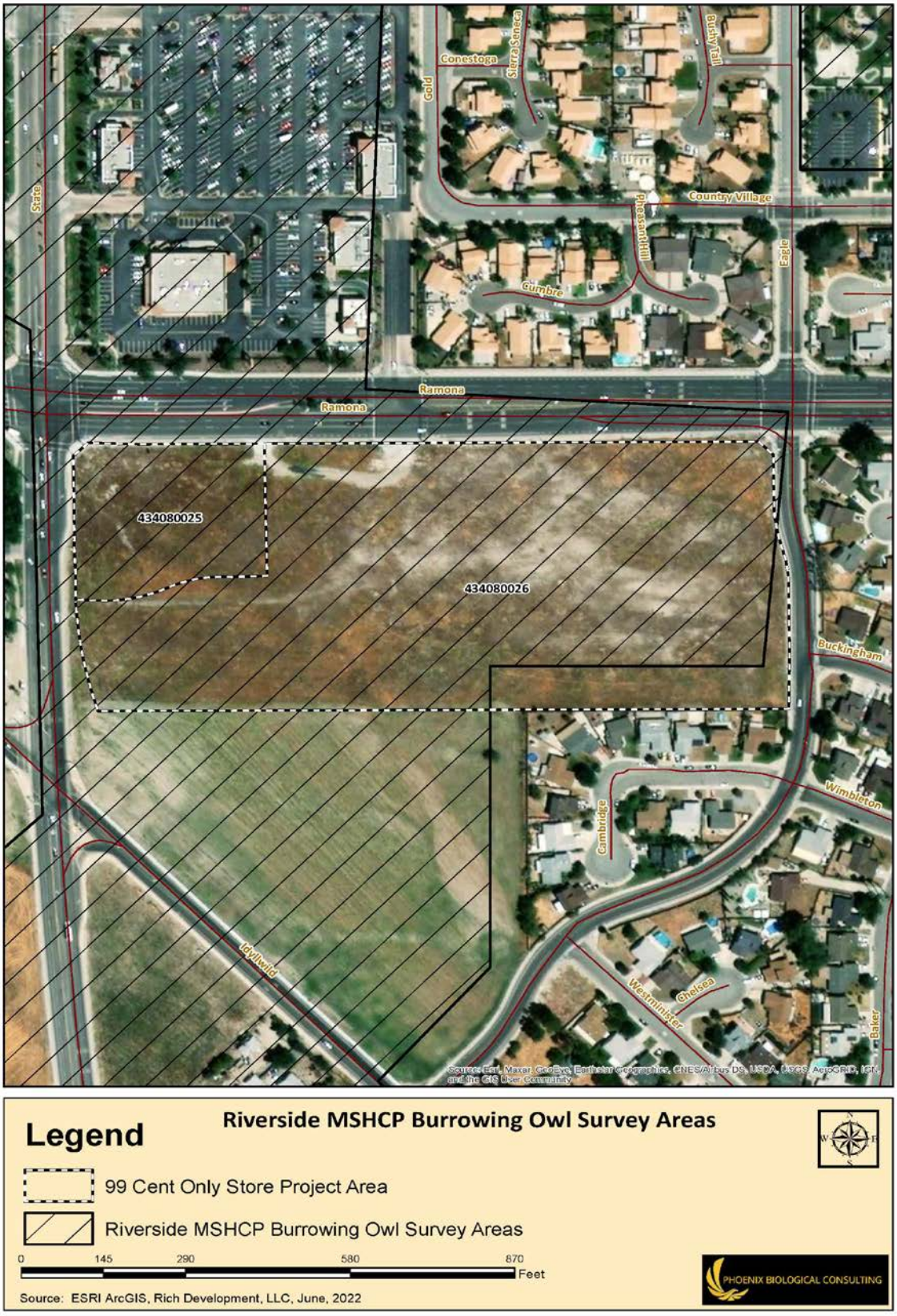
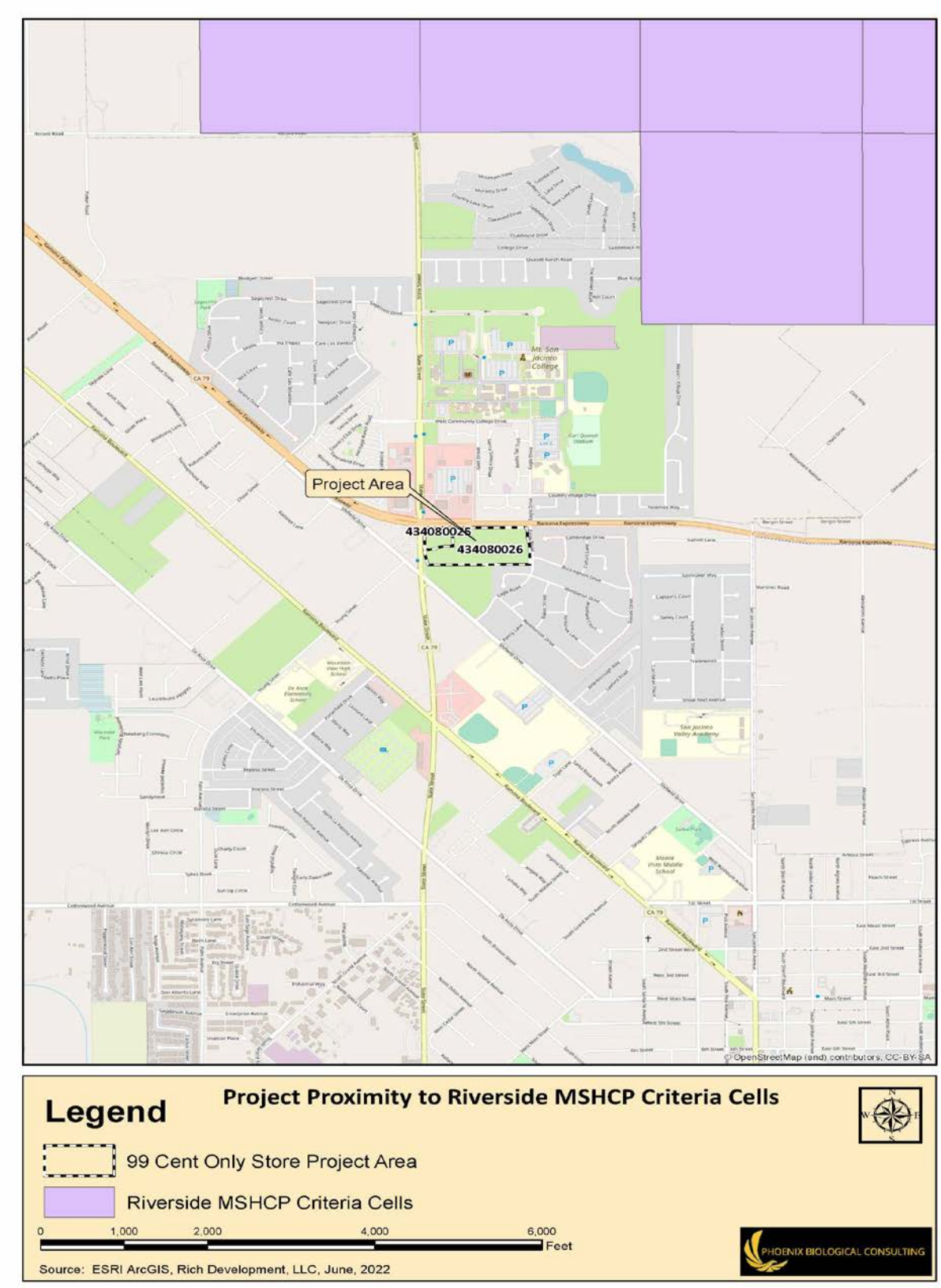


Exhibit G: Riverside MSHCP Vegetation Layers



Exhibit H: Proximity to Criteria Cells



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Appendix A: Floral & Fauna Compendia

Flora Compendia

Asteraceae		**Sunflower Family**
Chamomilla	*suaveolens*	pineapple weed
Conyza	*canadensis*	horseweed prickly
Lactuca	*serriola asper*	lettuce sow thistle
Sonchus	*oleraceus*	common sow thistle
Sonchus	*officinale*	common dandelion
Taraxacum		
Brassicaceae		**Mustard Family**
Sisymbrium	*irio*	London rocket
Fabaceae		**Legume Family**
Medicago	*polymorpha*	California bur clover
Geraniaceae		**Geranium Family**
Erodium	*cicutarium*	red-stemmed stork's bill
Malvaceae		**Mallow Family**
Malva	*parviflora*	cheeseweed
Oxalidaceae		**Oxalis Family**
Oxalis	*radicosa*	dwarf wood-sorrel
Plantaginaceae		**Plantain Family**
Plantago	*lanceolata*	English plantain
Poaceae		**Grass Family**
Bromus	*catharticus*	rescue grass
Cynodon	*dactylon*	Bermuda grass hard
Festuca	*brevipila*	fescue leporinum
Hordeum	*murinum ssp. leporinum*	barley annual
Poa	*annua*	bluegrass

Fauna Compendia

Phrynosomatidae		**Lizards**
Sceloporus	*occidentalis*	western fence lizard
Falconidae		**Falcons**
Falco	*sparverius*	American kestrel
Trochilidae		**Hummingbirds**
Calypte	*anna*	Anna's hummingbird
Mimidae		**Mockingbirds/Thrashers**
Mimus	*polyglottos*	northern mockingbird
Fringillidae		**Finches**
Carpodacus	*mexicanus*	house finch
Passeridae		**True sparrows**
Passer	*domesticus*	house sparrow
Sciuridae		**Squirrels**
Spermophilus	*beecheyi*	California ground squirrel
Geomyidae		**Pocket Gophers**
Thomomys	*bottae*	Botta's pocket gopher

Appendix B: Site Photographs

	Northeast Corner. Facing SW
	Southeast Corner. Facing NW.

	Southwest Corner. Facing NE.
	Northwest Corner. Facing SE.

Appendix C: Regulatory Background

REGULATORY BACKGROUND

Special status species are native species that have been afforded special legal or management protection because of concern for their continued existence. There are several categories of protection at both federal and State levels, depending on the magnitude of the threat to continued existence and existing knowledge of population levels.

FEDERAL ENDANGERED SPECIES ACT

The U.S. Fish and Wildlife Service (USFWS) administers the federal Endangered Species Act (FESA) that provides a process for listing species as either threatened or endangered, and the methods of protecting listed species. The FESA defines as "endangered" any plant or animal species that is in danger of extinction throughout all or a significant portion of its range. A "threatened" species is a species that is likely to become endangered in the near future. A "proposed" species is one that has been officially proposed by USFWS for addition to the federal threatened and endangered species list.

Section 9 of the FESA prohibits "take" of threatened or endangered species. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. The presence of any federally threatened or endangered species that are in a project area generally imposes severe constraints on development, particularly if development would result in "take" of the species or its habitat. Under the regulations of the FESA, the USFWS may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act.

CALIFORNIA ENDANGERED SPECIES ACT

The CDFG administers the California Endangered Species Act (CESA). The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered if its present environment worsens.

State threatened and endangered species are fully protected against take, as defined above.

SECTION 3503 AND 3511 OF CALIFORNIA FISH AND GAME CODE

The CDFG administers the California Fish and Game Code. There are particular sections of the Code that are applicable to natural resource management. For example, section 3503 of the Code states it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3511 of the Code lists fully protected bird species, where the CDFG is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are fully protected by the State include golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*).

MIGRATORY BIRD TREATY ACT

The Migratory Bird Treaty Act (MBTA) makes it unlawful to pursue, capture, kill, or possess or attempt to do the same to any migratory bird or part, nest, or egg of any such bird listed in wildlife protection treaties between the United States, Great Britain, Mexico, Japan, and the countries of the former Soviet Union.

WESTERN RIVERSIDE COUNTY MSHCP

The MSHCP is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in western Riverside County. The goal of the MSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region.

The approval of the MSHCP and execution of the Implementing Agreement (IA) by the wildlife agencies allows signatories of the IA to issue "take" authorizations for all species covered by the MSHCP, including State- and federal-listed species as well as other identified sensitive species and/or their habitats. Each city or local jurisdiction will impose a Development Mitigation Fee for projects within their jurisdiction. With payment of the mitigation fee to the County and compliance with the survey requirements of the MSHCP where required, full mitigation in compliance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), CESA, and FESA will be granted. The Development Mitigation Fee varies according to project size and project description. The fee for residential development ranges from approximately $800 per unit to $1,600 per unit depending on development density (County Ordinance 810.2). Payment of the mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP are intended to provide full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, the CDFG, and/or any other appropriate participating regulatory agencies and as set forth in the IA for the MSHCP.

CULTURAL RESOURCES ASSESSMENT

RICH DEVELOPMENT LLC PROJECT

CITY OF SAN JACINTO

RIVERSIDE COUNTY, CALIFORNIA

LSA

December 2023

CULTURAL RESOURCES ASSESSMENT

RICH DEVELOPMENT LLC PROJECT

CITY OF SAN JACINTO

RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

IMG
Real Estate Development Services
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Irvine, California 92612

Prepared by:

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1500 Iowa Avenue
Riverside, California 92507
(951) 781-9310

LSA Project No. 20231262

National Archaeological Database Information (NADB):
Type of Study: Phase I Pedestrian Survey
Sites Recorded: 33-024106 (update)
USGS 7.5' Quadrangle: San Jacinto, California
Acreage: 14.48 acres
Key Words: San Jacinto, Phase I Survey, positive results, historic-period resource

LSA

December 2023

MANAGEMENT SUMMARY

IMG LLC retained LSA to conduct a cultural resources assessment for the proposed construction of the Rich Development LLC Project (project) in San Jacinto, Riverside County, California. This cultural resources assessment was completed pursuant to the California Environmental Quality Act (CEQA).

A cultural resources records search, additional research, and a field survey were conducted for the project area. Although a resource was previously documented within the project area, it is a marginal historic-period site (remnant foundations and refuse) that was previously evaluated as not a "historical resource" under CEQA, and the current study results do not change that determination. Therefore, due to the nature of the cultural resource within the project area (not significant) and the lack of prehistoric resources within 1 mile, there is little to no potential for significant impacts to cultural resources and no further investigations or archaeological monitoring are recommended.

In the event previously undocumented archaeological resources are identified during earthmoving activities, further work in the area should be halted until a qualified archaeologist has assessed the nature of the find(s) and has determined appropriate treatment.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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FIGURE

Figure 1: Regional and Project Location 2

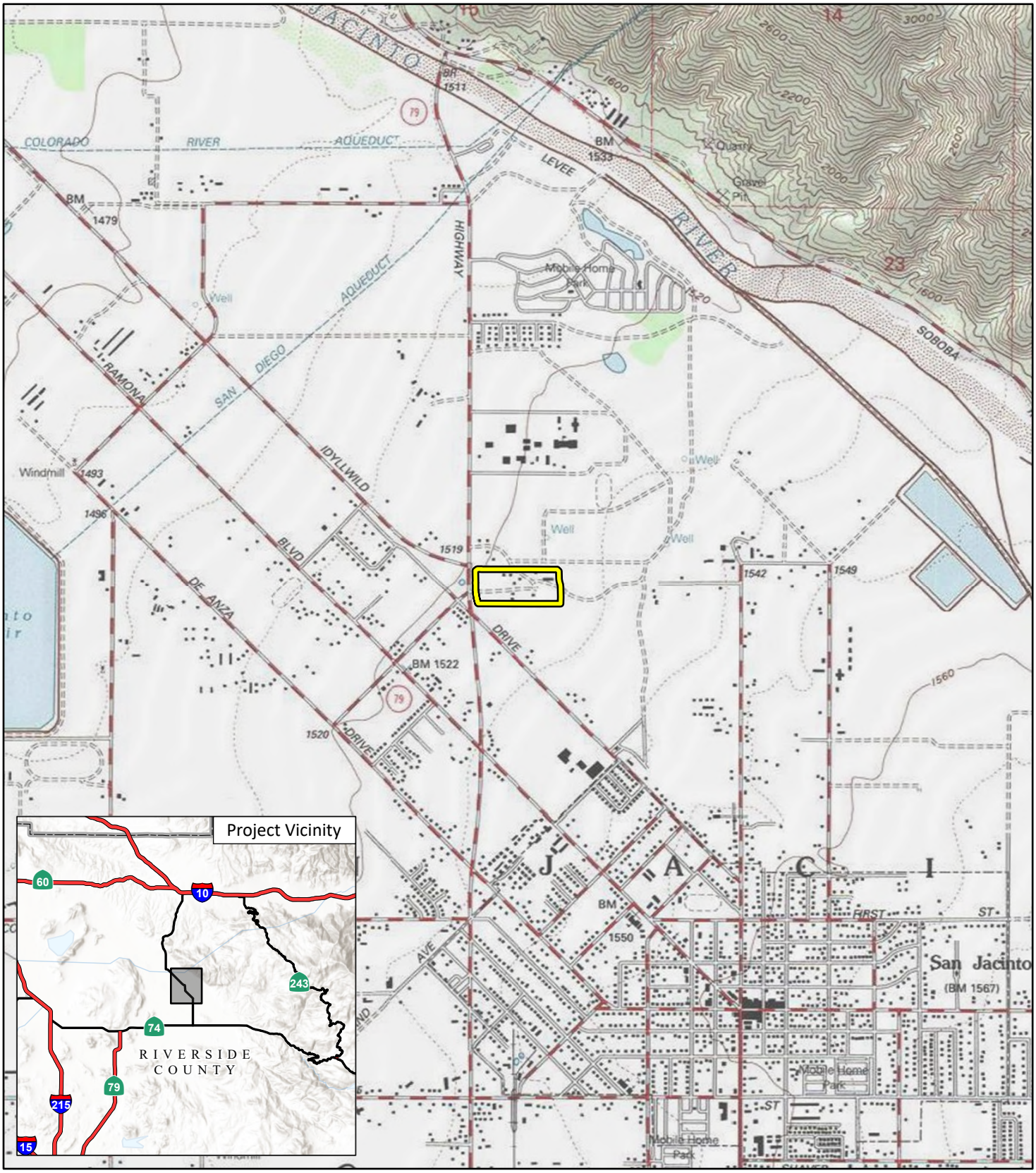
APPENDICES

A: RECORDS SEARCH RESULTS
B: DPR SITE RECORD UPDATE

INTRODUCTION

IMG LLC retained LSA to conduct a cultural resources assessment for the proposed construction of the Rich Development LLC Project (project) in San Jacinto, Riverside County, California. The assessment included a records search, additional research, and a field survey of the project area. This assessment report documents the potential for cultural resources to be present within the project area and whether those resources will be affected by construction of the project. This assessment addresses the requirements of the California Environmental Quality Act (CEQA; as amended January 1, 2016); Public Resources Code (PRC), Division 13 (Environmental Quality), Chapter 2.6 Section 21083.2 (Archaeological Resources) and Section 21084.1 (Historical Resources); and the *Guidelines for CEQA* (as amended December 1, 2015), California Code of Regulations (CCR) Title 14, Chapter 3, Article 5 Section 15064.5 (Determining the Significance of Impacts on Historical and Unique Archaeological Resources).

The project area is on the southeast corner of West Ramona Expressway and North State Street. It is bounded by commercial and residential development to the north, vacant land and residential development to the south, commercial and residential development to the east, and commercial development to the west. The project area is depicted on the United States Geological Survey (USGS) *San Jacinto, California* 7.5-minute topographic map in an unsectioned area of Township 4 South, Range 1 West, San Bernardino Baseline and Meridian (USGS 1979) (Figure 1). The project area encompasses Assessor's Parcel Numbers (APNs) 434-080-025-2 and 434-080-026-3. The project proposes to construct a commercial building and associated parking.



LSA

Project Location

FIGURE 1

N

0 1000 2000
FEET

Rich Development Project

Project Location

SOURCE: USGS 7.5' Quad - *San Jacinto (1979)*, CA

J:\20231262\GIS\Pro\Rich Development Project\Rich Development Project.aprx (11/14/2023)

NATURAL SETTING

CLIMATE, WATERSHED AND BIOLOGY

At an average elevation of 1,520 feet, the project is within the Sonoran Life Zone of California (Schoenherr 1992), which ranges from below sea level to an elevation of approximately 3,500 feet. The project region is characterized by a semi-arid climate, with dry, hot summers and moderate winters. Rainfall averages 5–15 inches annually (Beck and Haase 1974). The project area is approximately 0.93 mile southwest of the San Jacinto River. Although the native vegetation of the project area has been largely removed, common wild plants observed included mustard, puncture vine, Russian thistle, and hare oat. Common animals include deer, coyotes, foxes, rabbits, rodents, ravens, raptors, reptiles, and insects.

Geology

The project area is at the northern end of the Peninsular Ranges Geomorphic Province, a 900-mile-long northwest-southeast trending structural block that extends from the Transverse Ranges to the tip of Baja California and includes the Los Angeles Basin (California Geological Survey 2002; Norris and Webb, 1976). The total width of this province is approximately 225 miles, extending from the Colorado Desert in the east, across the continental shelf to the Southern Channel Islands (Santa Barbara, San Nicolas, Santa Catalina, and San Clemente) in the west (Sharp 1976). This province is characterized by a series of mountain ranges separated by northwest-trending valleys subparallel to faults branching from the San Andreas fault (California Geological Survey 2002). It contains extensive pre-Cretaceous (older than 145 million years ago [Ma]) igneous and metamorphic rocks covered by limited exposures of post-Cretaceous (younger than 66 Ma) sedimentary deposits (Norris and Webb 1976). Within this province, the project is on the Perris Block, a fault-bounded structural block that extends from the southern foot of the San Gabriel and San Bernardino mountains southeast to the vicinity of Bachelor Mountain and Polly Butte (Morton and Miller 2006; Kenney 1999). It is bounded on the northeast by the San Jacinto fault and on the southwest by the Elsinore Fault Zone (Morton and Miller 2006).

CULTURAL SETTING

PREHISTORY

Chronologies of prehistoric cultural change in Southern California area have been attempted numerous times, and several are reviewed in Moratto (2004). No single description is universally accepted as the various chronologies are based primarily on material developments identified by researchers familiar with sites in a particular region and variation exists essentially due to the differences in those items found at the sites. Small differences occur over time and space, which combine to form patterns that are variously interpreted.

Currently, two primary regional culture chronology syntheses are commonly referenced in the archaeological literature. The first, Wallace (1955), describes four cultural horizons or time periods: Horizon I – Early Man (9000–6000 BC), Horizon II – Milling Stone Assemblages (6000–3000 BC), Horizon III – Intermediate Cultures (3000 BC–AD 500), and Horizon IV – Late Prehistoric Cultures (AD 500–historic contact). This chronology was refined (Wallace 1978) using absolute chronological dates obtained after 1955.

The second cultural chronology (Warren 1968) is based broadly on Southern California prehistoric cultures and was also revised (Warren 1984; Warren and Crabtree 1986). Warren's (1984:340–430) chronology includes five periods in prehistory: Lake Mojave (7000–5000 BC), Pinto (5000–2000 BC), Gypsum (2000 BC–AD 500), Saratoga Springs (AD 500–1200), and Protohistoric (AD 1200–historic contact). Changes in settlement pattern and subsistence focus are viewed as cultural adaptations to a changing environment, which begins with gradual environmental warming in the late Pleistocene, continues with the desiccation of the desert lakes, followed by a brief return to pluvial conditions, and concludes with a general warming and drying trend, with periodic reversals that continue to the present (Warren 1986).

ETHNOHISTORY

The project is within the traditional territorial boundary of the Cahuilla (Kroeber 1925; Bean 1978). Tribal territories were somewhat fluid and changed over time. The first written accounts of these Southern California tribes are attributed to Spanish explorers and mission fathers, and later documentation was by others indicated below.

Cahuilla

The territory of the Cahuilla ranged from the San Bernardino Mountains south to Borrego Springs and the Chocolate Mountains, from Orocopia Mountain to the east, to the San Jacinto Plain and Palomar Mountain to the west (Kroeber 1908). Cahuilla territory lies within the geographic center of Southern California and encompassed diverse environments ranging from inland river valleys and foothills to mountains and desert (Bean 1978).

Cahuilla villages, generally located near water sources within canyons or near alluvial fans, comprised groups of related individuals, generally from a single lineage, and the territory around the village was owned by the villagers (Bean 1978). Like other Native American groups in Southern

California, the Cahuilla were semi-nomadic peoples leaving their villages and using temporary campsites to exploit seasonably available plant and animal resources (James 1960).

Cahuilla subsistence was based primarily on acorns, honey mesquite, screw beans, piñon nuts, and cactus fruit, supplemented by a variety of wild fruits and berries, tubers, roots, and greens (Kroeber 1925; Heizer and Elsasser 1980). Hunting deer, rabbit, antelope, bighorn sheep, reptiles, small rodents, quail, doves, ducks, and reptiles by means of bows, throwing sticks, traps, and communal drives is documented (James 1960).

The Cahuilla were documented by Barrows (1900), Kroeber (1908), Hooper (1920), and Strong (1929), among others.

HISTORY

In California, the historic era is generally divided into three periods: the Spanish Period (1769–1821), the Mexican Period (1821–1848), and the American Period (1848–present). Since the cultural resource documented within the project area dates to the latter half of the 20th century (see below), the Spanish and Mexican periods are not particularly relevant and therefore are not discussed further. Instead, this historical summary focuses on the city of San Jacinto and the resource itself (Woodhead/Quandt Ranch).

San Jacinto

The community was established in the 1850s on a portion of the *San Jacinto Nuevy y Potrero Rancho* (granted to José Antonio Estudillo in 1846). By 1870, it was well established with a post office, a store, and 23 residences. In 1883, the community was moved north to its present location by the San Jacinto Land Association, which purchased land from the Estudillo family and laid out a new town site (Gunther 1984). In 1886, the population numbered in excess of 1,500. The San Jacinto Valley Railway branch line from Perris was completed in 1888, and San Jacinto was incorporated as a city the same year. When Riverside County was formed, the community was designated 1 of the 12 original judicial townships (Gunther 1984). By the beginning of World War I, San Jacinto had a diversified economic base that included not only expansive cattle/dairy ranching but also apiaries and extensive cultivation of fruit, vegetables, grain, alfalfa, and grain crops over thousands of acres (McGroarty 1914). Agriculture sustained growth in the 20th century, which was enhanced by tourists visiting the local hot springs (Bernasconi, Eden, and Gilman Hot Springs).

Woodhead/Quandt Ranch (33-024106, see below)

In 1873, Charles B. Woodhead and others of the American Livestock Company acquired 1,000 acres roughly bounded by the San Jacinto River to the north, Idyllwild Drive to the south, San Jacinto Avenue to the east, and State Street to the west (including the entire project area on the southeast corner of West Ramona Expressway and North State Street) (Peterson 2014). The Woodhead family initially established a carriage horse ranch on the land and subsequently ran a dairy from the 1910s into the 1930s (HSJGS 1989). By the mid-1940s, periodic floods and a depleted water table had made the dairy operation unprofitable, and Mrs. Ida G. Woodhead sold the ranch to Carl H. Quandt, who had leased the ranch from the Woodheads since the late 1930s (HSJGS 1989). Quandt diversified the ranch with cattle and a variety of crops, persevering into the early 1960s (HSJGS

1989). The ranch ultimately gave way to other land uses, including a sand and gravel pit on the San Jacinto River (Quandt Materials), a college campus (Mt. San Jacinto Community College), a trailer park, and a strip mall.

METHODS

RECORDS SEARCH

On November 21, 2023, a cultural resources records search was completed for the project area and a mile radius around it at the Eastern Information Center (EIC) of the California Historical Resources Information System at the University of California, Riverside. The objectives of this research were (1) to establish the status and extent of previously recorded cultural resources sites, surveys, and studies; (2) to note the likelihood of encountering cultural resources and their type(s) based on previously recorded resources within 1 mile of the project area; and (3) to uncover relevant historical contexts. Data sources consulted at the EIC include archaeological site records and reports from previous studies.

ADDITIONAL RESEARCH

In November 2023, Archaeologist/Senior Cultural Resources Manager Riordan Goodwin reviewed previous research conducted for the 2014 Ramona Expressway Widening Phase II project and the resource record of the remnant features/deposit of the Woodhead/Quandt Ranch (33-024106) previously recorded by LSA in 2014, as well as online aerial photographs.

FIELD SURVEY

On November 17, 2023, LSA Archaeologist Christopher Morgan conducted a pedestrian survey of the project area. The entire project area was surveyed in systematic parallel transects spaced by approximately 10 meters (approximately 33 feet). The purpose of this survey was to identify and document any cultural resources that might be exposed and locate areas within the project area that might be sensitive for cultural resources prior to the beginning of ground-disturbing activities.

RESULTS

RECORDS SEARCH

Data from the EIC indicated 35 cultural resources studies have been conducted within a 1-mile radius, three of which included the entirety of the project area (Shephard 2007; Goodwin 2015; Stever and Duke 2017). One resource was documented within the project parcels (see below), and another 35 built environment properties were recorded within 1 mile, including mostly residences with several churches and commercial buildings (see the Record Search Results in Appendix A). No prehistoric resources were documented within 1 mile.

ADDITIONAL RESEARCH

Review of historic topographic maps and aerial photographs indicated the historic-period buildings, associated features, and landscaping dating to the 1940s or later were removed from the project parcels sometime between the mid-1980s and mid-1990s (Historic Aerials var.; USGS 1952, 1955).

FIELD SURVEY

Visibility was good (approximately 85 percent) with little obstruction by vegetation. The project site has been moderately to severely disturbed by agricultural and vegetation abatement activities. Soils are silty alluvium. The following is a summary of the resource previously documented within the project area.

33-024106 (Portion of Woodhead/Quandt Ranch)

This resource was initially noted in the late 2000s but not documented (Shephard 2007). LSA formally documented a portion of this resource (two remnant slabs and temporally ambiguous refuse) in the mid-2010s (Goodwin 2014).The survey for the current project (99 Cents Only Store) noted the condition was generally consistent with that of the previous site description and indicated so on the site record, with four additional (undocumented) features identified (concrete steps and Slabs “C,” “D,” and “E”; see the Department of Parks and Recreation [DPR] site record update in Appendix B for details).

DISCUSSION

The resource within the project area (33-024106) was previously evaluated as not a “historical resource” under CEQA (Goodwin 2015). The previously undocumented features are marginal, all date to the 1940s (decades after the period of significance for the City, during its formative era of 1869–1888), there is no historic-period refuse within the project area, and the previous evaluation of this portion of the resource (within APNs 434-080-025-2 and 434-080-026-3) as not a “historical resource” under CEQA remains valid (Shephard 2007; Goodwin 2014). Therefore, any impacts to the resource are not significant and it does not need to be considered further in project planning.

RECOMMENDATIONS

A cultural resources records search, additional research, and a field survey were conducted for the project area. Although a resource was previously documented within the project area, it is a marginal historic-period site (remnant foundations and refuse) that was previously evaluated as not a "historical resource" under CEQA, and the current study results do not change that determination. Therefore, due to the nature of the cultural resource within the project area (not significant) and the lack of prehistoric resources within 1 mile, there is little to no potential for significant impacts to cultural resources and no further investigations or archaeological monitoring are recommended.

STANDARD CONDITIONS

In the event previously undocumented archaeological resources are identified during earthmoving activities, further work in the area should be halted until a qualified archaeologist has assessed the nature of the find(s) and has determined appropriate treatment.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall take place until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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APPENDIX A

RECORDS SEARCH RESULTS

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-01725	NADB-R - 1082050; Voided - MF-1850	1983	PINTO, DIANA	AN ARCHAEOLOGICAL ASSESSMENT OF THE MANZANITA GARDEN APARTMENTS, SAN JACINTO, RIVERSIDE COUNTY, CALIFORNIA	ARCHAEOLOGICAL RESEARCH UNIT, U.C. RIVERSIDE	
RI-05671	NADB-R - 1087034; Submitter - CA-7260B	2004	Erika Thal	Letter Report: Proposed Cellular Tower Project in Riverside County, California, Site Name/Number: CA-7608/ Domengoni	EarthTouch, Inc.	
RI-05672	NADB-R - 1087035	2003	SHEPARD, RICHARD S., and JEANETTE A. MCKENNA	PHASE I CULTURAL RESOURCES ASSESSMENT AND PHASE II CULTURAL RESOURCES EVALUATION: TENTATIVE TRACT NO. 20341, RAMONA ESTATES, SAN JACINTO, RIVERSIDE COUNTY, CA	BONTERRA CONSULTING	33-007834, 33-007835
RI-05718	NADB-R - 1087081	2004	SHEPARD, RICHARD S.	PHASE I CULTURAL RESOURCES ASSESSMENT: TENTATIVE TRACT NO. 32376, WESTERN VILLAGE, SAN JACINTO, RIVERSIDE COUNTY, CALIFORNIA	BONTERRA CONSULTING	33-007297
RI-05769	NADB-R - 1087132	2005	KYLE, CAROLYN	CULTURAL RESOURCE SURVEY FOR THE FOOTHILLS RANCH PROJECT, A 48.9 ACRE PARCEL LOCATED IN RIVERSIDE COUNTY, CALIFORNIA	KYLE CONSULTING FOR JAMES AND BRIGGS ARCHEOLOGICAL SERVICES	
RI-05772	NADB-R - 1087135	2004	JONES & STOKES	PHASE I CULTURAL RESOURCES STUDY FOR THE NORTH SAN JACINTO SEWER PROJECT, CITY OF SAN JACINTO, RIVERSIDE COUNTY, CALIFORNIA	JONES & STOKES	33-007383
RI-06478	NADB-R - 1087843; Submitter - CRM TECH CONTRACT #1675A	2005	TANG, BAI, MICHAEL HOGAN, DEIRDRE ENCARNACION, and DANIEL BALLESTER	HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, SAN JACINTO MDP DETENTION BASIN, IN THE CITY OF SAN JACINTO, RIVERSIDE COUNTY, CALIFORNIA	CRM TECH	
RI-06742	NADB-R - 1088109; Submitter - LSA Project No. LEN 547	2005	David Brunzell	Cultural Resource Assessment: 39-Acre Stein Project (APN 431-090-009-8), City of San Jacinto, Riverside County, California	LSA Associates, Inc.	
RI-06883	Submitter - 11342-244	2006	Kevin Hunt, James Clifford, and Stephen O'Neil	Archaeological Site Visit and Background Study for the Coventry Acres Development Project, San Jacinto, Riverside County, California	SWCA Environmental Consultants	
RI-06885	Submitter - 9887-168	2005	Kevin Hunt and Alex Wesson	Cultural Resources Survey for the Ramona Expressway Widening Project: State Street to Lake Park Drive, San Jacinto, Riverside County, California.	SWCA Environmental Consultants	33-003970, 33-003971

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-07531	Submitter - CRM TECH Contract No. 2150	2007	Tang, Bai "Tom", Michael Hogan, John J. Eddu, and Josh Smallwood	Historical/Archaeological Resources Survey Report: Assessor's Parcel No. 434-200-006, City of San Jacinto, Riverside County, California	CRM TECH	33-016708
RI-07533		2007	Richard S. Shepard	Phase I Cultural Resources Assessment Report: Crossroads at San Jacinto Commercial Development, City of San Jacinto, Riverside County, California	Richard Shepard Consulting Services	
RI-07557		2007	Hoover, Anna N., Kristie R. Blevins, and Hugh M. Wagner	A Phase I Archaeological Survey Report for the San Jacinto Retail Park, APN 434-050-014, a 1.7 Acre Property, in the City of San Jacinto, Riverside County, California	L&L Environmental, Inc.	
RI-07559		2005	Smith, Brian F. and Dylan S. Amerine	A Cultural Resources Survey for the Ramona Expressway Cell Site Project, 1283 Ramona Expressway, San Jacinto, California, Site ID# CA-04-RC001; APN 431-030-053-2; Project No. CES04.070	Brian F. Smith and Associates	
RI-07638		2005	Smith, Brian F. and Adriane Dorrler	A Cultural Resources Survey for the Quail Ranch Estates, San Jacinto, Riverside County, California	Brian F. Smith and Associates	
RI-07860		2008	Scott Crull	Phase I Archaeological Records Search and Field Survey on a 1.86-Acre Property, APN: 434-353-023 (Parcel #105), Located on Idyllwild Drive, in the City of San Jacinto, Riverside County, California	Scientific Resource Surveys, Inc.	
RI-07898		2007	Sara Moreno and Brian F. Smith	A Phase Archaeological Assessment for the 218, LLC Project, City of San Jacinto, California, APNs 434-020-022, 434-020-023, 434-020-024	Brian F. Smith & Associates	
RI-07988	Submitter - CRM TECH Contract No. 2294A	2009	Josh Smallwood and Daniel Ballester	Addendum to: Identification and Evaluation of Historic Properties: San Jacinto River Levee Project, in and near the City of San Jacinto, Riverside County, California	CRM TECH, Colton, CA	33-017364
RI-08144		2006	Jennifer M. Sanka	Phase I Cultural Resources Assessment and Paleontological Records Review Ramona Expressway and Alessandro Avenue Project San Jacinto, Riverside County, California.	Michael Brandman Associates	
RI-08160		2008	Michael Hogan and Bai Tang	Historical/Archaeological Resources Survey Report San Jacinto Master Drainage Plan In and near the City of San Jacinto Riverside County, California	CRM Tech, Colton, California	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-08350		2009	Deidre Encarnacion, Daniel Ballester, and Laura H. Shaker	Historical / Archaeological Resources Survey Report: EMWD Citrus In-Lieu Northern Alignment Reach 1, City of San Jacinto, Riverside County, California.	CRM TECH	
RI-08486	Other - SCE Purchase Order Number: 4500032069; Other - WO 6077-4800/E-4839 and E-4840	2009	Kurt Heidelberg	Arcaeological Survey Report	AECOM, Inc.	
RI-08651	Submitter - IE25955-C	2011	Wayne H. Bonner, Sarah A. Williams, and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE25955-C	Michael Brandman Associates	
RI-08687	Submitter - 2520	2011	Robert Porter, Michael Hogan, Laura Shaker, and John D. Goodman II	Historic/Archaeological Resources Survey Report Assessor's Parcel No. 434-070-033	CRM Tech	
RI-08814	Other - IO3210843/TD518755; 20120420; Other - RSOC Project No. 201238	2012	Rebecca S. Orfila	An Archaeological Survey Report for SCE Co.'s Archaeological Survey for the SCE Co.: GRM Project	RSO Consulting	
RI-08831		2012		A Phase I Cultural Resources Investigation for the Proposed San Jacinto Unified School District Elementary/Middle School Site	Mckenna et al.	
RI-08963		2013	Nicholas F. Hearth	Phase 1 Cultural Resources Assessment For The Fountainhead Delta, LP, Family Dollar Project, In The City Of San Jacinto, Riverside County, California	Applied Earth Works, Inc.	
RI-09138		2002	Barbara Sylvia	Negative Archaeological Survey Report for the Colorado River Aqueduct		
RI-09326		2015	Riordan Goodwin	Cultural Resources Monitoring Program Ramona Expressway Widening Phase II City of San Jacinto Riverside County, California	LSA	33-024106, 33-024107
RI-09587		2011	Riordan Goodwin and Britt Wilson	Cultural Resources Assessment Ramona Expressway Widening Project Sanderson Avenue to Main Street City of San Jacinto Riverside County, California	LSA	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-10239		2017	Kholood Abdo-Hintzman and Joan George	PHASE I CULTURAL RESOURCE ASSESSMENT FOR THE 777 COTTONWOOD AVENUE PROJECT, CITY OF SAN JACINTO, RIVERSIDE COUNTY. CALIFORNIA	Applied EarthWorks, Inc.	
RI-10396		2018	Jennifer M. Sanka, William R. Gillean, and Leslie Nay Irish	Phase 1 Cultural Resources Assessment for Tentative Parcel Map NO .35511	L & L Enviromental, Inc.	33-028508
RI-10401		2018	Brian F. Smith	A Phase I Cultural Resources Assessment for the Mountain View Plaza Project	Brian F. Smith & Associates, Inc.	
RI-10430	Other - C-0207	2017	Matthew Stever, Benjamin Scherzer, and Curt Duke	Cultural Resource Study for the San Jacinto Downtown Specific Plan, San Jacinto, Riverside County	Duke Cultural Resources Management, LLC	
RI-10867		2016	Samatha Murray and Salli Hosseini	Cultural Resources Study for the Mt. San Jacinto Community College District, San Jacinto Campus Master Plan Project, City of San Jacinto, Riverside County, California	Dudek	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-004464	CA-RIV-004464	Other - IRI-POT-13H; Other - MWD-II Reservoirs	Site	Historic	AH02; AH04; AH06; AH15	1990 (G. Romani, A. Keith, J. Baker, E. Crabtree, L. Spencer)	
P-33-005776		Other - San Jacinto Forest Fire Station; Voided - 33-007409	Building	Historic	AH16	1980 (R. C. Browning, CDF); 1994 (Mark V. Thornton, Historian-Consultant)	RI-10814
P-33-007298			Building	Historic	HP02	1982 (David Stuart, Riv. Co. Historical Comm.)	
P-33-007299			Building	Historic	HP02	1982 (Susan Stuart, Riv. Co. Historical Comm.)	
P-33-007305			Building	Historic	HP02	1982 (Susan Stuart, Riv. Co. Historical Comm.)	
P-33-007318			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007319		Other - Bosman's Sewing Barn	Building	Historic	HP06	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007320			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007321				Historic		1982 (Margaret Van Luven, Riverside County Historical Commission)	
P-33-007333				Historic		1982 (Susan Stuart, Riversider County Historical Commission)	
P-33-007336				Historic		1982 (Jim Warner, Riverside County Historical Commission)	
P-33-007340				Historic		1982 (Margaret Van Loven, Riverside County Historical Commission)	
P-33-007342				Historic		1982 (Margaret Van Loven, Riverside County Historical Commission)	
P-33-007343		Other - William Record Home	Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007345			Building	Historic	HP33	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007347			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-007348			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007349			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007350			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007352			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007354			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007355			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007356			Building	Historic	HP02	1982 (Susan Stuart, Riverside County Historical Commission)	
P-33-007383		Other - 21450 Potter Road; Other - JSA 1; Other - Ser. No. 33-2383-90	Building	Historic	HP02; HP33; HP46	1982 (Laura Swift, Riverside Historical Comm.); 2003 (Noelle Storey, Jones & Stokes)	RI-05772
P-33-007386				Historic		1982 (M. Luven, Riverside County Historical Comm.)	
P-33-007387				Historic		1982 (M. Luven, Riverside County Historical Comm.)	
P-33-007388				Historic		1982 (D. Stuart, Riverside County Historical Comm.)	
P-33-007389				Historic		1982 (S. Stuart, Riverside County Historical Comm.)	
P-33-007400				Historic		1982 (S. Stuart, Riverside County Historical Comm.)	
P-33-007401			Building	Historic	HP02	1982 (S. Stuart, Riverside County Historical Comm.)	
P-33-014994	CA-RIV-007967			Historic		2006 (Sanka, J., Michael Brandman Associates)	
P-33-016708	CA-RIV-008748	Other - CRM TECH 2150-1	Building	Historic	AH02; AH03; AH04; AH05	2007 (Smallwood, Josh, CRM TECH)	RI-07531
P-33-017364		Other - CRM TECH 2294-1		Historic		2008 (Smallwood, Josh, CRM TECH)	RI-07988, RI-09227

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-021063	CA-RIV-010911	Other - James A. Stein Property; Other - Devoe/Bandick Ranch Complex, San Jacinto, Riv. Co.	Site	Historic	HP33	2012 (Jeanette A. McKenna, Mckenna et al.)	
P-33-024106	CA-RIV-011852	Other - LSA-TLK1301-S-1; Other - Woodhead/Quandt Ranch	Site	Historic	AH02; AH04	2014 (Riordan Goodwin, LSA Associates)	RI-09326
P-33-028508	CA-RIV-012844	Other - SAN JACINTO RETAIL CENTER-1; Other - SJRC-1	Site	Historic	AH02	2018 (J.M.Sanka and W.R. Green, L&L Environmental Inc.)	RI-10396

APPENDIX B

DPR SITE RECORD UPDATE

State of California C The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # 33-024106

HRI #

Trinomial CA-RIV-011852

Page 1 of 2 *Resource Name or #: (Assigned by recorder) LSA-TLK1301-S-1; Woodhead/Quandt Ranch

*Recorded by Chris Morgan *Date: 11/17/2023 ___ Continuation X Update

This resource was initially noted in the late 2000s, but not documented. LSA formally documented a portion of this resource (two remnant slabs and temporally ambiguous refuse) in 2014.The survey for the current project (Rich Development LLC) noted the condition was generally consistent with that of the initial site description and indicated on the site record, with four additional (undocumented) features identified (concrete steps and Slabs 'C', 'D' and 'E'). These features all appear to date to the 1940s (decades after the period of significance for the City during its formative era of1869-1888), there is no historic period refuse within the project area, and therefore the previous evaluation of this portion of the resource (within APNs 434-080-025-2 and 434-080-026-3) as not a "historical resource" under CEQA remains valid.

Reference:

Goodwin, Riordan
2014 DPR Site Record for 33-024106/CA-RIV-011852.
Shepard, Richard S.
2007 Phase I Cultural Resources Assessment Report: Crossroads at San Jacinto Commercial Development, City of San Jacinto, Riverside County, California.



Southwest view of Slab 'E'

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
SKETCH MAP

Primary # 33-024106
HRI #
Trinomial CA-RIV-11582

*Resource Name or # (Assigned by recorder) LSA-TLK1301-S-1

Drawn By: Riordan Goodwin

Date: November 21, 2023



J:\20231262\GIS\Pro\Rich Development Project\Rich Development Project.aprx (11/29/2023)

DPR 523K (1/95)

***Required Information**

GEOTECHNICAL • ENVIRONMENTAL • GEOLOGY • MATERIALS TESTING & INSPECTION • FORENSIC • LABORATORY

SALEM
engineering group, inc.

GEOTECHNICAL ENGINEERING INVESTIGATION WITH GEOLOGIC HAZARD STUDY

PROPOSED COMMERCIAL DEVELOPMENT
SEC STATE STREET & RAMONA EXPRESSWAY
SAN JACINTO, CALIFORNIA

SALEM PROJECT NO. 3-222-0383
MAY 18, 2022

PREPARED FOR:

MR. TAB JOHNSON
RICH DEVELOPMENT CO.
1000 N. WESTERN AVENUE, SUITE 200
SAN PEDRO, CA 97032

PREPARED BY:

SALEM ENGINEERING GROUP, INC.
8711 MONROE COURT, SUITE A
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SALEM
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8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730
Phone (909) 980-6455
Fax (909) 980-6435

May 18, 2022 Project No. 3-222-0383

Mr. Tab Johnson
Rich Development Co.
1000 N. Western Avenue, Suite 200
San Pedro, CA 97032

SUBJECT: GEOTECHNICAL ENGINEERING INVESTIGATION WITH GEOLOGIC HAZARD STUDY PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA

Dear Mr. Johnson:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has prepared this Geotechnical Engineering Investigation with Geologic Hazard Study report for the Proposed Commercial Development to be located at the subject site.

The accompanying report presents our findings, conclusions, and recommendations regarding the geotechnical aspects of designing and constructing the project as presently proposed. In our opinion, the proposed project is feasible from a geotechnical viewpoint provided our recommendations are incorporated into the design and construction of the project.

We appreciate the opportunity to assist you with this project. Should you have questions regarding this report or need additional information, please contact the undersigned at (909) 980-6455.

Respectfully Submitted,

SALEM ENGINEERING GROUP, INC.

Ibrahim Foud Ibrahim, PE
Senior Managing Engineer
RCE 86724

Clarence Jiang, GE
Senior Geotechnical Engineer
RGE 2477

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Liquefaction Analysis Report
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Gradation Curves
Corrosivity Test Results
Maximum Density and Optimum Moisture Proctor Test Results

APPENDIX C – EARTHWORK AND PAVEMENT SPECIFICATIONS

SALEM engineering group, inc.

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GEOTECHNICAL ENGINEERING INVESTIGATION WITH GEOLOGIC HAZARD STUDY PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA

1. PURPOSE AND SCOPE

This report presents the results of our Geotechnical Engineering Investigation with Geologic Hazard Study for the proposed Commercial Development to be located at the southeast corner of State Street and Ramona Expressway in the city of San Jacinto, California (see Figure 1, Vicinity Map).

The purpose of our geotechnical engineering investigation was to observe and sample the subsurface conditions encountered at the site, and provide conclusions and recommendations relative to the geotechnical aspects of constructing the project as presently proposed.

The scope of this investigation included a field exploration, percolation testing, laboratory testing, engineering analysis and the preparation of this report. Our field exploration was performed on April 21, 2022, and included the drilling of fourteen (14) small-diameter soil borings to a maximum depth of 51½ feet below existing grade at the site. Additionally, three (3) percolation tests were performed at depths of approximately 5 to 10 feet below existing grade for determination of the infiltration rate. The locations of the soil borings and percolation tests are depicted on the Site Plan, Figure 2. A detailed discussion of our field investigation, exploratory boring logs and percolation test results are presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to evaluate pertinent physical properties for engineering analyses. Appendix B presents the laboratory test results in tabular and graphic format. The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. If project details vary significantly from those described herein, SALEM should be contacted to determine the necessity for review and possible revision of this report. Earthwork and Pavement Specifications are presented in Appendix C. If text of the report conflict with the specifications in Appendix C, the recommendations in the text of the report have precedence.

2. PROJECT DESCRIPTION

Based on the Site Plan provided to us, we understand that the proposed development of the site will include construction of a commercial center on a 14-acre vacant land. The development will include five (5) 3,400 square-foot restaurant buildings, a 4,600 square-foot restaurant building with drive-thru, a 5,000 square-foot Shops building with drive-thru, a 5,200 square-foot convenience store, an 8-pump fuel canopy with underground storage tanks, an approximately 3,600 square-foot automated carwash drive-thru, a 16,000 square-foot Major 1 building, a 2-story 35,520 square-foot Major 2 building, a 25,000 square-foot Major 3

building, and trash enclosure. Parking and landscaping are also planned to be associated with the development. Maximum wall load is expected to be on the order of 3 kips per linear foot. Maximum column load is expected to be on the order of 50 kips. Floor slab soil bearing pressure is expected to be on the order of 150 psf.

A site grading plan was not available at the time of preparation of this report. As the existing project area is relatively flat, we anticipate that cuts and fills during the earthwork will be minimal and limited to providing level building pads and positive site drainage. In the event that changes occur in the nature or design of the project, the conclusions and recommendations contained in this report will not be considered valid unless the changes are reviewed and the conclusions of our report are modified.

3. SITE LOCATION AND DESCRIPTION

The site is rectangular in shape and encompasses approximately 14.1 acres. The site is located on the southeast corner of the intersection of N. State Street and W. Ramona Expressway in the city of San Jacinto, California (see Vicinity Map, Figure 1).

The site is currently a vacant land with sparse weeds. Two concrete driveway approach aprons are located along Ramona Expressway as part of street widening in 2013. The site gently sloping down to the west with elevations ranging between approximately 1,530 to 1,521 feet above mean sea level based on Google Earth imagery.

4. FIELD EXPLORATION

Our field exploration consisted of site surface reconnaissance and subsurface exploration. The exploratory test borings (B-1 through B-14) were drilled on April 21, 2022 in the areas shown on the Site Plan, Figure 2. The test borings were advanced with 6½-inch diameter hollow stem augers rotated by a truck-mounted CME 75 drill rig. The test borings were extended to a maximum depth of 51½ feet below existing grade.

The materials encountered in the test borings were visually classified in the field, and logs were recorded by a field engineer and stratification lines were approximated on the basis of observations made at the time of drilling. Visual classification of the materials encountered in the test borings were generally made in accordance with the Unified Soil Classification System (ASTM D2488). A soil classification chart and key to sampling is presented on the Unified Soil Classification Chart, in Appendix "A." The logs of the test borings are presented in Appendix "A." The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol.

The location of the test borings were determined by measuring from features shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants. The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted.

Soil samples were obtained from the test borings at the depths shown on the logs of borings. The MCS samples were recovered and capped at both ends to preserve the samples at their natural moisture content; SPT samples were recovered and placed in a sealed bag to preserve their natural moisture content. The borings were backfilled with soil cuttings after completion of the drilling.

5. LABORATORY TESTING

Laboratory tests were performed on selected soil samples to evaluate their physical characteristics and engineering properties. The laboratory-testing program was formulated with emphasis on the evaluation of natural moisture, in-situ density, shear strength, consolidation potential, maximum density and optimum moisture determination, and gradation of the materials encountered.

In addition, chemical tests were performed to evaluate the corrosivity of the soils to buried concrete and metal. Details of the laboratory test program and the results of laboratory test are summarized in Appendix "B." This information, along with the field observations, was used to prepare the final boring logs in Appendix "A."

6. GEOLOGIC SETTING

The subject site is located within the northern part of the Peninsular Ranges Geomorphic Province of California. The province varies in width from approximately 30 miles to 100 miles in width. In general, the province consists of rugged mountains underlain by Jurassic metavolcanic and metasedimentary rocks and Cretaceous igneous rocks of the Southern California batholith. The Peninsular Ranges Province is divided into three northwest-trending fault-bounded structural blocks – from west to east – the Santa Ana Mountains, Perris, and San Jacinto Mountains (Morton and Miller, 2006). The Santa Ana Mountains block (west of the subject site) extends from the coast to the Elsinore Fault zone. The western margin of the Perris structural block underlies the subject site.

Paleocene to Pliocene sedimentary rocks underlie the western portion of the Santa Ana Mountains structural block. The eastern portion, a highly faulted structural anticline, is cored by a basement assemblage of Mesozoic metasedimentary and Cretaceous batholithic and volcanic rocks. A thick section of primarily upper Cretaceous marine and Paleogene marine and nonmarine rocks overly this basement. The Perris structural block is a large mass of granitic rock generally bounded by the San Jacinto Fault, the Elsinore Fault, the Santa Ana River and a non-defined southeast boundary. The Perris Block has had a history of vertical land movements of several thousand feet due to shifts in the Elsinore and San Jacinto Faults.

6.1 Local Geologic Setting

The subject site lies near the southwest face of the San Jacinto Mountains in the Perris structural block. The site is in an area of relatively low relief between the San Jacinto Mountains to the northeast, the Santa Ana Mountains to the southwest. The Perris block is underlain by lithologically diverse prebatholithic metasedimentary rocks intruded by plutons of the Cretaceous Peninsular Ranges batholith. Supra-batholithic volcanic rocks are preserved in the western part of the block. Several erosional and depositional surfaces are developed on the Perris block and thin to relatively thick sections of nonmarine, mainly Quaternary sediments discontinuously cover the basement.

Surficial deposits in the vicinity of the subject site are indicated on regional geologic maps (Dibblee, 2003) to be comprised predominately of Quaternary alluvium. Specifically, formational materials mapped at the subject site are surficial sediments (Qa) on the Regional Geologic Map, Figure 3A. The surficial sediment deposits are composed of alluvial deposits along the valley floors and consists of alluvial sand and clay of valley areas, covered by gray soil, and includes stream channel gravel and sand in mountain

areas. Deposits encountered on the subject site during exploratory drilling are consistent with those mapped in the area. For approximate depths and more detailed descriptions, please refer to the enclosed logs of soil borings (Appendix A). The materials were visually classified in accordance with the Unified Soils Classification System.

7. GEOLOGIC HAZARDS

7.1 Faulting and Seismicity

Based on the proximity of several dominant active faults and seismogenic structures, as well as the historic seismic record, the area of the subject site is considered subject to relatively high seismicity. The seismic hazard most likely to impact the site is ground-shaking due to a large earthquake on one of the major active regional faults. Moderate to large earthquakes have affected the area of the subject site within historic time.

There are no known active fault traces in the project vicinity. The project area is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone and will not require a special site investigation by an Engineering Geologist. Soils on site are classified as Site Class D in accordance with Chapter 16 of the California Building Code. The proposed structures are determined to be in Seismic Design Category **E.**

To determine the distance of known active faults within 100 miles of the site, we used the United States Geological Survey (USGS) web-based application *2008 National Seismic Hazard Maps - Fault Parameters*. Site latitude is 33.8007° North; site longitude is 116.9685° West. The ten closest active faults are summarized below in Table 7.1.

TABLE 7.1
REGIONAL FAULT SUMMARY

Fault Name	Distance to Site (miles)	Maximum Earthquake Magnitude, M_w
San Jacinto; SBV+SJV+A+CC+B+SM	0.6	7.9
San Jacinto; SBV+SJV	1.2	7.4
San Jacinto; A+CC+B+SM	1.6	7.6
S. San Andreas; PK+CH+CC+BB+NM+SM+NSB+SSB+BG+CO	13.8	8.2
S. San Andreas; BG+CO	14.2	7.4
Elsinore; W+GI	21.4	7.3
San Jacinto; SBV	21.5	7.1
Elsinore; W+GI+T+J+CM	21.5	7.9
Pinto Mtn	22.6	7.3
S. San Andreas; PK+CH+CC+BB+NM+SM+NSB	28.2	8.0

The faults tabulated above and numerous other faults in the region are sources of potential ground motion. However, earthquakes that might occur on other faults throughout California are also potential generators of significant ground motion and could subject the site to intense ground shaking.

7.2 Surface Fault Rupture

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards (Figure 4, Fault Map). No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

7.3 Ground Shaking

Seismic coefficients and spectral response acceleration values were developed based on the 2019 California Building Code (CBC). The CBC methodology for determining design ground motion values is based on the Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps, which incorporate both probabilistic and deterministic seismic ground motion.

Based on the 2019 CBC, a Site Class D represents the on-site soil conditions with standard penetration resistance, N-values, averaging greater than 15 blow per foot but less than 50 blows per foot in the upper 100 feet below site grade. A table providing the recommended design acceleration parameters for the project site, based on a Site Class D designation, is included in Section 9.2.1 of this report.

Based on the Office of Statewide Health Planning and Development (OSHPD) Seismic Design Maps, the estimated design peak ground acceleration adjusted for site class effects (PGA_M) was determined to be 1.103g (based on both probabilistic and deterministic seismic ground motion).

7.4 Liquefaction

Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are: moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater). Due to the increasing overburden pressure with depth, liquefaction of granular soils is generally limited to the upper 50 feet of a soil profile. However, liquefaction has occurred in soils other than clean sand.

The soils encountered within the depth of 51½ feet on the project site consisted predominately of loose to dense silty sand, sand with various amounts of silt or clay, and poorly graded sand with various amounts of silt; and firm to very stiff sandy silt with various amounts of clay. Free groundwater was not encountered during this investigation. The historically highest groundwater is estimated to be at a depth of 40 feet below ground surface based on the County of Riverside Geologic Hazards Map (2004) and regional groundwater data. The Riverside County Office of Information Technology GIS website shows the subject site to be in a moderate liquefaction potential area (Figure 5, Liquefaction Potential Map).

The potential for soil liquefaction during a seismic event was evaluated using LiqIT computer program (version 4.7.5) developed by GeoLogismiki of Greece. For the analysis, a maximum earthquake magnitude of 8.2 M_w, a peak horizontal ground surface acceleration of 1.10g (PGA_M) and a groundwater depth of 40 feet were considered appropriate for the liquefaction analysis. The analysis indicated that the on-site soils had a low potential for liquefaction and that the total liquefaction-induced settlement was calculated to be negligible. The liquefaction analysis is included in Appendix A.

7.5 Seismic Densification (Dry Seismic Settlement)

One common phenomena during seismic shaking accompanying any earthquake is the induced settlement of loose unconsolidated soils. Based on site subsurface conditions and the high seismicity of the region, any loose granular materials at the site could be vulnerable to this potential hazard. Analysis of dynamic densification of "dry" soil in the upper 50 feet of the existing soil profile was performed.

For the analysis, an earthquake magnitude of 7.9 M_w and a design horizontal ground surface acceleration of 0.735g (2/3 of PGA_M based on both probabilistic and deterministic seismic ground motion) were considered appropriate for the analysis. The seismic densification of dry to damp alluvial sandy soils due to onsite seismic activity is calculated to have a total settlement of approximately 1.39 inches. For the relatively uniform site conditions, the differential seismic settlement is estimated to be half of the total seismic settlement. The differential seismic settlement, along a 30-foot exterior wall footing or between adjoining column footings, is estimated to be approximately 0.7 inches. Documentation of the settlement analysis is included in Appendix A.

7.6 Lateral Spreading

Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Due to the relatively flat site topography, we judge the likelihood of lateral spreading to be low.

7.7 Subsidence

The Riverside County Office of Information Technology GIS website shows the subject site to be in an active subsidence potential area (Figure 7, Subsidence Potential Map). Based on the existence of relatively medium dense to dense soil conditions, the geologic hazard potential due to subsidence is considered to be low.

7.8 Collapsible/Expansive or Hydroconsolidatable Soils

Test data in this geotechnical report show that soil samples consolidated from approximately 3½ to 6 percent after a maximum 12.8 ksf load. Hydroconsolidation (collapse upon wetting) at a load of 1.6 ksf was approximately ½ to 1¼ percent. The potential for collapse should be considered moderate. Soil samples collected from surface to the proposed foundation depths are considered to have a very low to low expansion potential. The proposed site preparation methods recommended on our geotechnical report should address these geotechnical issues.

7.9 Flood and Dam Inundation

The County of Riverside GIS website shows the subject site is not located in a flood zone (Figure 6, Flood Zone Map). Based on the Riverside County General Plan, Chapter 6 – Safety Element, Figure 4, "Flood Hazard Zone", the subject site is located in a 500-Year Flood Zone with Reduced Risk from Levees.

Based on the Riverside County General Plan, Chapter 6 – Safety Element, Figure 5, "Dam Hazard Inundation", the subject site is located in a Dam Inundation Area.

7.10 Landslides/Slope Instability/Debris Flow

The subject site is on a gently (<5%) sloping grade, over 1 mile from the nearest significant topographic change. As such, landslide/slope instability/rock fall issues pose a very low risk. Due to the site's distance from significant topography, topography-related debris flows are a low risk.

7.11 Wind and Water Erosion

Based on SALEM's soil boring logs for the subject site, surface soils consist predominantly of loose to dense silty sand, sand with various amounts of silt or clay, and poorly graded sand with various amounts of silt; and firm to very stiff sandy silt with various amounts of clay. Soils of this consistency have been shown to possess relatively good resistance to wind and water erosion. The site is essentially flat, minimizing the potential for water erosion. The site will be completely covered by buildings, pavement or landscaping after development, minimizing long-term wind erosion potential.

7.12 Tsunamis and Seiches

The site is not located within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered a significant hazard at the site. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically-induced seiche is considered unlikely.

8. SOIL AND GROUNDWATER CONDITIONS

8.1 Subsurface Conditions

The subsurface conditions encountered appear typical of those found in the geologic region of the site. In general, the soils within the depth of exploration consisted of alluvium deposits of loose to dense silty sand, sand with various amounts of silt or clay, and poorly graded sand with various amounts of silt; and firm to very stiff sandy silt with various amounts of clay.

No significant fill material was encountered in our borings. Undocumented fill materials are not suitable to support any future structures and should be replaced with Engineered Fill. The extent and consistency of the fills should be verified during site construction. Prior to fill placement, Salem Engineering Group, Inc. should inspect the bottom of the excavation to verify the fill condition.

The soils were classified in the field during the drilling and sampling operations. The stratification lines were approximated by the field engineer on the basis of observations made at the time of drilling. The actual boundaries between different soil types may be gradual and soil conditions may vary. For a more detailed description of the materials encountered, the Boring Logs in Appendix "A" should be consulted.

The Boring Logs include the soil type, color, moisture content, dry density, and the applicable Unified Soil Classification System symbol. The locations of the test borings were determined by measuring from feature shown on the Site Plan, provided to us. Hence, accuracy can be implied only to the degree that this method warrants.

8.2 Groundwater

The test boring locations were checked for the presence of groundwater during and after the drilling operations. Free groundwater was not encountered during this investigation. The historically highest groundwater is estimated to be at a depth of approximately 40 feet below ground surface according to the County of Riverside Geologic Hazards Map (2004) and regional groundwater well data.

It should be recognized that water table elevations may fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, localized pumping, and climatic conditions as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.

8.3 Soil Corrosion Screening

Excessive sulfate in either the soil or native water may result in an adverse reaction between the cement in concrete and the soil. The 2014 Edition of ACI 318 (ACI 318) has established criteria for evaluation of sulfate and chloride levels and how they relate to cement reactivity with soil and/or water.

A soil sample was obtained from the project site and was tested for the evaluation of the potential for concrete deterioration or steel corrosion due to attack by soil-borne soluble salts and soluble chloride.

The water-soluble sulfate concentration in the saturation extract from the soil sample was detected to be 180 mg/kg. ACI 318 Tables 19.3.1.1 and 19.3.2.1 outline exposure categories, classes, and concrete requirements by exposure class. ACI 318 requirements for site concrete based upon soluble sulfate are summarized in Table 8.3 on the next page.

TABLE 8.3
WATER SOLUBLE SULFATE EXPOSURE REQUIREMENTS

Water Soluble Sulfate (SO_4) in Soil, Percentage by Weight	Exposure Severity	Exposure Class	Maximum w/cm Ratio	Minimum Concrete Compressive Strength	Cementations Materials Type
0.018	Not Severe	S0	N/A	2,500 psi	No Restriction

The water-soluble chloride concentration detected in saturation extract from the soil samples was 32 mg/kg. This level of chloride concentration is considered to be mildly corrosive.

It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, applicable manufacturer's recommendations for corrosion protection of buried metal pipe be closely followed.

8.4 Percolation Testing

Three (3) percolation tests (P-1 through P-3) were performed within assumed infiltration areas and were conducted in accordance with the guidelines established by the County of Riverside. The approximate locations of the percolation tests are shown on the attached Site Plan, Figure 2.

The boreholes were advanced to the depths shown on the percolation test worksheets. The holes were pre-saturated before percolation testing commenced. Percolation rates were measured by filling the test holes with clean water and measuring the water drops at a certain time interval. The percolation rate data are presented in tabular format at the end of this Report. The difference in the percolation rates are reflected by the varied type of soil materials at the bottom of the test holes. The test results are shown on the table below.

PERCOLATION TEST RESULTS

Test No.	Depth (feet)	Tested Infiltration Rate[1] (inch/hour)	Design Infiltration Rate[2] (inch/hour)	Soil Type[3]
P-1[4]	5.0	**4.84**	**1.61**	Silty SAND/SAND (SM/SP)
P-2	9.6	**0.08**	**0.03**	Sandy SILT (ML)
P-3	4.7	**5.36**	**1.78**	SAND with Silt (SP-SM)

[1] Tested infiltration Rate = (ΔH 60 r) / (Δt(r + 2H$_{avg}$))
[2] FS=3 according to the Riverside County – Low Impact Development BMP Design Handbook
[3] At bottom of drilled holes
[4] Boring B-12 collapsed and a new hole was drilled to 5 feet deep for percolation testing

The soil infiltration or percolation rates are based on tests conducted with clear water. The infiltration/percolation rates may vary with time as a result of soil clogging from water impurities. The infiltration/percolation rates will deteriorate over time due to the soil conditions and an appropriate factor of safety (FS) should be applied. According to the Riverside County – Low Impact Development BMP Design Handbook, the minimum required factor of safety is 3 (FS=3). The owner or civil engineer may elect to use a lower FS for the design; however, more frequent maintenance will be expected. The soils may also become less permeable to impermeable if the soil is compacted. Thus, periodic maintenance consisting of clearing the bottom of the drainage system of clogged soils should be expected.

The infiltration/percolation rate may become slower if the surrounding soil is wet or saturated due to prolonged rainfalls. Additional percolation tests may be conducted at bottom of the drainage system during construction to verify the infiltration/percolation rate. Groundwater, if closer to the bottom of the drainage system, will also reduce the infiltration/percolation rate.

The scope of our services did not include a groundwater study and was limited to the performance of percolation testing and soil profile description, and the submitted data only. Our services did not include those associated with septic system design. Neither did services include an Environmental Site Assessment for the presence or absence of hazardous and/or toxic materials in the soil, groundwater, or atmosphere; or the presence of wetlands.

Any statements, or absence of statements, in this report or on any boring logs regarding odors, unusual or suspicious items, or conditions observed, are strictly for descriptive purposes and are not intended to convey engineering judgment regarding potential hazardous and/or toxic assessment. The geotechnical engineering information presented herein is based upon professional interpretation utilizing standard engineering practices. The work conducted through the course of this investigation, including the preparation of this report, has been performed in accordance with the generally accepted standards of geotechnical engineering practice, which existed in the geographic area at the time the report was written. No other warranty, express or implied, is made.

Please be advised that when performing percolation testing services in relatively small diameter borings, that the testing may not fully model the actual full scale long term performance of a given site. This is particularly true where percolation test data is to be used in the design of large infiltration system such as may be proposed for the site. The measured percolation rate includes dispersion of the water at the sidewalls of the boring as well as into the underlying soils. Subsurface conditions, including percolation rates, can change over time as fine-grained soils migrate. It is not warranted that such information and interpretation cannot be superseded by future geotechnical engineering developments. We emphasize that this report is valid for the project outlined above and should not be used for any other sites.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 General

9.1.1 Based upon the data collected during this investigation, and from a geotechnical engineering standpoint, it is our opinion that the site is suitable for the proposed construction of improvements at the site as planned, provided the recommendations contained in this report are incorporated into the project design and construction. Conclusions and recommendations provided in this report are based on our review of available literature, analysis of data obtained from our field exploration and laboratory testing program, and our understanding of the proposed development at this time.

9.1.2 The primary geotechnical constraints identified in our investigation is the presence of potentially compressible (collapsible) soils at the site. Recommendations to mitigate the effects of these soils are provided in this report.

9.1.3 Based on the Riverside County General Plan, Chapter 6 – Safety Element, Figure 4, "Flood Hazard Zone", the subject site is located in a 500-Year Flood Zone with Reduced Risk from Levees. Based on the Riverside County General Plan, Chapter 6 – Safety Element, Figure 5, "Dam Hazard Inundation", the subject site is located in a Dam Inundation Area. f

9.1.4 No significant fill material was encountered in our borings. Fill materials may be present onsite between our boring locations. Undocumented fill materials are not suitable to support any future structures and should be excavated and recompacted in accordance with section 9.5 of this report. The extent and consistency of the fills should be verified during site construction. Prior to fill placement, Salem Engineering Group, Inc. should inspect the bottom of the excavation to verify the fill condition.

9.1.5 Site demolition activities shall include removal of all surface obstructions not intended to be incorporated into final site design. In addition, underground buried structures and/or utility lines encountered during demolition and construction should be properly removed and the resulting excavations backfilled with Engineered Fill. It is suspected that possible demolition activities of the existing structures may disturb the upper soils. After demolition activities, it is recommended that disturbed soils be removed and/or recompacted.

9.1.6 The near-surface onsite soils are moisture-sensitive and are moderately compressible (collapsible soil) under saturated conditions. Excessive post-construction settlement may be experienced by proposed structures if the foundation soils become near saturated. The collapsible or weak soils should be removed and re-compacted according to the recommendations in the Grading section of this report (Section 9.5).

9.1.7 Based on the subsurface conditions at the site and the anticipated structural loading, we anticipate that the proposed buildings may be supported using conventional shallow foundations, and that the canopies can be supported using provided that the recommendations presented herein are incorporated in the design and construction of the project.

9.1.8 Provided the site is graded in accordance with the recommendations of this report and foundations constructed as described herein, we estimate that total settlement due to static and seismic loads utilizing conventional shallow foundations for the proposed building will be within 2 inches and the corresponding differential settlement, along a 30-foot exterior wall footing or between adjoining column footings, should be 1 inch, producing an angular distortion of 0.003.

9.1.9 All references to relative compaction and optimum moisture content in this report are based on ASTM D 1557 (latest edition).

9.1.10 SALEM shall review the project grading and foundation plans prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required. If SALEM is not provided plans and specifications for review, we cannot assume any responsibility for the future performance of the project.

9.1.11 SALEM shall be present at the site during site demolition and preparation to observe site clearing/demolition, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.

9.1.12 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

9.2 Seismic Design Criteria

9.2.1 For seismic design of the structures, and in accordance with the seismic provisions of the 2016 CBC, our recommended parameters are shown below. These parameters are based on Probabilistic Ground Motion of 2% Probability of Exceedance in 50 years. The Site Class was determined based on the results of our field exploration.

TABLE 9.2.1
SEISMIC DESIGN PARAMETERS

Seismic Item	Symbol	Value	ASCE 7-16 or 2019 CBC Reference
Site Coordinates (Datum = NAD 83)		33.8007 Lat -116.9685 Lon	
Site Class	--	D	ASCE 7 Table 20.3-1
Soil Profile Name	--	Stiff Soil	ASCE 7 Table 20.3-1
Risk Category	--	II	Table 1604.5
Site Coefficient for PGA	F_{PGA}	1.1	ASCE 7 Table 11.8-1
Peak Ground Acceleration (adjusted for Site Class effects)	PGA_M	1.103 g	ASCE 7 Equation 11.8-1
Seismic Design Category	SDC	**E**	Table 1613.2.5
Mapped Spectral Acceleration (Short period - 0.2 sec)	S_S	2.22 g	Figure 1613.2.1(1-8)
Mapped Spectral Acceleration (1.0 sec. period)	S_1	0.902 g	Figure 1613.2.1(1-8)
Site Class Modified Site Coefficient	F_a	1.0	Table 1613.2.3(1)
Site Class Modified Site Coefficient	F_v	1.7*	Table 1613.2.3(2)
MCE Spectral Response Acceleration (Short period - 0.2 sec) $S_{MS} = F_a S_S$	S_{MS}	2.22 g	Equation 16-36
MCE Spectral Response Acceleration (1.0 sec. period) $S_{M1} = F_v S_1$	S_{M1}	1.533 g*	Equation 16-37
Design Spectral Response Acceleration $S_{DS}=⅔S_{MS}$ (short period - 0.2 sec)	S_{DS}	1.48 g	Equation 16-38
Design Spectral Response Acceleration $S_{D1}=⅔S_{M1}$ (1.0 sec. period)	S_{D1}	1.022 g*	Equation 16-39
Short Term Transition Period (S_{D1}/S_{DS}), Seconds	T_S	0.691	ASCE 7-16, Section 11.4.6
Long Period Transition Period (seconds)	T_L	8	ASCE 7-16, Figure 22-14

*** Determined per ASCE Table 11.4-2 for use in calculating T_S only.**

9.2.2 Site Specific Ground Motion Analysis was not included in the scope of this investigation. Per ASCE 11.4.8, structures on Site Class D with S_1 greater than or equal to 0.2 may require Site Specific Ground Motion Analysis. However, a site specific motion analysis may not be required based on Exceptions listed in ASCE 11.4.8. The Structural Engineer should verify whether

Exception No. 2 of ASCE 7-16, Section 11.4.8, is valid for the site. In the event that a site specific ground motion analysis is required, SALEM should be contacted for these services.

9.2.3 Conformance to the criteria in the above table for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

9.3 Soil and Excavation Characteristics

9.3.1 Based on the soil conditions encountered in our soil borings, the onsite soils can be excavated with moderate to laborious effort using conventional heavy-duty earthmoving equipment.

9.3.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable Occupational Safety and Health Administration (OSHA) rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.

9.3.3 The upper soils are moisture-sensitive and moderately collapsible under saturated conditions. These soils, in their present condition, possess moderate risk to construction in terms of possible post-construction movement of the foundations and floor systems if no mitigation measures are employed. Accordingly, measures are considered necessary to reduce anticipated collapse potential. As recommended in Section 9.5, the collapsible soils should be overexcavated and recompacted. Mitigation measures will not eliminate post-construction soil movement, but will reduce the soil movement. Success of the mitigation measures will depend on the thoroughness of the contractor in dealing with the soil conditions.

9.3.4 The near surface soils identified as part of our investigation are, generally, dry to slightly moist. Earthwork operations may encounter dry collapsible unstable soils which may require removal to a stable bottom. Exposed native soils exposed as part of site grading operations shall not be allowed to dry out and should be kept continuously moist prior to placement of subsequent fill.

9.4 Materials for Fill

9.4.1 Excavated soils generated from cut operations at the site are suitable for use as general Engineered Fill in structural areas, provided they do exhibit an Expansion Index greater than 20 (EI>20) and do not contain deleterious matter, organic material, or rock material larger than 3 inches in maximum dimension.

9.4.2 The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since they have complete control of the project site.

9.4.3 Import soil intended for use as Non-Expansive Engineered Fill soil shall be well-graded, slightly cohesive silty fine sand or sandy silt, with relatively impervious characteristics when compacted. A clean sand or very sandy soil is not acceptable for this purpose. This material should be

approved by the Engineer prior to use and should typically possess the soil characteristics summarized below in Table 9.4.3.

TABLE 9.4.3
IMPORT FILL REQUIREMENTS

Minimum Percent Passing No. 200 Sieve	10
Maximum Percent Passing No. 200 Sieve	50
Minimum Percent Passing No. 4 Sieve	80
Maximum Particle Size	3"
Maximum Plasticity Index	12
Maximum CBC Expansion Index	20

9.4.4 Environmental characteristics and corrosion potential of import soil materials should also be considered.

9.4.5 Proposed import materials should be sampled, tested, and approved by SALEM prior to its transportation to the site.

9.5 Grading

9.5.1 A representative of our firm should be present during all site clearing and grading operations to test and observe earthwork construction. This testing and observation is an integral part of our service as acceptance of earthwork construction is dependent upon compaction of the material and the stability of the material. The Geotechnical Engineer may reject any material that does not meet compaction and stability requirements. Further recommendations of this report are predicated upon the assumption that earthwork construction will conform to recommendations set forth in this section as well as other portions of this report.

9.5.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance.

9.5.3 Site preparation should begin with removal of existing surface/subsurface structures, underground utilities (as required), any existing uncertified fill, and debris. Excavations or depressions resulting from site clearing operations, or other existing excavations or depressions, should be restored with Engineered Fill in accordance with the recommendations of this report.

9.5.4 Surface vegetation consisting of grasses and other similar vegetation should be removed by stripping to a sufficient depth to remove organic-rich topsoil. The upper 6 to 10 inches of the soils containing, vegetation, roots and other objectionable organic matter encountered at the time of grading should be stripped and removed from the surface. Deeper stripping may be required in localized areas. The stripped vegetation, will not be suitable for use as Engineered Fill or within 5 feet of building pads or within pavement areas. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas or exported from the site.

9.5.5 Tree root systems in proposed improvement areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots greater than ½ inch in diameter. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations is not permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

9.5.6 Any undocumented and uncompacted fill materials encountered during grading should be removed and replaced with Engineered Fill. The actual depth of the overexcavation and recompaction should be determined by our field representative during construction.

9.5.7 Structural building pad areas should be considered as areas extending a minimum of 5 feet horizontally beyond the outside dimensions of building, including footings and non-cantilevered overhangs carrying structural loads.

9.5.8 To minimize post-construction soil movement and provide uniform support for the proposed buildings, overexcavation and recompaction within the proposed building areas should be performed to a minimum depth of **four (4) feet** below existing grade or **three (3) feet** below proposed footing bottom, whichever is deeper. The extent of the overexcavation and recompaction should be verified during site grading. The overexcavation and recompaction should also extend laterally to a minimum of 5 feet beyond the outside dimensions of building.

9.5.9 Within pavement areas, it is recommended overexcavation and recompaction be performed to a minimum depth of **one and one-half (1½) feet** below existing grade or proposed grade, whichever is deeper. The overexcavation and recompaction should also extend laterally to a minimum of 2 feet beyond the pavement.

9.5.10 Prior to placement of fill soils, the upper 12 inches of native subgrade soils should be scarified, moisture-conditioned to no less than the optimum moisture content and recompacted to a minimum of 95 percent of the maximum dry density based on ASTM D1557-07 Test Method.

9.5.11 All Engineered Fill (including scarified ground surfaces and backfill) should be placed in thin lifts to allow for adequate bonding and compaction (typically 6 to 8 inches in loose thickness).

9.5.12 Engineered Fill soils should be placed, moisture conditioned to near optimum moisture content, and compacted to at least 95% relative compaction.

9.5.13 An integral part of satisfactory fill placement is the stability of the placed lift of soil. If placed materials exhibit excessive instability as determined by a SALEM field representative, the lift will be considered unacceptable and shall be remedied prior to placement of additional fill material. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.

9.5.14 Final pavement subgrade should be finished to a smooth, unyielding surface. We further recommend proof-rolling the subgrade with a loaded water truck (or similar equipment with high contact pressure) to verify the stability of the subgrade prior to placing aggregate base.

9.5.15 The most effective site preparation alternatives will depend on site conditions prior to grading. We should evaluate site conditions and provide supplemental recommendations immediately prior to grading, if necessary.

9.5.16 We do not anticipate groundwater or seepage to adversely affect construction if conducted during the drier months of the year (typically summer and fall). However, groundwater and soil moisture conditions could be significantly different during the wet season (typically winter and spring) as surface soil becomes wet; perched groundwater conditions may develop. Grading during this time period will likely encounter wet materials resulting in possible excavation and fill placement difficulties.

Project site winterization consisting of placement of aggregate base and protecting exposed soils during construction should be performed. If the construction schedule requires grading operations during the wet season, we can provide additional recommendations as conditions warrant.

9.5.17 Wet soils may become non conducive to site grading as the upper soils yield under the weight of the construction equipment. Therefore, mitigation measures should be performed for stabilization. Typical remedial measures include: discing and aerating the soil during dry weather; mixing the soil with dryer materials; removing and replacing the soil with an approved fill material or placement of slurry, crushed rocks or aggregate base material; or mixing the soil with an approved lime or cement product. The most common remedial measure of stabilizing the bottom of the excavation due to wet soil condition is to reduce the moisture of the soil to near the optimum moisture content by having the subgrade soils scarified and aerated or mixed with drier soils prior to compacting. However, the drying process may require an extended period of time and delay the construction operation.

To expedite the stabilizing process, slurry or crushed rock may be utilized for stabilization provided this method is approved by the owner for the cost purpose. If the use of slurry, crushed rock is considered, it is recommended that the upper soft and wet soils be replaced by 6 to 24 inches of 2-sack slurry or ¾-inch to 1-inch crushed rocks. The thickness of the slurry or rock layer depends on the severity of the soil instability. The recommended 6 to 24 inches of crushed rock material will provide a stable platform.

It is further recommended that lighter compaction equipment be utilized for compacting the crushed rock. A layer of geofabric is recommended to be placed on top of the compacted crushed rock to minimize migration of soil particles into the voids of the crushed rock, resulting in soil movement. Although it is not required, the use of geogrid (e.g. Tensar TX7) below the slurry or crushed rock will enhance stability and reduce the required thickness of crushed rock necessary for stabilization.

Our firm should be consulted prior to implementing remedial measures to provide appropriate recommendations.

9.6 Shallow Foundations

9.6.1 The site is suitable for use of conventional shallow foundations consisting of continuous footings and isolated pad footings bearing in properly compacted Engineered Fill.

9.6.2 The bearing wall footings considered for the structures should be continuous with a minimum width of 15 inches and extend to a minimum depth of 18 inches below the lowest adjacent grade. Isolated column footings should have a minimum width of 24 inches and extend a minimum depth of 18 inches below the lowest adjacent grade. The bottom of footing excavations should be maintained free of loose and disturbed soil. Footing concrete should be placed into a neat excavation.

9.6.3 Footings proportioned as recommended above may be designed for the maximum allowable soil bearing pressures shown in the table below.

Loading Condition	Allowable Bearing
Dead Load Only	2,000 psf
Dead-Plus-Live Load	2,500 psf
Total Load, Including Wind or Seismic Loads	3,325 psf

9.6.4 For design purposes, total settlement due to static and seismic loadings on the order of 2 inches may be assumed for shallow footings. Differential settlement due to static and seismic loadings, along a 30-foot exterior wall footing or between adjoining column footings, should be 1 inch, producing an angular distortion of 0.003. Additional post-construction settlement may occur if the foundation soils are flooded or saturated. The footing excavations should not be allowed to dry out any time prior to pouring concrete.

9.6.5 Resistance to lateral footing displacement can be computed using an allowable coefficient of friction factor of 0.38 acting between the base of foundations and the supporting native subgrade.

9.6.6 Lateral resistance for footings can alternatively be developed using an allowable equivalent fluid passive pressure of 320 pounds per cubic foot acting against the appropriate vertical native footing faces. The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance. An increase of one-third is permitted when using the alternate load combination in CBC that includes wind or earthquake loads.

9.6.7 Underground utilities running parallel to footings should not be constructed in the zone of influence of footings. The zone of influence may be taken to be the area beneath the footing and within a 1:1 plane extending out and down from the bottom edge of the footing.

9.6.8 The foundation subgrade should be sprinkled as necessary to maintain a moist condition without significant shrinkage cracks as would be expected in any concrete placement. Prior to placing rebar reinforcement, foundation excavations should be evaluated by a representative of SALEM for appropriate support characteristics and moisture content. Moisture conditioning may be

required for the materials exposed at footing bottom, particularly if foundation excavations are left open for an extended period.

9.7 Caisson Foundations for Canopy Structures

9.7.1 It is recommended that the caisson foundation should have a minimum diameter of 24 inches and a minimum depth of 7 feet below the lowest adjacent grade.

9.7.2 The caissons may be designed using an allowable sidewall friction of 150 psf. This value is for dead-plus-live loads. An allowable end bearing capacity of 3,000 psf may be used provided that the bottom of the caisson is cleaned with the use of a clean-out bucket or equivalent and inspected by our representative prior to placement of reinforcement and concrete. An increase of one-third is permitted when using the alternate load combination that includes wind or earthquake loads.

9.7.3 Uplift loads can be resisted by caissons using an allowable sidewall friction of 100 psf of the surface area and the weight of the caisson.

9.7.4 The total static settlement of the caisson footing is not expected to exceed 1 inch. Differential static settlement should be less than ½ inch. Most of the settlement is expected to occur during construction as the loads are applied.

9.7.5 The drilled caissons may be designed for a lateral capacity of 320 pounds per square foot per foot of depth below the lowest adjacent grade to a maximum of 4,800 psf.

9.7.6 The top one-foot of adjacent subgrade should be deleted from the passive pressure computation.

9.7.7 Sandy soils were encountered at the site. Casing of the drilled caisson will be required if caving is encountered or the drilled hole has to be left open for an extended period of time.

9.8 Concrete Slabs-on-Grade

9.8.1 Slab thickness and reinforcement should be determined by the structural engineer based on the anticipated loading. We recommend that non-structural slabs-on-grade be at least 4 inches thick and underlain by six (6) inches of clean crushed aggregate base (CAB) compacted to at least 95% relative compaction. The CAB should meet the Greenbook specifications and requirements.

9.8.2 Crushed Miscellaneous or Recycled Base (CMB) containing recycled materials should not be used as granular aggregate subbase within the building areas.

9.8.3 We recommend reinforcing slabs, at a minimum, with No. 3 reinforcing bars placed 18 inches on center, each way.

9.8.4 Slabs subject to structural loading may be designed utilizing a modulus of subgrade reaction K of 170 pounds per square inch per inch. The K value was approximated based on inter-relationship of soil classification and bearing values (Portland Cement Association, Rocky Mountain Northwest).

9.8.5 The spacing of crack control joints should be designed by the project structural engineer. In order to regulate cracking of the slabs, we recommend that construction joints or control joints be provided at a maximum spacing of 15 feet in each direction for 5-inch thick slabs and 12 feet for 4-inch thick slabs.

9.8.6 Crack control joints should extend a minimum depth of one-fourth the slab thickness and should be constructed using saw-cuts or other methods as soon as practical after concrete placement. The exterior floors should be poured separately in order to act independently of the walls and foundation system.

9.8.7 It is recommended that the utility trenches within the structure be compacted, as specified in our report, to minimize the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the structures is recommended.

9.8.8 Moisture within the structure may be derived from water vapors, which were transformed from the moisture within the soils. This moisture vapor penetration can affect floor coverings and produce mold and mildew in the structure. To minimize moisture vapor intrusion, it is recommended that a vapor retarder be installed in accordance with manufacturer's recommendations and/or ASTM guidelines, whichever is more stringent. In addition, ventilation of the structure is recommended to reduce the accumulation of interior moisture.

9.8.9 In areas where it is desired to reduce floor dampness where moisture-sensitive coverings are anticipated, construction should have a suitable waterproof vapor retarder (a minimum of 15 mils thick polyethylene vapor retarder sheeting, Raven Industries "VaporBlock 15, Stego Industries 15 mil "StegoWrap" or W.R. Meadows Sealtight 15 mil "Perminator") incorporated into the floor slab design. The water vapor retarder should be decay resistant material complying with ASTM E96 not exceeding 0.04 perms, ASTM E154 and ASTM E1745 Class A. The vapor barrier should be placed between the concrete slab and the compacted granular aggregate subbase material. The water vapor retarder (vapor barrier) should be installed in accordance with ASTM Specification E 1643-94.

9.8.10 The concrete maybe placed directly on vapor retarder. The vapor retarder should be inspected prior to concrete placement. Cut or punctured retarder should be repaired using vapor retarder material lapped 6 inches beyond damaged areas and taped.

9.8.11 The recommendations of this report are intended to reduce the potential for cracking of slabs due to soil movement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to soil movement. This is common for project areas that contain expansive soils since designing to eliminate potential soil movement is cost prohibitive. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

9.8.12 Proper finishing and curing should be performed in accordance with the latest guidelines provided by the American Concrete Institute, Portland Cement Association, and ASTM.

9.9 Lateral Earth Pressures and Frictional Resistance

9.9.1 Active, at-rest and passive unit lateral earth pressures against footings and walls are summarized in the table below:

Lateral Pressure Drained and Level Backfill Conditions	**Equivalent Fluid Pressure, pcf**
Active Pressure	40
At-Rest Pressure	60
Passive Pressure	320
Related Parameters	
Allowable Coefficient of Friction	0.38
In-Place Soil Density (lbs/ft^3)	120

9.9.2 Active pressure applies to walls, which are free to rotate. At-rest pressure applies to walls, which are restrained against rotation. The preceding lateral earth pressures assume sufficient drainage behind retaining walls to prevent the build-up of hydrostatic pressure.

9.9.3 The top one-foot of adjacent subgrade should be deleted from the passive pressure computation.

9.9.4 A safety factor consistent with the design conditions should be included in the usage of the values presented in the above table.

9.9.5 For stability against lateral sliding, which is resisted solely by the passive pressure, we recommend a minimum safety factor of 1.5.

9.9.6 For stability against lateral sliding, which is resisted by the combined passive and frictional resistance, a minimum safety factor of 2.0 is recommended.

9.9.7 For lateral stability against seismic loading conditions, we recommend a minimum safety factor of 1.1.

9.9.8 For dynamic seismic lateral loading the following equation shall be used:

Dynamic Seismic Lateral Loading Equation
Dynamic Seismic Lateral Load = $\frac{3}{8}\gamma K_h H^2$
Where: γ = In-Place Soil Density
K_h = Horizontal Acceleration = $\frac{2}{3}PGA_M$
H = Wall Height

9.10 Retaining Walls

9.10.1 Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated drainage system. The gravel zone should have a minimum width of 12 inches wide and should extend upward to within 12 inches of the top of the wall. The upper 12 inches of backfill should consist of native soils, concrete, asphaltic-concrete or other suitable backfill to minimize surface drainage into the wall drain system. The gravel should be completely wrapped in nonwoven polypropylene geotextiles (filter fabric) to minimize migration of soil particles into the voids of the crushed rock.

9.10.2 Prefabricated drainage systems, such as Miradrain®, Enkadrain®, or an equivalent substitute, are acceptable alternatives in lieu of gravel provided they are installed in accordance with the manufacturer's recommendations. If a prefabricated drainage system is proposed, our firm should review the system for final acceptance prior to installation.

9.10.3 Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The top of the perforated pipe should be placed at or below the bottom of the adjacent floor slab or pavements. The pipe should be placed in the center line of the drainage blanket and should have a minimum diameter of 4 inches. Slots should be no wider than 1/8-inch in diameter, while perforations should be no more than ¼-inch in diameter.

9.10.4 If retaining walls are less than 5 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. The weep holes should consist of 2-inch minimum diameter holes (concrete walls) or unmortared head joints (masonry walls) and placed no higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to the CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.

9.10.5 During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand operated equipment ("whackers," vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

9.11 Temporary Excavations

9.11.1 We anticipate that the majority of the sandy site soils will be classified as Cal-OSHA "Type C" soil when encountered in excavations during site development and construction. Excavation sloping, benching, the use of trench shields, and the placement of trench spoils should conform to the latest applicable Cal-OSHA standards. The contractor should have a Cal-OSHA-approved "competent person" onsite during excavation to evaluate trench conditions and make appropriate recommendations where necessary.

9.11.2 It is the contractor's responsibility to provide sufficient and safe excavation support as well as protecting nearby utilities, structures, and other improvements which may be damaged by earth movements. All onsite excavations must be conducted in such a manner that potential surcharges

from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load.

9.11.3 Temporary excavations and slope faces should be protected from rainfall and erosion. Surface runoff should be directed away from excavations and slopes.

9.11.4 Open, unbraced excavations in undisturbed soils should be made according to the slopes presented in the following table:

RECOMMENDED EXCAVATION SLOPES

Depth of Excavation (ft)	Slope (Horizontal : Vertical)
0-5	1½:1
5-10	2½:1

9.11.5 If, due to space limitation, excavations near property lines or existing structures are performed in a vertical position, slot cuts, braced shorings or shields may be used for supporting vertical excavations. Therefore, in order to comply with the local and state safety regulations, a properly designed and installed shoring system would be required to accomplish planned excavations and installation. A Specialty Shoring Contractor should be responsible for the design and installation of such a shoring system during construction.

9.11.6 Braced shorings should be designed for a maximum pressure distribution of 30H, (where H is the depth of the excavation in feet). The foregoing does not include excess hydrostatic pressure or surcharge loading. Fifty percent of any surcharge load, such as construction equipment weight, should be added to the lateral load given herein. Equipment traffic should concurrently be limited to an area at least 3 feet from the shoring face or edge of the slope.

9.11.7 The excavation and shoring recommendations provided herein are based on soil characteristics derived from the borings within the area. Variations in soil conditions will likely be encountered during the excavations. SALEM Engineering Group, Inc. should be afforded the opportunity to provide field review to evaluate the actual conditions and account for field condition variations not otherwise anticipated in the preparation of this recommendation. Slope height, slope inclination, or excavation depth should in no case exceed those specified in local, state, or federal safety regulation, (e.g. OSHA) standards for excavations, 29 CFR part 1926, or Assessor's regulations.

9.12 Underground Utilities

9.12.1 Underground utility trenches should be backfilled with properly compacted material. The material excavated from the trenches should be adequate for use as backfill provided it does not contain deleterious matter, vegetation or rock larger than 3 inches in maximum dimension. Trench backfill should be placed in loose lifts not exceeding 8 inches and compacted to at least 95% relative compaction at no less than the optimum moisture content.

9.12.2 Bedding and pipe zone backfill typically extends from the bottom of the trench excavations to approximately 6 to 12 inches above the crown of the pipe. Pipe bedding and backfill material should conform to the requirements of the governing utility agency.

9.12.3 It is suggested that underground utilities crossing beneath new or existing structures be plugged at entry and exit locations to the buildings or structures to prevent water migration. Trench plugs can consist of on-site clay soils, if available, or sand cement slurry. The trench plugs should extend 2 feet beyond each side of individual perimeter foundations.

9.12.4 The contractor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements. The contractor should use appropriate equipment and methods to avoid damage to the utilities and/or structures during fill placement and compaction.

9.13 Surface Drainage

9.13.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change to important engineering properties. Proper drainage should be maintained at all times.

9.13.2 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet.

9.13.3 Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed.

9.13.4 Roof drains should be installed with appropriate downspout extensions out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

9.14 Pavement Design

9.14.1 Based on site soil conditions, an R-value of 40 was used for the preliminary flexible asphaltic concrete pavement design. The R-value may be verified during grading of the pavement areas.

9.14.2 The asphaltic concrete (flexible pavement is based on a 20-year pavement life for traffic indexes of 5.0 and 6.5. If higher traffic loading is anticipated, SALEM should be contacted to provide revised pavement thickness recommendations.

TABLE 9.14.2
ASPHALT CONCRETE PAVEMENT

Traffic Index	Asphaltic Concrete	Clean Crushed Aggregate Base*	Compacted Subgrade*
5.0 (Parking and Vehicle Drive Areas)	3.0"	4.0"	24.0"
6.5 (Heavy Truck Areas)	4.0"	5.0"	24.0"

95% compaction based on ASTM D1557 Test Method

9.14.3 The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.

TABLE 9.14.3
PORTLAND CEMENT CONCRETE PAVEMENT

Traffic Index	Portland Cement Concrete*	Clean Crushed Aggregate Base**	Compacted Subgrade**
5.0 (Light Duty)	5.0"	4.0"	24.0"
6.5 (Heavy Duty)	6.0"	5.0"	24.0"

**** Min. Compressive Strength of 4,000 psi, Min. Reinforcement of No. 4 bars at 18 inches o.c. each way***
***** 95% compaction based on ASTM D1557 Test Method***

10. PLAN REVIEW, CONSTRUCTION OBSERVATION AND TESTING

10.1 Plan and Specification Review

10.1.1 SALEM should review the project grading and foundation plans and specifications prior to final design submittal to assess whether our recommendations have been properly implemented and evaluate if additional analysis and/or recommendations are required.

10.2 Construction Observation and Testing Services

10.2.1 The recommendations provided in this report are based on the assumption that we will continue as Geotechnical Engineer of Record throughout the construction phase. It is important to maintain continuity of geotechnical interpretation and confirm that field conditions encountered are similar to those anticipated during design. If we are not retained for these services, we cannot assume

any responsibility for others interpretation of our recommendations, and therefore the future performance of the project.

10.2.2 SALEM should be present at the site during site preparation to observe site clearing, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.

10.2.3 SALEM's observations should be supplemented with periodic compaction tests to establish substantial conformance with these recommendations. Moisture content of footings and slab subgrade should be tested immediately prior to concrete placement. SALEM should observe foundation excavations prior to placement of reinforcing steel or concrete to assess whether the actual bearing conditions are compatible with the conditions anticipated during the preparation of this report.

11. LIMITATIONS AND CHANGED CONDITIONS

The analyses and recommendations submitted in this report are based upon the data obtained from the test borings drilled at the approximate locations shown on the Site Plan, Figure 1. The report does not reflect variations which may occur between borings. The nature and extent of such variations may not become evident until construction is initiated.

If variations then appear, a re-evaluation of the recommendations of this report will be necessary after performing on-site observations during the excavation period and noting the characteristics of such variations. The findings and recommendations presented in this report are valid as of the present and for the proposed construction. If site conditions change due to natural processes or human intervention on the property or adjacent to the site, or changes occur in the nature or design of the project, or if there is a substantial time lapse between the submission of this report and the start of the work at the site, the conclusions and recommendations contained in our report will not be considered valid unless the changes are reviewed by SALEM and the conclusions of our report are modified or verified in writing.

The validity of the recommendations contained in this report is also dependent upon an adequate testing and observations program during the construction phase. Our firm assumes no responsibility for construction compliance with the design concepts or recommendations unless we have been retained to perform the on-site testing and review during construction. SALEM has prepared this report for the exclusive use of the owner and project design consultants.

SALEM does not practice in the field of corrosion engineering. It is recommended that a qualified corrosion engineer be consulted regarding protection of buried steel or ductile iron piping and conduit or, at a minimum, that manufacturer’s recommendations for corrosion protection be closely followed. Further, a corrosion engineer may be needed to incorporate the necessary precautions to avoid premature corrosion of concrete slabs and foundations in direct contact with native soil.

The importation of soil and or aggregate materials to the site should be screened to determine the potential for corrosion to concrete and buried metal piping. The report has been prepared in accordance with generally accepted geotechnical engineering practices in the area. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully Submitted,

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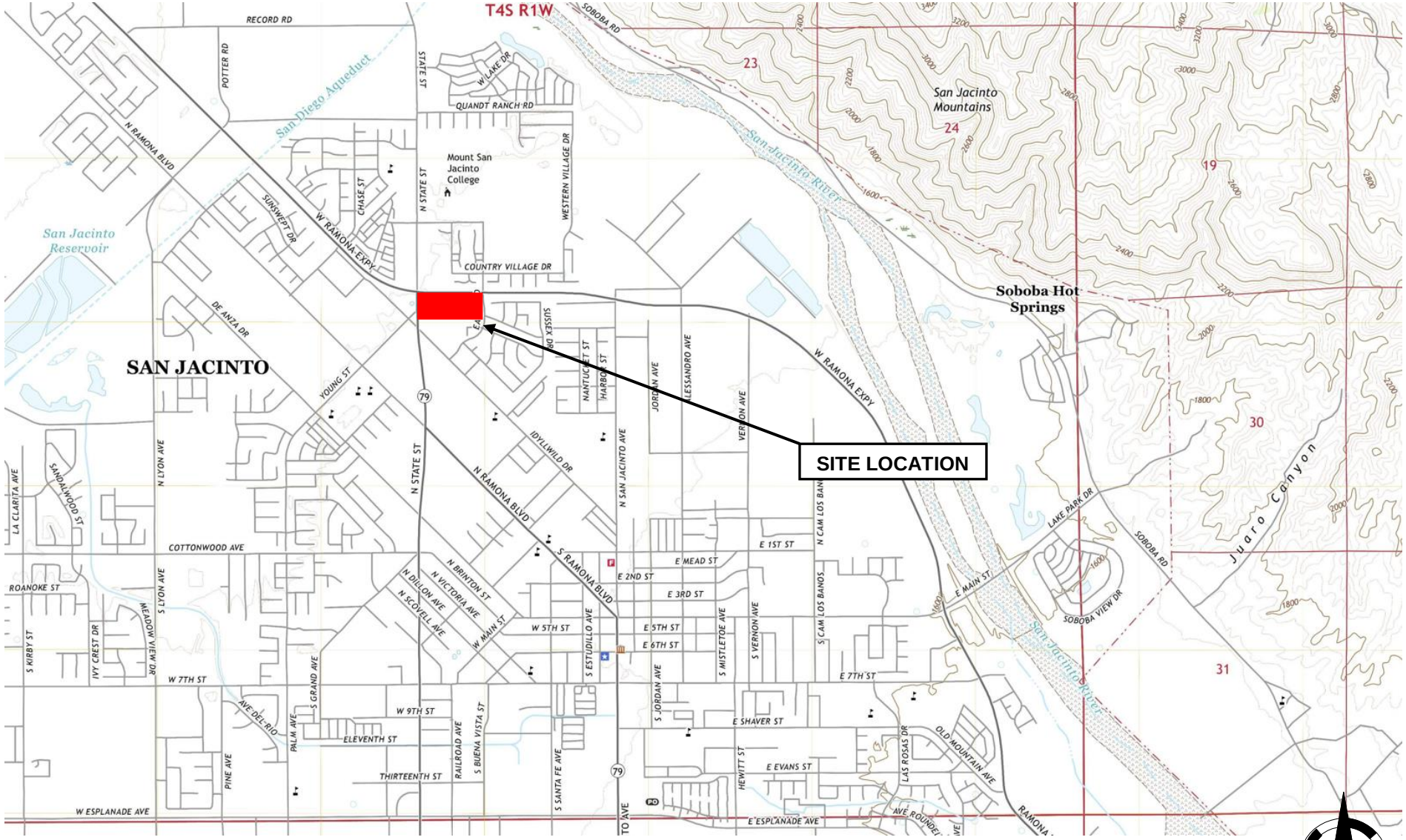
OSHPD Seismic Design Maps applet tool to determine site-specific accelerations (available at http://seismicmaps.org/).

Riverside County Information Technology (RCIT), Map My County (ver. 10) website: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public

Wills, C.J., Weldon, R.J., II, and Bryant, W.A. (2008) California fault parameters for the National Seismic Hazard Maps and Working Group on California Earthquake Probabilities, *Appendix A in* The Uniform California Earthquake Rupture Forecast, version 2 (UCERF 2): U.S. Geological Survey Open-File Report 2007-1437A, and California Geological Survey Special Report 203A, 48 p. [http://pubs.usgs.gov/of/2007/1437/a/].



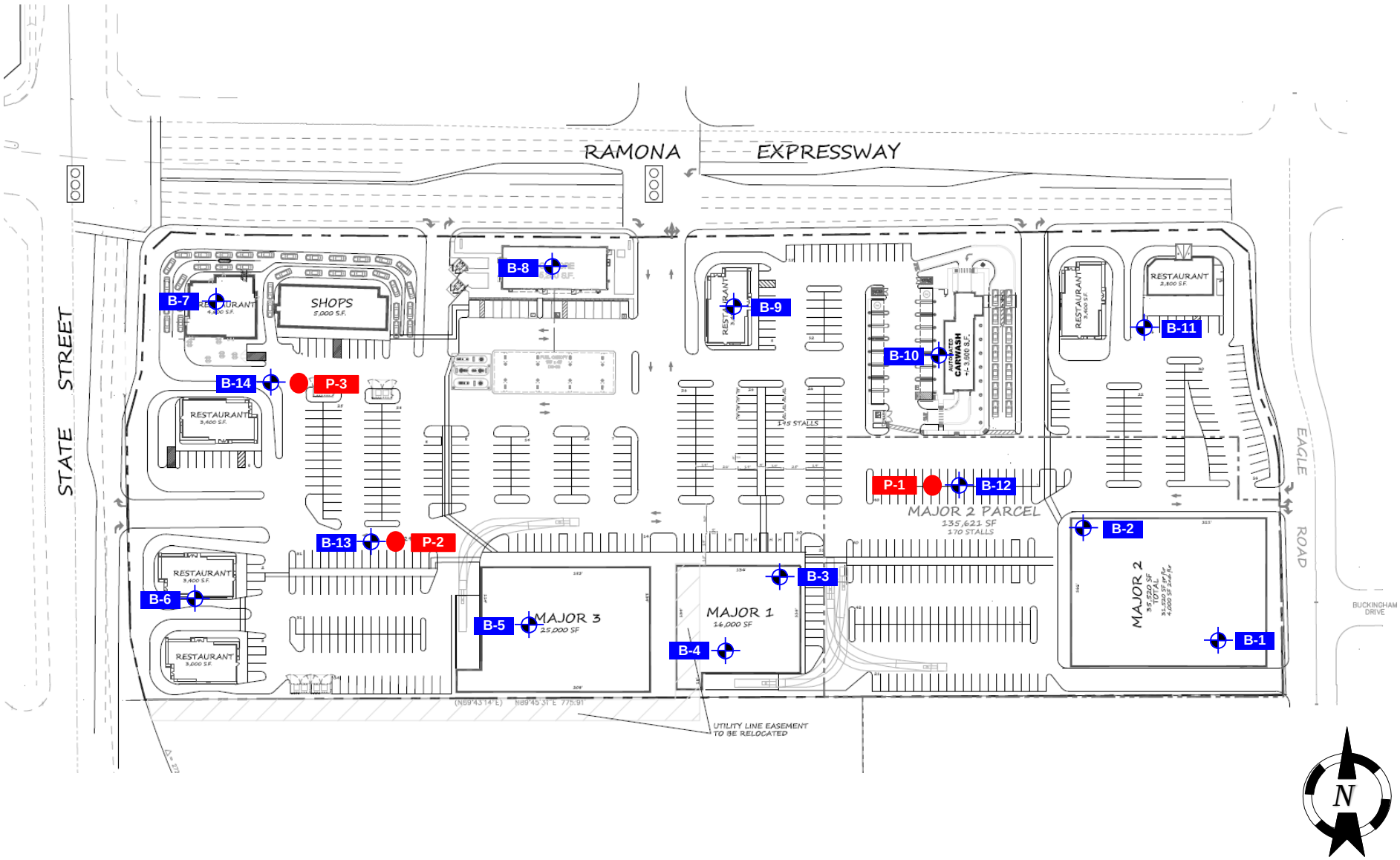
Source Image: U.S. Geological Survey, San Jacinto, California, https://ngmdb.usgs.gov/topoview (2021)

VICINITY MAP

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, California

SCALE:	DATE:
NOT TO SCALE	05/2022
DRAWN BY:	APPROVED BY:
JC	CJ
PROJECT NO.	FIGURE NO.
3-222-0383	1

SALEM engineering group, inc.



SITE PLAN

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, California

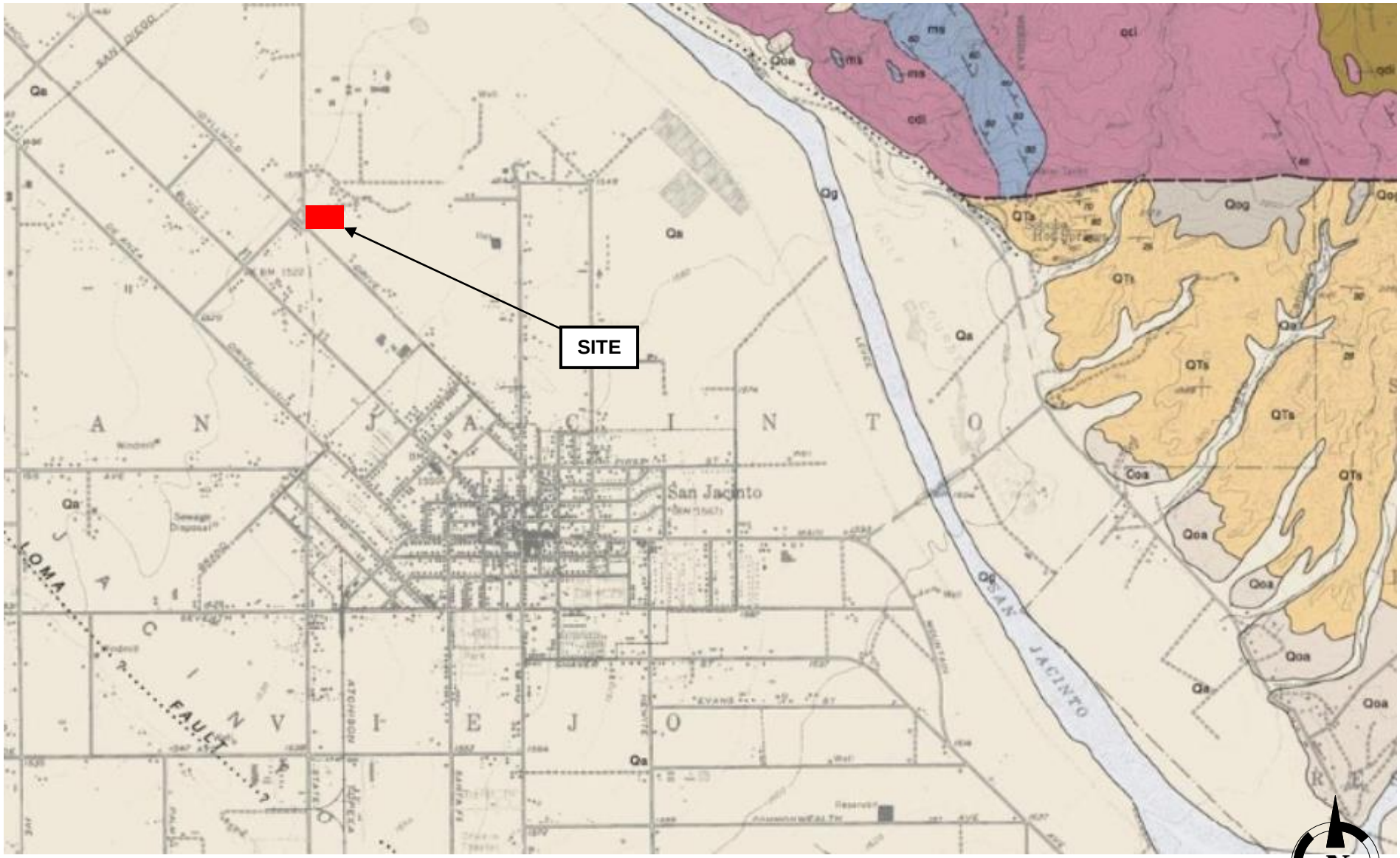
SCALE:	DATE:
NOT TO SCALE	04/2022
DRAWN BY:	APPROVED BY:
JC	II
PROJECT NO.	FIGURE NO.
3-222-0383	2

LEGEND:

B-1 Soil Boring Locations
P-1 Percolation Locations

All Locations Approximate

SALEM engineering group, inc.



Dibblee, Thomas W. (2003), Geologic Map of the San Jacinto Quadrangle, Riverside County, California: U.S. Geological Survey, Scale 1:24,000.

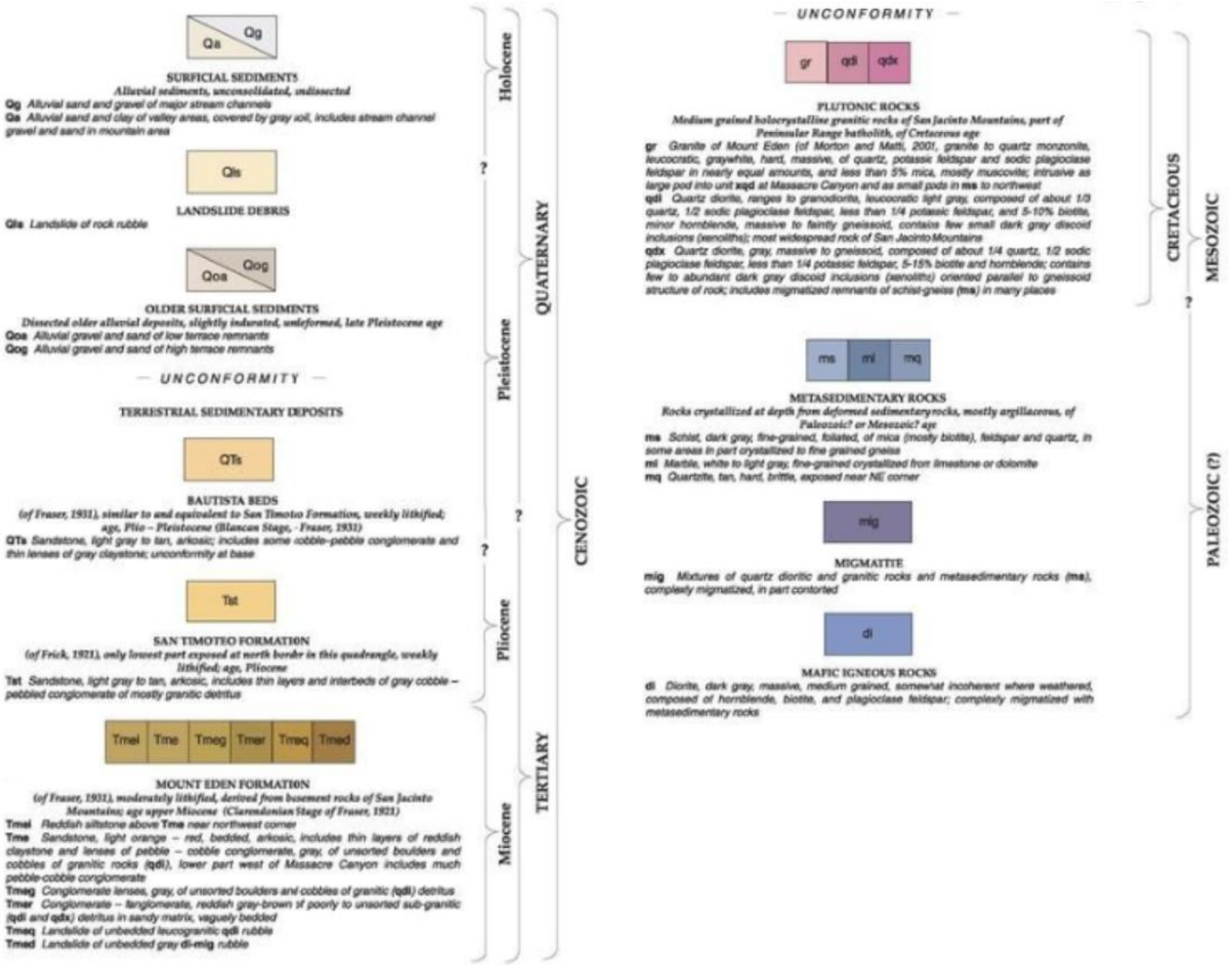
Regional Geologic Map

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, Riverside County, California

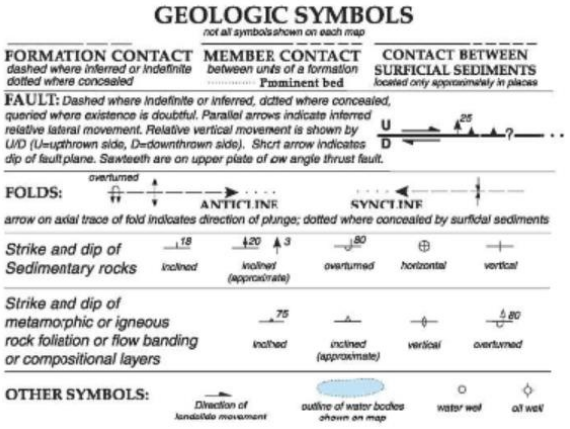
SCALE: NOT TO SCALE	DATE: 05/2022
DRAWN BY: JC	APPROVED BY: CJ
PROJECT NO. 3-222-0383	FIGURE NO. 3A

SALEM engineering group, inc.

Geologic Unit Explanation



Map Units and Symbol Explanation



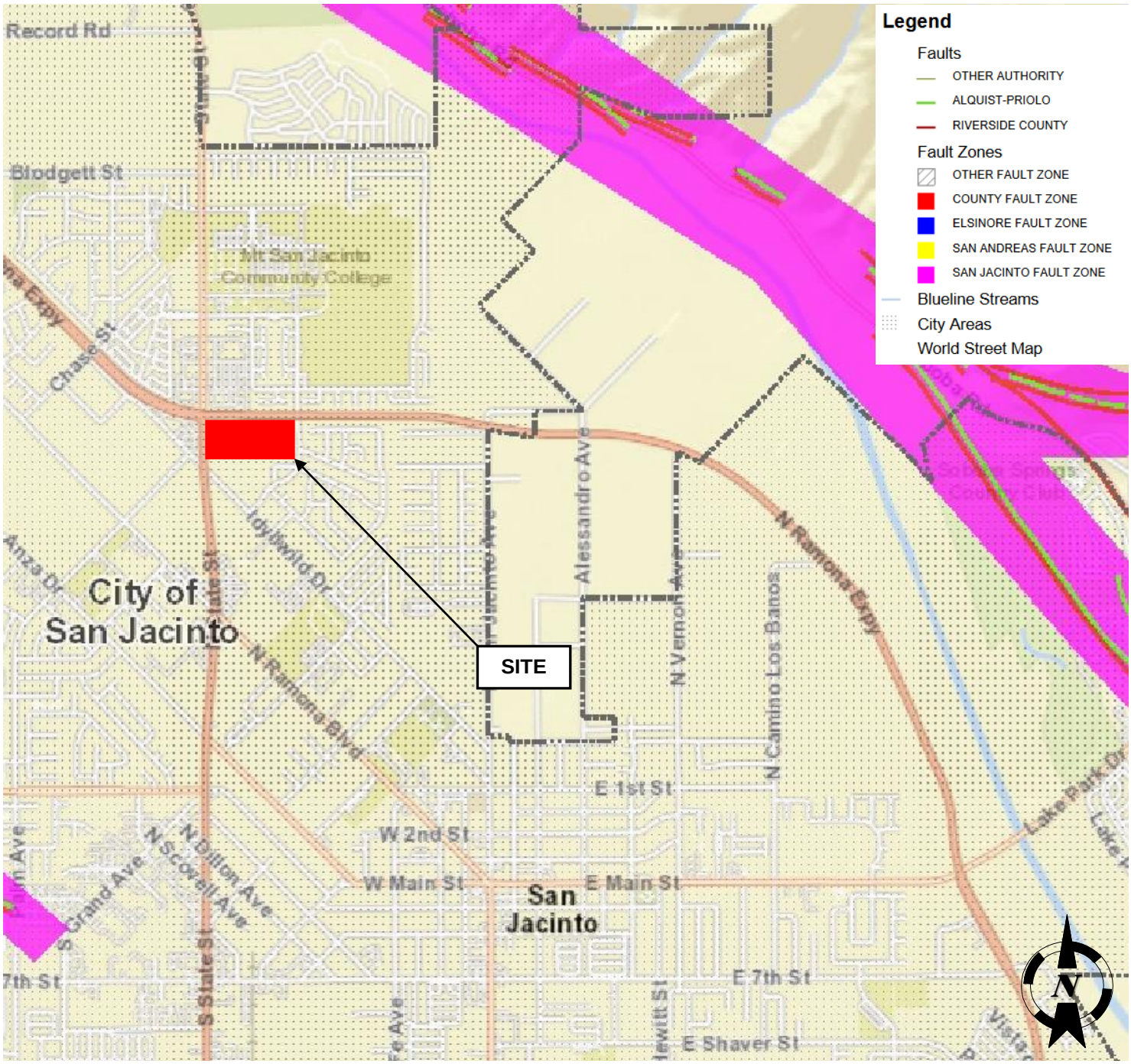
Dibblee, Thomas W. (2003), Geologic Map of the San Jacinto Quadrangle, Riverside County, California: U.S. Geological Survey, Scale 1:24,000.

Regional Geologic Map

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, Riverside County, California

SCALE:	DATE:
NOT TO SCALE	05/2022
DRAWN BY:	APPROVED BY:
JC	CJ
PROJECT NO.	FIGURE NO.
3-222-0383	3B

SALEM engineering group, inc.



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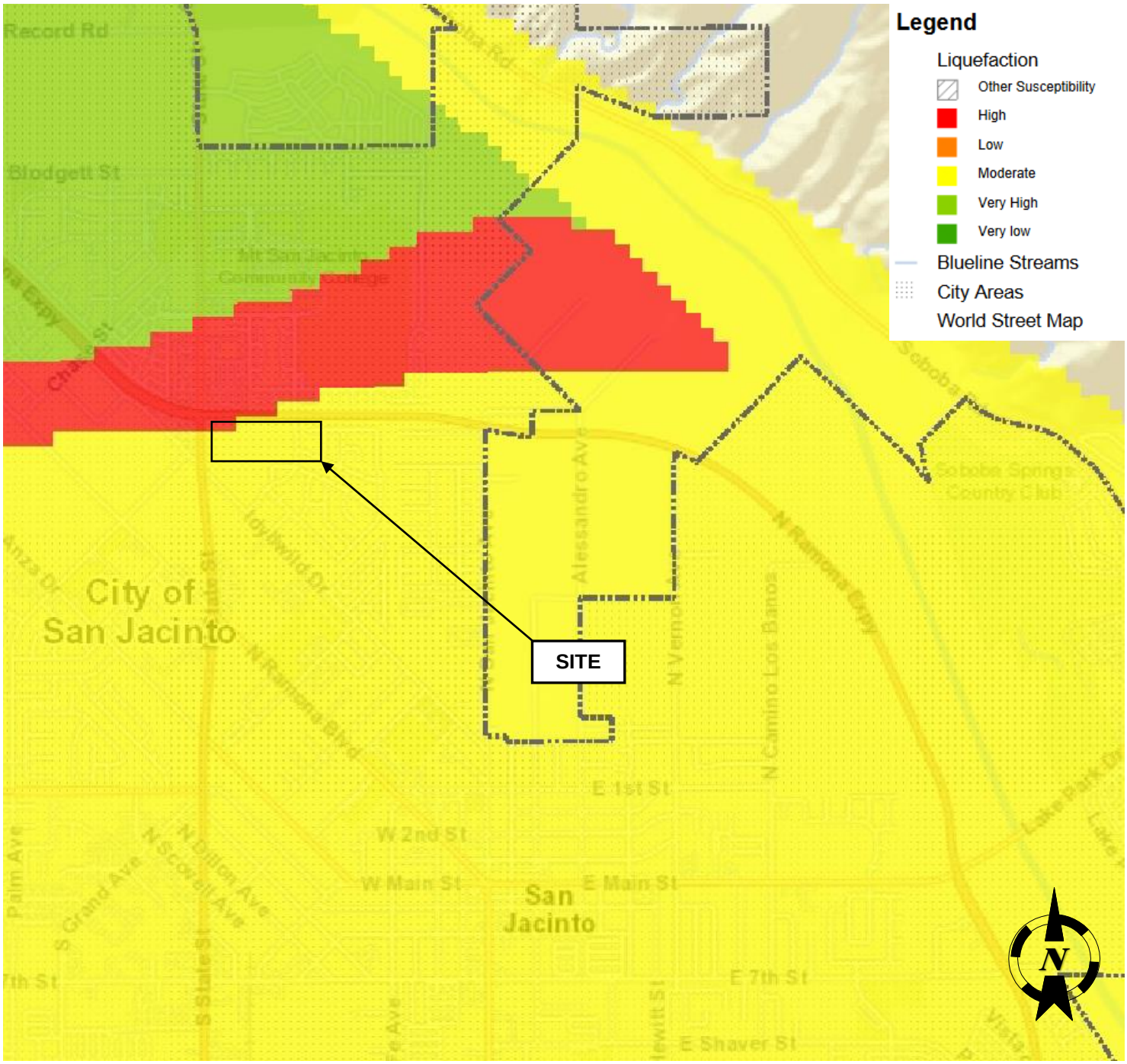
Fault Map

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, Riverside County, California

SCALE:	DATE:
NOT TO SCALE	05/2022
DRAWN BY:	APPROVED BY:
JC	CJ
PROJECT NO.	FIGURE NO.
3-222-0383	4

SALEM engineering group, inc.



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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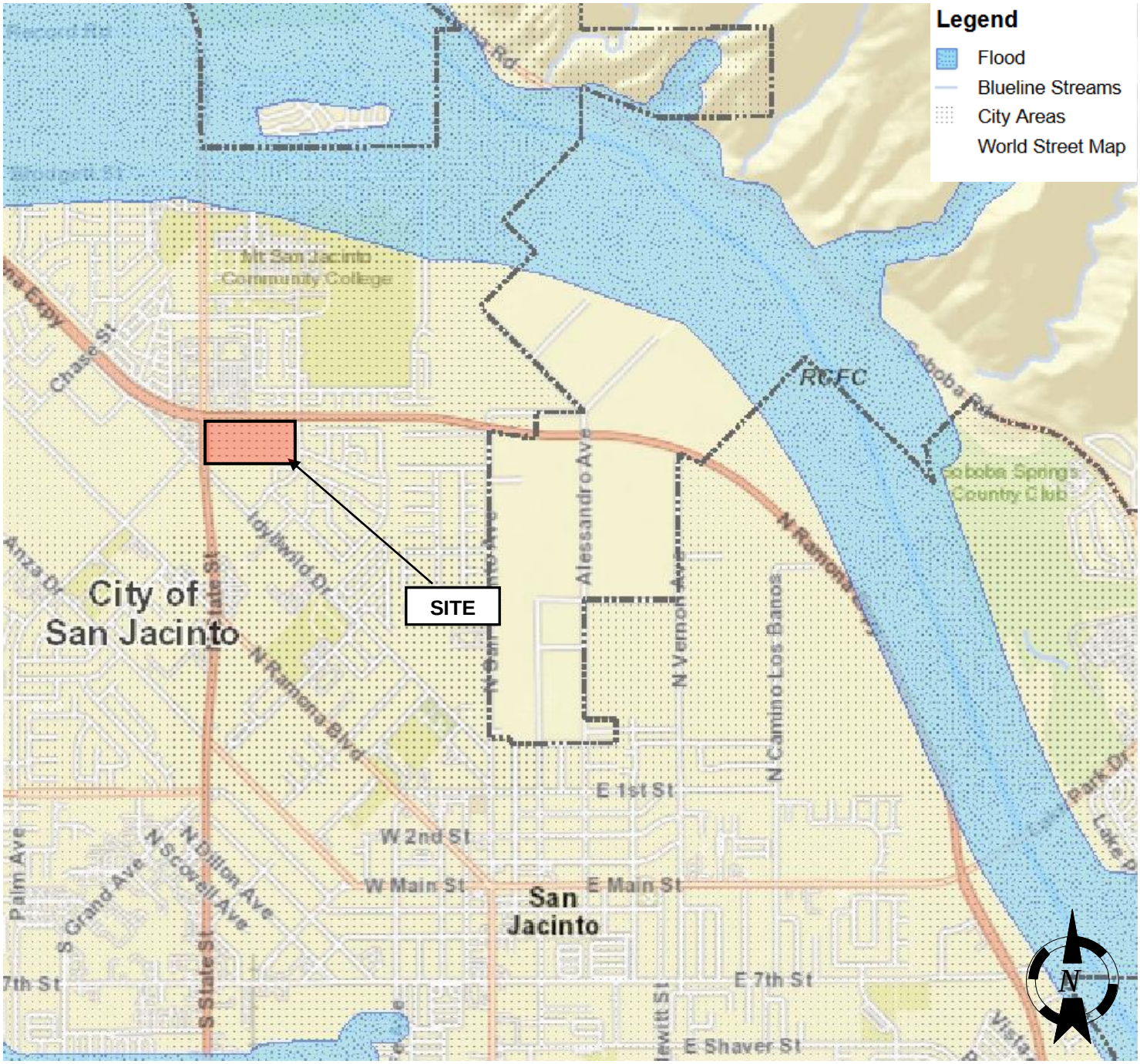
Liquefaction Potential Zone Map

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, Riverside County, California

SCALE:	DATE:
NOT TO SCALE	05/2022
DRAWN BY:	APPROVED BY:
JC	CJ
PROJECT NO.	FIGURE NO.
3-222-0383	5

SALEM engineering group, inc.



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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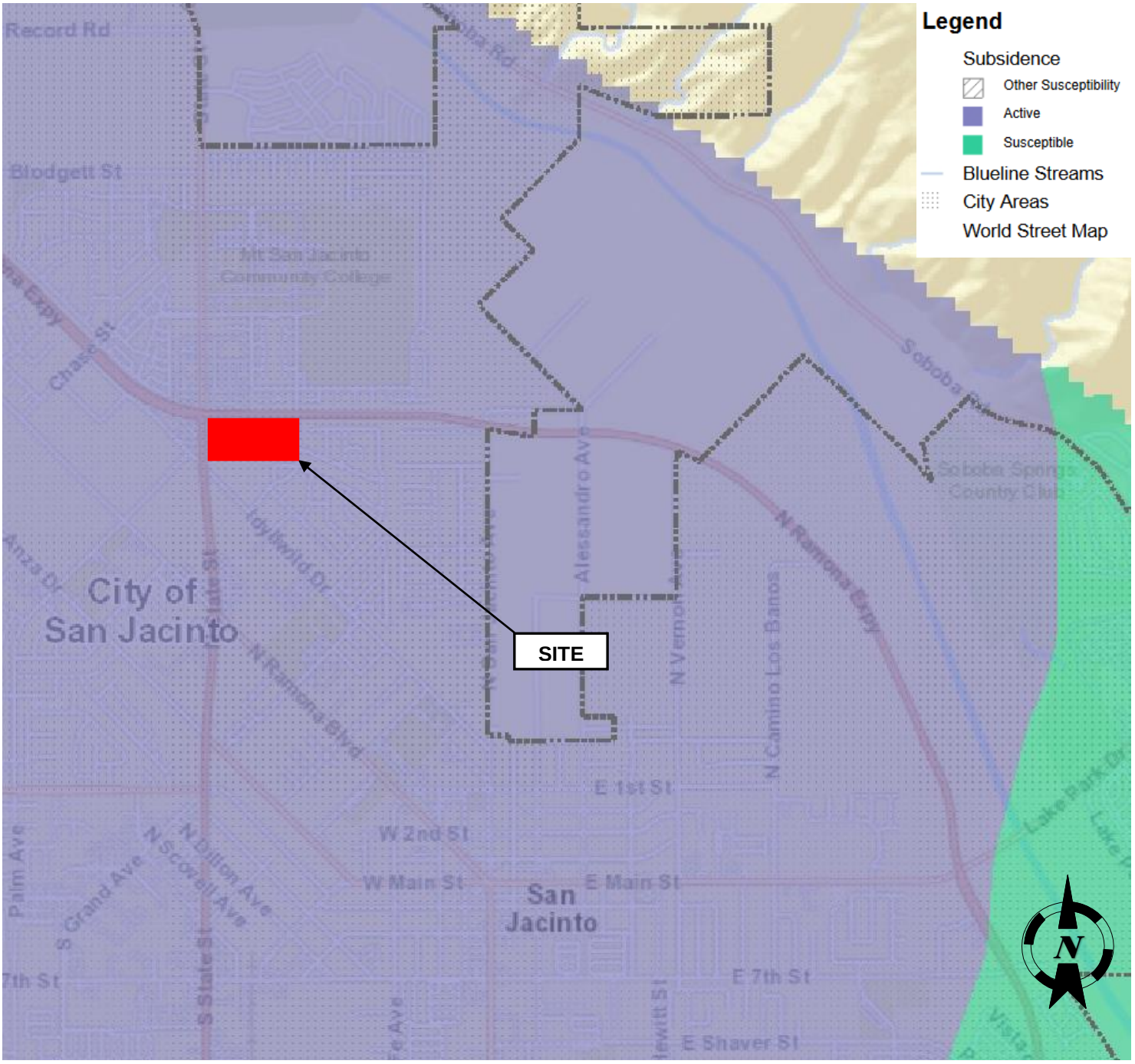
Flood Zone Map

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC State Street & Ramona Expressway
San Jacinto, Riverside County, California

SCALE:	DATE:
NOT TO SCALE	05/2022
DRAWN BY:	APPROVED BY:
JC	CJ
PROJECT NO.	FIGURE NO.
3-222-0383	6

SALEM engineering group, inc.



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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Subsidence Zone Map

GEOTECHNICAL ENGINEERING INVESTIGATION
Proposed Commercial Development
SEC of State Street & Ramona Expressway
San Jacinto, Riverside County, California

SCALE:	DATE:
NOT TO SCALE	05/2022
DRAWN BY:	APPROVED BY:
JC	CJ
PROJECT NO.	FIGURE NO.
3-222-0383	7

SALEM engineering group, inc.

APPENDIX

A

APPENDIX A
FIELD EXPLORATION

Fieldwork for our investigation (drilling) was conducted on April 21, 2022, and included a site visit, subsurface exploration, and soil sampling. Percolation testing was performed on April 21 and April 22 of 2022. The locations of the exploratory borings and percolation tests are shown on the Site Plan, Figure 2. Boring logs for our exploration are presented in figures following the text in this appendix. Percolation data tables are presented in this appendix as well. Borings were located in the field using existing reference points. Therefore, actual boring locations may deviate slightly.

In general, our borings were performed using a truck-mounted CME 75 drill rig equipped with 6½-inch diameter hollow stem augers. Sampling in the borings was accomplished using a hydraulic 140-pound hammer with a 30-inch drop. Samples were obtained with a 3-inch outside-diameter (OD), split spoon (California Modified) sampler, and a 2-inch OD, Standard Penetration Test (SPT) sampler. The number of blows required to drive the sampler the last 12 inches (or fraction thereof) of the 18-inch sampling interval were recorded on the boring logs. The blow counts shown on the boring logs should not be interpreted as standard SPT "N" values; corrections have not been applied. Upon completion, the borings were backfilled with drill cuttings.

Subsurface conditions encountered in the exploratory borings were visually examined, classified and logged in general accordance with the American Society for Testing and Materials (ASTM) Practice for Description and Identification of Soils (Visual-Manual Procedure D2488). This system uses the Unified Soil Classification System (USCS) for soil designations. The logs depict soil and geologic conditions encountered and depths at which samples were obtained. The logs also include our interpretation of the conditions between sampling intervals. Therefore, the logs contain both observed and interpreted data. We determined the lines designating the interface between soil materials on the logs using visual observations, drill rig penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the field logs were revised based on subsequent laboratory testing.

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engineering group, inc.

Test Boring: B-1 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

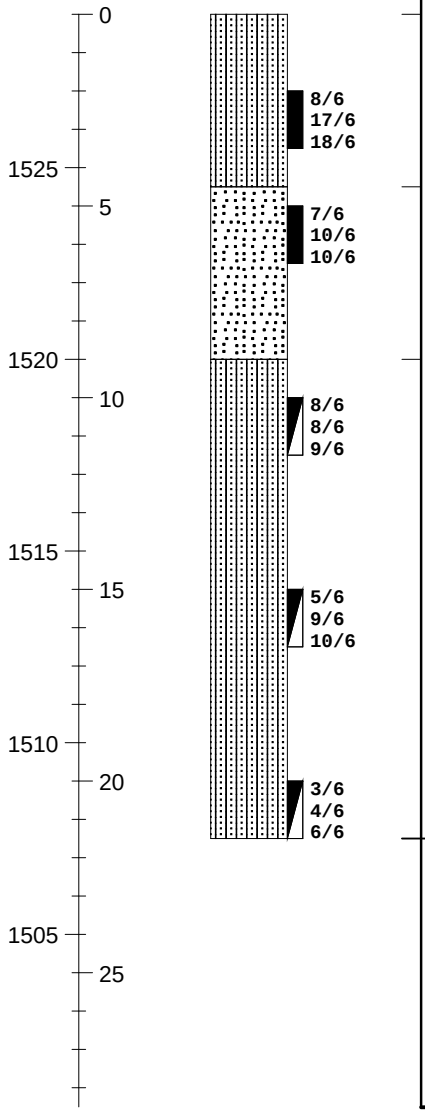
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** CC

Drill Type: CME 75 **Elevation:** 1,529'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
0	SM	Silty SAND Medium dense; dry; brown; fine grain sand.	35	1.4	110.8	
5	SP	Poorly graded SAND Medium dense; dry; light gray; fine to medium grain sand.	20	0.9	96.3	
10	SM	Silty SAND Medium dense; moist; mottled brown/light gray; fine to medium grain sand.	17	4.5	-	
15		Grades as above.	19	10.1	-	
20		Grades as above; loose; brown.	10	6.2	-	
		End of boring at 21.5 feet BSG				

Notes:

Figure Number A-1

SALEM
engineering group, inc.

Test Boring: B-2 **Page** 1 **Of:** 2

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

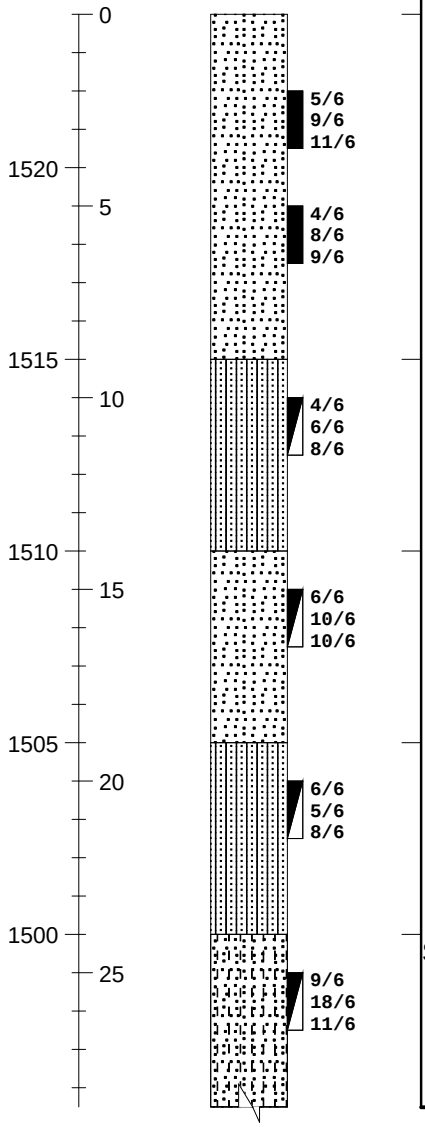
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,524'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



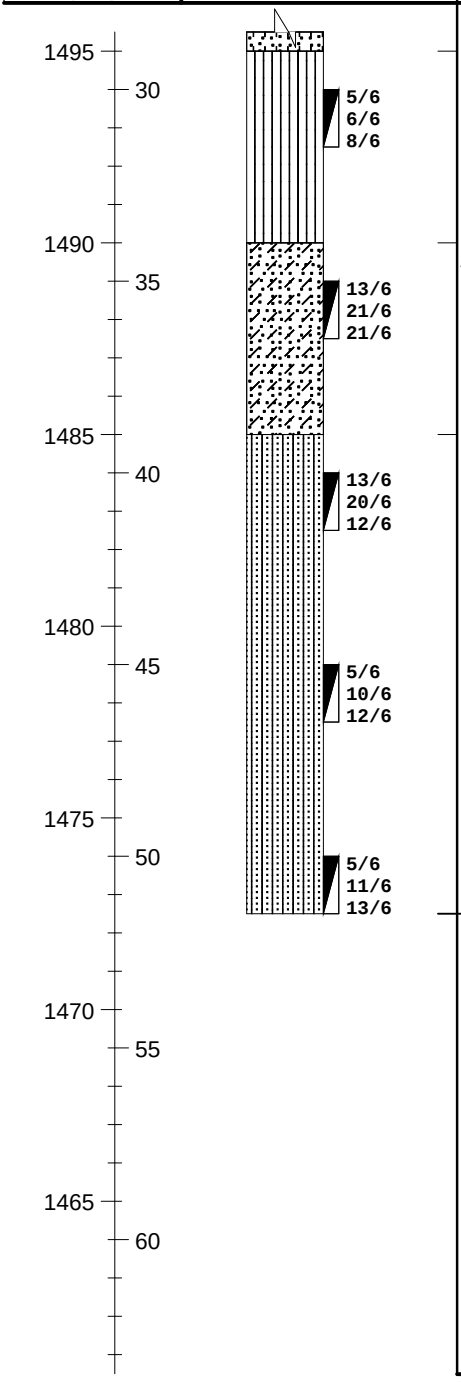
ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SP	Poorly graded SAND Medium dense; dry; light gray; fine to coarse grain sand.	20	1.3	-	
			Grades as above; fine to medium grain sand.	17	1.2	-	
		SM	Silty SAND Medium dense; moist; mottled brown/light gray; fine to medium grain sand.	14	7.6	-	
		SP	Poorly graded SAND Medium dense; slightly moist; light gray; fine to medium grain sand.	20	2.0	-	
		SM	Silty SAND Medium dense; moist; brown; fine grain sand.	13	7.1	-	
		SP-SM	Poorly graded SAND with Silt Medium dense; moist; mottled brown/light gray; fine to medium grain sand.	29	12.8	-	

Notes:

Figure Number A-2

SALEM engineering group, inc.

Project Number: 3-222-0383
Date: 04/21/2022
Test Boring: B-2



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		ML	Sandy SILT Stiff; very moist; dark gray; fine grain sand; trace clay.	14	20.2	-	
		SP-SC	Poorly graded SAND with Clay Dense; moist; mottled dark and light gray; fine to coarse grain sand.	42	11.9	-	
		SM	Silty SAND Dense; very moist; dark gray; fine to medium grain sand.	32	21.0	-	
			Grades as above; medium dense.	22	20.1	-	
			Grades as above.	24	29.0	-	
			End of boring at 51.5 feet BSG.				

Notes:

Figure Number A-2

SALEM
engineering group, inc.

Test Boring: B-3 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

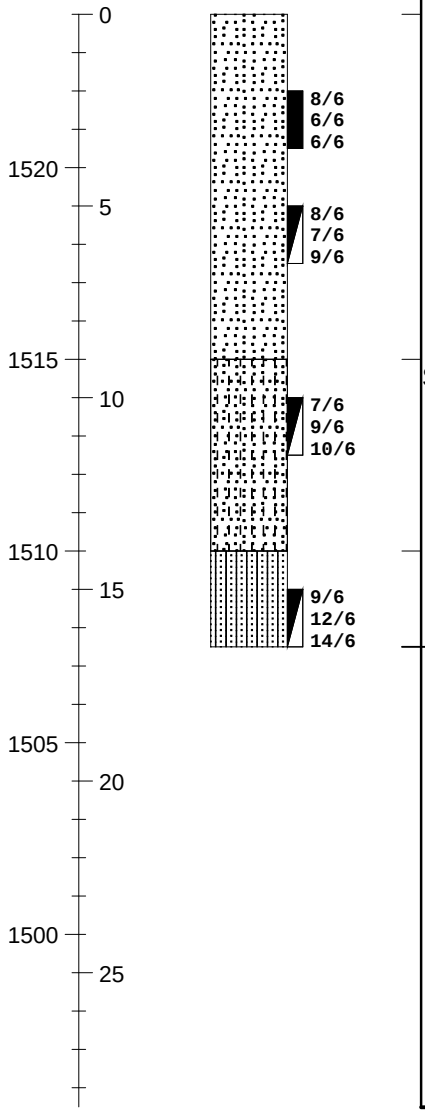
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** CC

Drill Type: CME 75 **Elevation:** 1,524'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SP	Poorly graded SAND Loose; dry; brown; fine to medium grain sand.	12	1.2	106.2	
			Grades as above; medium dense; moist.	16	1.3	-	
		SP-SM	Poorly graded SAND with Silt Medium dense; moist; brown; fine to medium grain sand.	19	2.0	-	
		SM	Silty SAND Medium dense; very moist; mottled brown/light gray; fine to medium grain sand; with clay.	26	20.5	-	
			End of boring at 16.5 feet BSG.				

Notes:

Figure Number A-3

Test Boring: B-4 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

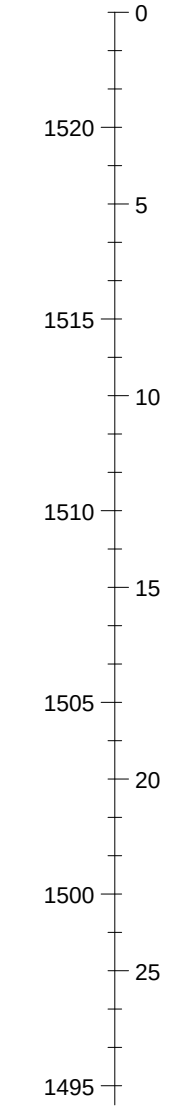
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** CC

Drill Type: CME 75 **Elevation:** 1,523'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SM	Silty SAND Medium dense; slightly moist; brown; fine grain sand.	12	3.7	-	
			Grades as above; light brown.	31	3.6	100.3	
		SP-SM	Poorly graded SAND with Silt Loose; damp; light gray; fine to medium grain sand.	10	1.2	-	
		SM	Silty SAND Medium dense; slightly moist; brown; fine to medium grain sand.	13	2.7	-	
			End of boring at 16.5 feet BSG.				

Notes:

Figure Number A-4

Test Boring: B-5 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

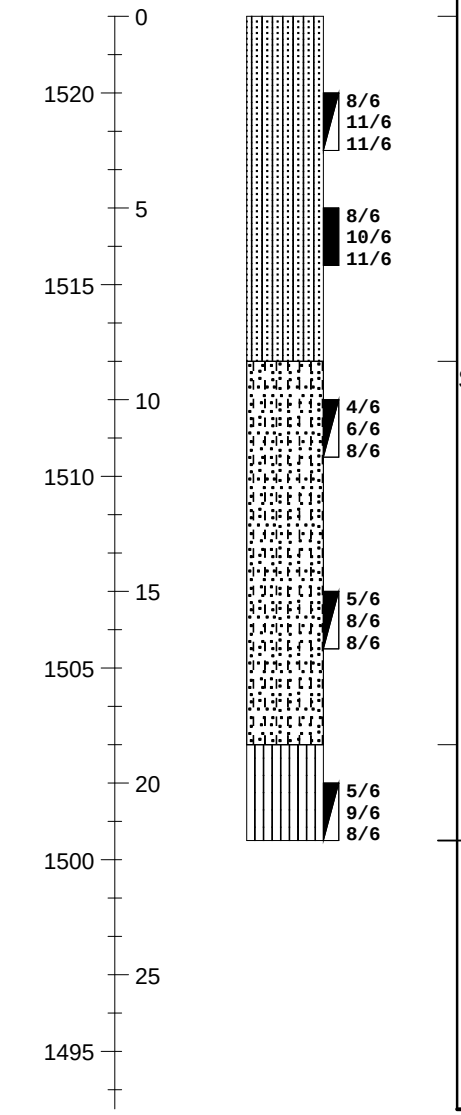
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,522'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SM	Silty SAND Medium dense; slightly moist; brown; fine grain sand.	22	2.7	-	
			Grades as above.	21	2.9	97.2	
		SP-SM	Poorly graded SAND with Silt Medium dense; slightly moist; brownish gray; fine to medium grain sand.	14	1.3	-	
			Grades as above.	16	3.5	-	
		ML	Sandy SILT Medium dense; moist; brown; fine grain sand.	17	12.7	-	
			End of boring at 21.5 feet BSG.				

Notes:

Figure Number A-5

SALEM engineering group, inc.

Test Boring: B-6 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

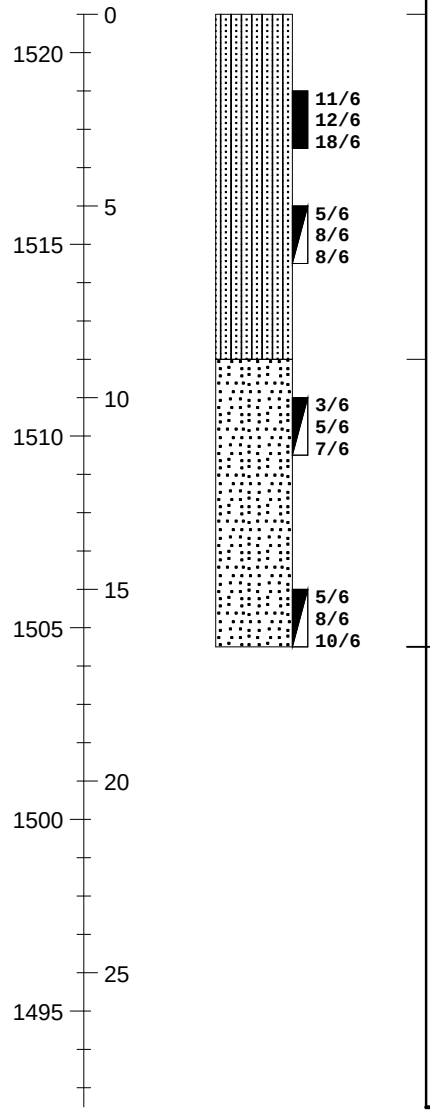
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,521'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SM	Silty SAND Medium dense; dry; brown; fine grain sand.	30	1.1	99.5	
			Grades as above; damp.	16	1.7	-	
		SP	Poorly graded SAND Medium dense; damp; brownish gray; fine to medium grain sand.	12	1.7	-	
			Grades as above; moist.	18	6.2	-	
			End of boring at 16.5 feet BSG.				

Notes:

Figure Number A-6

Test Boring: B-7 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

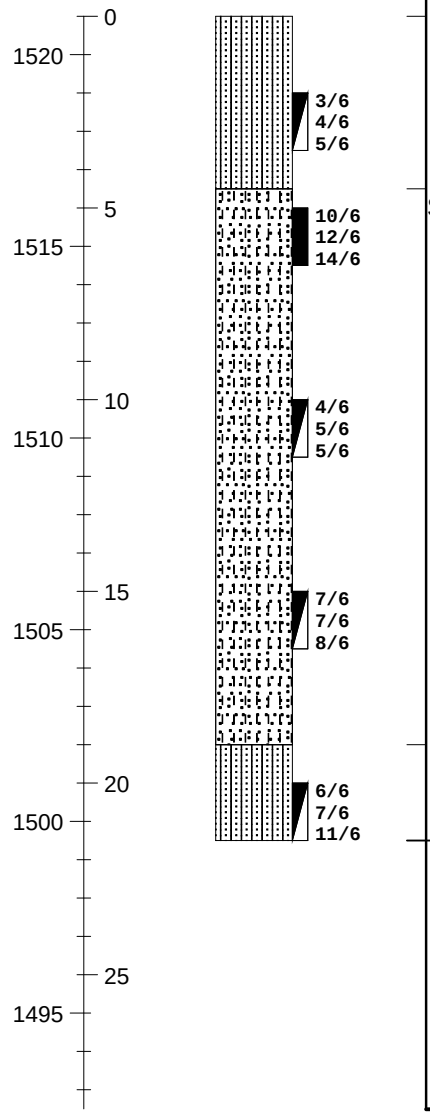
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,521'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SM	Silty SAND Loose; slightly moist; brown; fine to medium grain sand	9	2.2	-	
		SP-SM	Poorly graded SAND with Silt Medium dense; slighlty moist; gray; fine to medium grain sand.	26	1.5	89.6	
			Grades as above; loose.	10	2.5	-	
			Grades as above; medium dense.	15	5.7	-	
		SM	Silty SAND Medium dense; moist; brown; fine to medium grain sand.	18	8.7	-	
			End of boring at 21.5 feet BSG.				

Notes:

Figure Number A-7

SALEM engineering group, inc.

Test Boring: B-8 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,522'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
0 / 1520	7/6 11/6 20/6	ML	Sandy SILT Very stiff; damp; brown; fine grain sand.	31	2.9	93.8	
5 / 1515	5/6 8/6 11/6	SM	Silty SAND Medium dense; slightly moist; gray; fine grain sand.	19	4.5	-	
10 / 1510	14/6 10/6 12/6	SP-SM	Poorly graded SAND with Silt Medium dense; slightly moist; grayish brown; fine to medium grain sand.	22	2.2	-	
15 / 1505	14/6 18/6 20/6		Grades as above; dense; fine to coarse grain sand.	38	1.9	-	
			End of boring at 16.5 feet BSG.				
20 / 1500							
25 / 1495							

Notes:

Figure Number A-8

SALEM engineering group, inc.

Test Boring: B-9 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

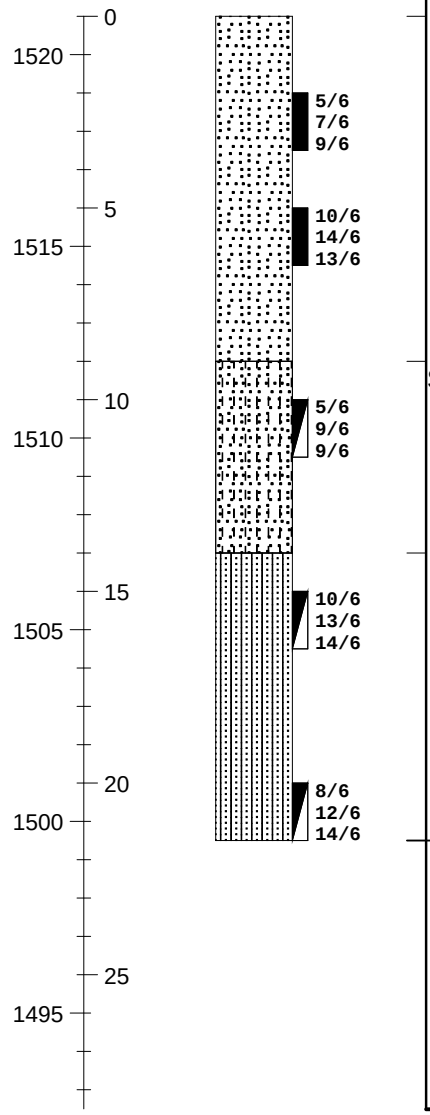
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** CC

Drill Type: CME 75 **Elevation:** 1,521'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SP	Poorly graded SAND Medium dense; slightly moist; light gray; fine to medium grain sand.	16	2.8	100.1	Cu=4.86 Cc=1.08
			Grades as above; moist.	27	5.6	101.6	
		SP-SM	Poorly graded SAND with Silt Medium dense; slightly moist; mottled brown/light gray; fine to medium grain sand.	18	2.7	-	
		SM	Silty SAND Medium dense; moist; mottled brown/light gray; fine to medium grain sand.	27	7.3	-	
			Grades as above.	26	7.9	-	
			End of boring at 21.5 feet BSG.				

Notes:

Figure Number A-9

SALEM engineering group, inc.

Test Boring: B-10 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** CC

Drill Type: CME 75 **Elevation:** 1,525'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
1525 — 0	2/6 5/6 9/6	SP-SM	Poorly graded SAND with Silt Loose; dry; light brown; fine to medium grain sand.	14	1.3	98.2	
1520 — 5	4/6 9/6 9/6	SM	Silty SAND Medium dense; slightly moist; brown; fine to medium grain sand.	18	4.0	105.0	
1515 — 10	7/6 9/6 9/6		Grades as above.	18	4.1	-	
1510 — 15	7/6 9/6 9/6	SP-SM	Poorly graded SAND with Silt Medium dense; slighlty moist; brown; fine to medium grain sand.	18	2.4	-	
1505 — 20			End of boring at 16.5 feet BSG.				
1500 — 25							

Notes:

Figure Number A-10

SALEM
engineering group, inc.

Test Boring: B-11 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

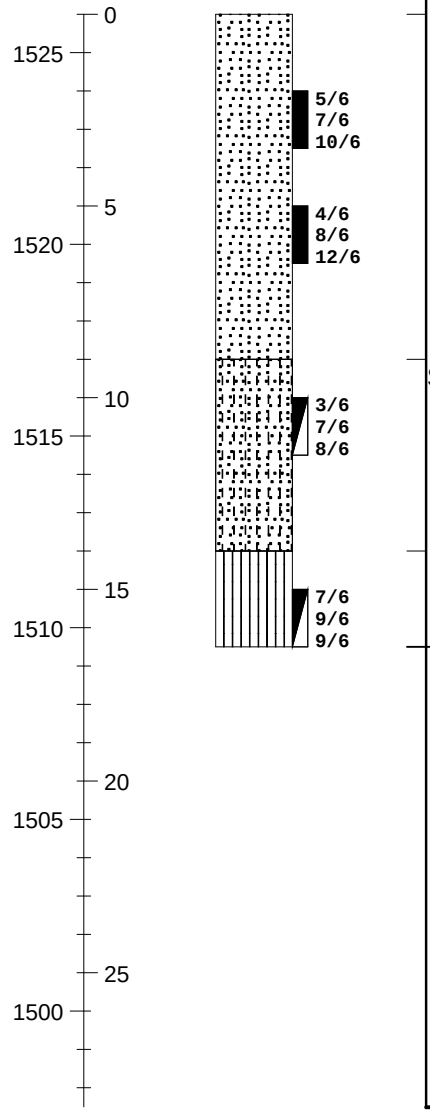
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** CC

Drill Type: CME 75 **Elevation:** 1,526'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SP	Poorly graded SAND Medium dense; dry; light brown; fine to medium grain sand.	17	0.9	101.3	
			Grades as above; slightly moist; brown; fine to coarse grain sand.	20	5.9	87.1	
		SP-SM	Poorly graded SAND with Silt Medium dense; moist; brown; fine to medium grain sand.	15	4.0	-	
		ML	Sandy SILT Very stiff; moist; brown; fine to medium grain sand.	18	13.2	-	
			End of boring at 16.5 feet BSG.				

Notes:

Figure Number A-11

SALEM
engineering group, inc.

Test Boring: B-12 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

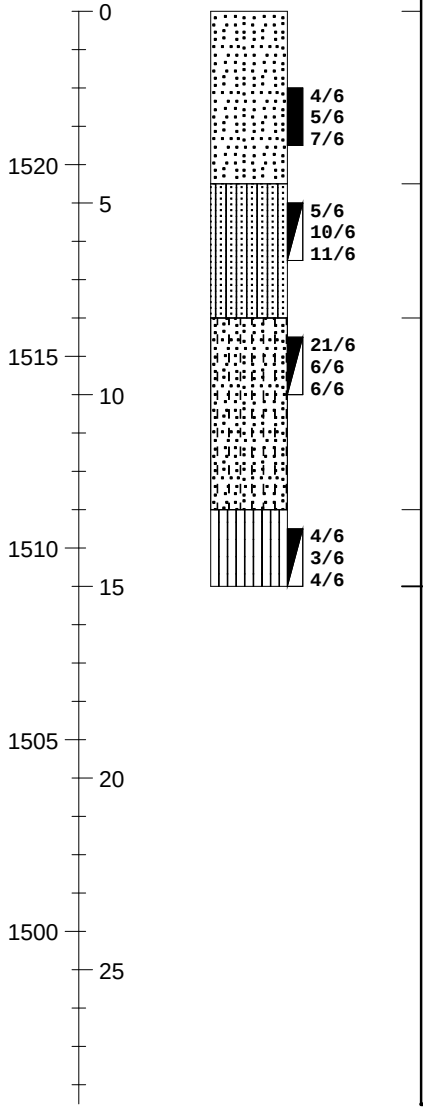
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,524'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		SP	Poorly graded SAND Loose; dry; light gray; fine to medium grain sand.	12	1.3	100.0	
		SM	Silty SAND Medium dense; slightly moist; mottled brown/light gray; fine to medium grain sand.	21	4.8	-	
		SP-SM	Poorly graded SAND with Silt Medium dense; slightly moist; mottled brown/light gray; fine to medium grain sand.	12	2.8	-	
		ML	Sandy SILT Firm; moist; brown; fine to medium grain sand; trace clay.	7	12.4	-	
			End of boring at 15 feet BSG.				

Notes:

Figure Number A-12

SALEM engineering group, inc.

Test Boring: B-13 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

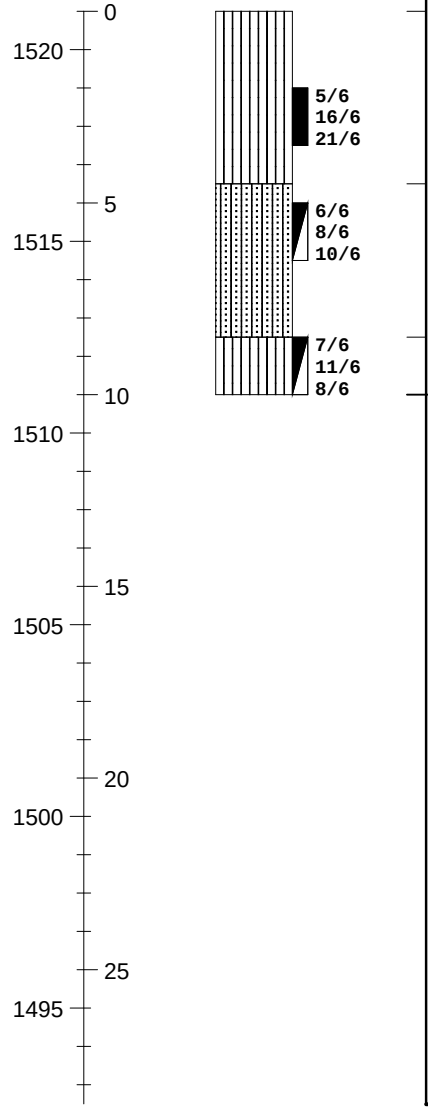
Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,521'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A



ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
		ML	Sandy SILT Very stiff; slightly moist; brown; fine to medium grain sand; trace clay.	37	3.2	92.7	
		SM	Silty SAND Medium dense; slightly moist; brown; fine to medium grain sand.	18	3.9	-	
		ML	Sandy SILT Very stiff; slightly moist; mottled brown/light gray; fine grain sand.	19	2.9	-	
			End of boring at 10 feet BSG.				

Notes:

Figure Number A-13

SALEM
engineering group, inc.

Test Boring: B-14 **Page** 1 **Of:** 1

Project Number: 3-222-0383

Date: 04/21/2022

Client: Rich Development Co.

Project: Proposed Commercial Development

Location: SEC of State Street & Ramona Expressway, San Jacinto, California

Drilled By: SALEM **Logged By:** KY

Drill Type: CME 75 **Elevation:** 1,522'

Auger Type: 6.5 in. Hollow Stem Auger **Initial Depth to Groundwater:** N/A

Hammer Type: Automatic Trip - 140 lb/30 in **Final Depth to Groundwater:** N/A

ELEVATION/ DEPTH (feet)	SOIL SYMBOLS SAMPLER SYMBOLS AND FIELD TEST DATA	USCS	Soil Description	N-Values blows/ft.	Moisture Content %	Dry Density, PCF	Remarks
0 / 1520	5/6 5/6 3/6	SP	Poorly graded SAND Loose; slightly moist; brown; fine to medium grain sand.	8	2.4	97.5	
5 / 1515	5/6 4/6 4/6	SP-SM	Poorly graded SAND with Silt Loose; moist; mottled brown/light gray; fine to medium grain sand. End of boring at 5 feet BSG.	8	1.6	-	
10 / 1510							
15 / 1505							
20 / 1500							
25 / 1495							

Notes:

Figure Number A-14

KEY TO SYMBOLS

Symbol Description

Strata symbols



Silty sand



Poorly graded sand



Poorly graded sand with silt



Silt



Poorly graded sand with clay

Misc. Symbols



Boring continues

Soil Samplers



California sampler



Standard penetration test

Notes:

Granular Soils
Blows Per Foot (Uncorrected)

	MCS	SPT
Very loose	<5	<4
Loose	5-15	4-10
Medium dense	16-40	11-30
Dense	41-65	31-50
Very dense	>65	>50

Cohesive Soils
Blows Per Foot (Uncorrected)

	MCS	SPT
Very soft	<3	<2
Soft	3-5	2-4
Firm	6-10	5-8
Stiff	11-20	9-15
Very Stiff	21-40	16-30
Hard	>40	>30

MCS = Modified California Sampler
SPT = Standard Penetration Test Sampler

Percolation Test Worksheet

Project: **Proposed Commercial Development**
State St & Ramona Expessway
San Jacinto, California

Job No.: **3-222-0383**
Date Drilled: **4/21/2022**
Soil Classification: **Silty SAND/SAND (SM/SP)**

Hole Radius: 4 in.
Pipe Dia.: 3 in.
Total Depth of Hole: 60 in.

Test Hole No.: **P-1**
Tested by: **CC**
Drilled Hole Depth: **5.0** ft.

Presoaking Date: **4/21/2022**
Test Date: **4/21/2022**

Pipe Stick up: 2.2 ft.

Time Start	Time Finish	Depth of Test Hole (ft)#	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level# (ft)	Final Water Level# (ft)	Δ Water Level (in.)	Δ Min.	Meas. Perc Rate (min/in)	Initial Height of Water (in)	Final Height of Water (in)	Average Height of Water (in)	Infiltration Rate, It (in/hr)
9:30	9:55	7.2	Y	0:25	5.18	6.74	18.72	25	1.3	24.2	5.5	14.9	5.32
9:56	10:21	7.2	Y	0:25	5.22	6.71	17.88	25	1.4	23.8	5.9	14.8	5.10
10:22	10:32	7.2	Y	0:10	5.50	6.14	7.68	10	1.3	20.4	12.7	16.6	4.97
10:32	10:42	7.2	N	0:10	6.14	6.56	5.04	10	2.0	12.7	7.7	10.2	4.96
10:43	10:53	7.2	Y	0:10	5.61	6.21	7.20	10	1.4	19.1	11.9	15.5	4.94
10:53	11:03	7.2	N	0:10	6.21	6.60	4.68	10	2.1	11.9	7.2	9.5	4.87
11:04	11:14	7.2	Y	0:10	5.58	6.18	7.20	10	1.4	19.4	12.2	15.8	4.84
11:14	11:24	7.2	N	0:10	6.18	6.58	4.80	10	2.1	12.2	7.4	9.8	4.86
										Infiltration Rate			**4.84**

SALEM engineering group, inc.

Percolation Test Worksheet

Project: **Proposed Commercial Development**
State St & Ramona Expessway
San Jacinto, California

Job No.: **3-222-0383**
Date Drilled: **4/21/2022**
Soil Classification: **Sandy SILT (ML)**

Hole Radius: 4 in.
Pipe Dia.: 3 in.
Total Depth of Hole: 115.2 in.

Test Hole No.: **P-2**
Tested by: **CC**
Drilled Hole Depth: **9.6** ft.

Presoaking Date: **4/21/2022**
Test Date: **4/22/2022**

Pipe Stick up: 0.5 ft.

Time Start	Time Finish	Depth of Test Hole (ft)#	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level# (ft)	Final Water Level# (ft)	Δ Water Level (in.)	Δ Min.	Meas. Perc Rate (min/in)	Initial Height of Water (in)	Final Height of Water (in)	Average Height of Water (in)	Infiltration Rate, It (in/hr)
12:50	13:20	10.1	Y	0:30	6.28	6.43	1.80	30	16.7	45.8	44.0	44.9	0.15
13:20	13:50	10.1	N	0:30	6.43	6.55	1.44	30	20.8	44.0	42.6	43.3	0.13
13:50	14:20	10.1	N	0:30	6.55	6.65	1.20	30	25.0	42.6	41.4	42.0	0.11
14:20	14:50	10.1	N	0:30	6.65	6.74	1.08	30	27.8	41.4	40.3	40.9	0.10
14:50	15:20	10.1	N	0:30	6.74	6.82	0.96	30	31.3	40.3	39.4	39.8	0.09
15:20	15:50	10.1	N	0:30	6.82	6.90	0.96	30	31.3	39.4	38.4	38.9	0.09
15:50	16:20	10.1	N	0:30	6.90	6.97	0.84	30	35.7	38.4	37.6	38.0	0.08
16:20	16:50	10.1	N	0:30	6.97	7.04	0.84	30	35.7	37.6	36.7	37.1	0.09
16:50	17:20	10.1	N	0:30	7.04	7.11	0.84	30	35.7	36.7	35.9	36.3	0.09
17:20	17:50	10.1	N	0:30	7.11	7.17	0.72	30	41.7	35.9	35.2	35.5	0.08
17:50	18:20	10.1	N	0:30	7.17	7.23	0.72	30	41.7	35.2	34.4	34.8	0.08
18:20	18:50	10.1	N	0:30	7.23	7.29	0.72	30	41.7	34.4	33.7	34.1	0.08
										Infiltration Rate			**0.08**

SALEM engineering group, inc.

Percolation Test Worksheet

Project: **Proposed Commercial Development**
State St & Ramona Expessway
San Jacinto, California

Job No.: **3-222-0383**
Date Drilled: **4/21/2022**
Soil Classification: **Poorly graded SAND with silt (SP-SM)**

Hole Radius: 4 in.
Pipe Dia.: 3 in.
Total Depth of Hole: 56.4 in.

Test Hole No.: **P-3**
Tested by: **CC**
Drilled Hole Depth: **4.7** ft.

Presoaking Date: **4/21/2022**
Test Date: **4/21/2022**

Pipe Stick up: 1.8 ft.

Time Start	Time Finish	Depth of Test Hole (ft)#	Refill- Yes or No	Elapsed Time (hrs:min)	Initial Water Level# (ft)	Final Water Level# (ft)	Δ Water Level (in.)	Δ Min.	Meas. Perc Rate (min/in)	Initial Height of Water (in)	Final Height of Water (in)	Average Height of Water (in)	Infiltration Rate, It (in/hr)
9:50	10:15	6.5	Y	0:25	4.53	6.15	19.44	25	1.3	23.6	4.2	13.9	5.86
10:16	10:41	6.5	Y	0:25	4.56	6.12	18.72	25	1.3	23.3	4.6	13.9	5.64
10:42	10:52	6.5	Y	0:10	5.42	5.89	5.64	10	1.8	13.0	7.3	10.1	5.57
10:52	11:02	6.5	N	0:10	5.89	6.18	3.48	10	2.9	7.3	3.8	5.6	5.51
11:03	11:13	6.5	Y	0:10	5.24	5.77	6.36	10	1.6	15.1	8.8	11.9	5.47
11:13	11:23	6.5	N	0:10	5.77	6.10	3.96	10	2.5	8.8	4.8	6.8	5.41
11:24	11:34	6.5	Y	0:10	5.16	5.71	6.60	10	1.5	16.1	9.5	12.8	5.36
11:34	11:44	6.5	N	0:10	5.71	6.06	4.20	10	2.4	9.5	5.3	7.4	5.37
										Infiltration Rate			**5.36**

SALEM engineering group, inc.

Salem Engineering Group, Inc.
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730
(909) 980-6455

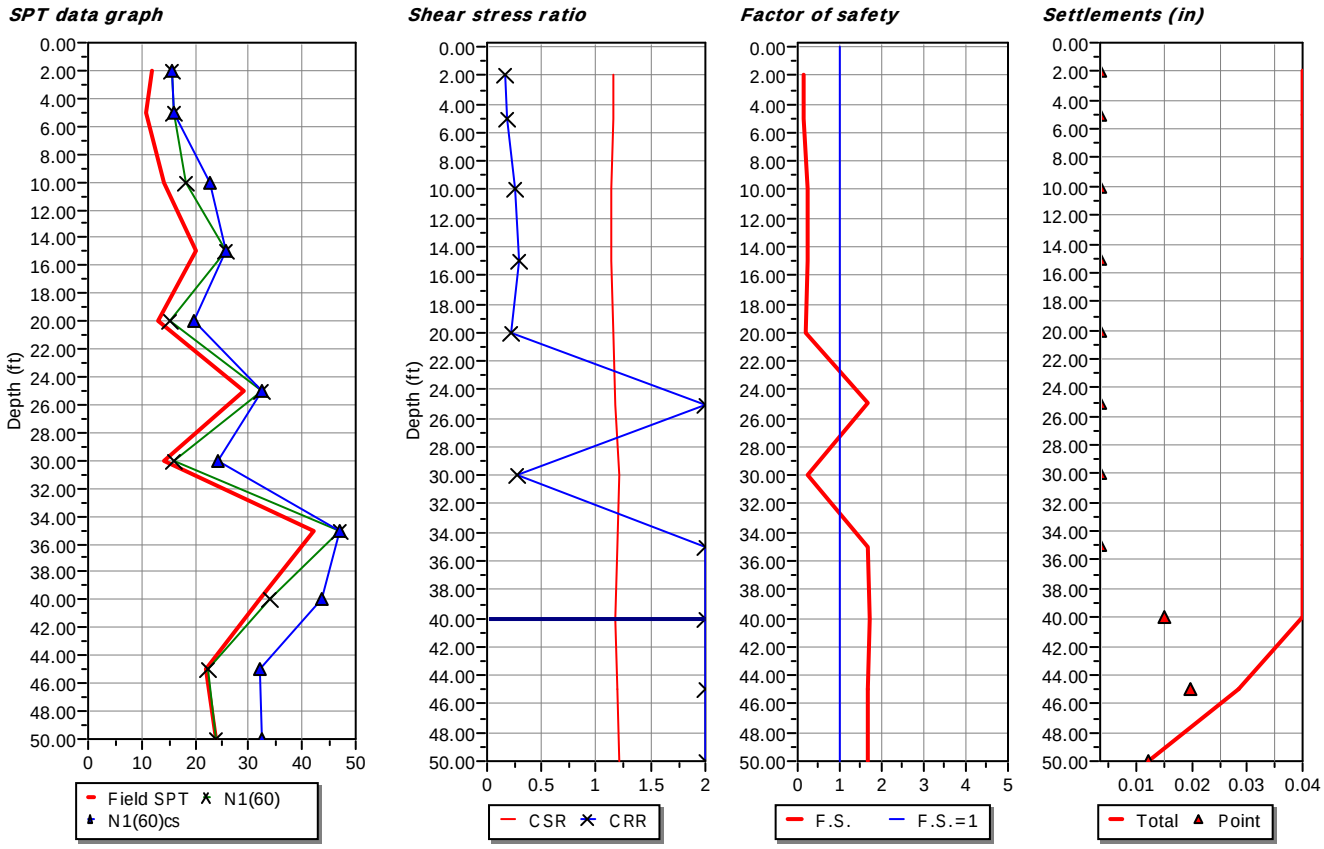
LIQUEFACTION ANALYSIS REPORT

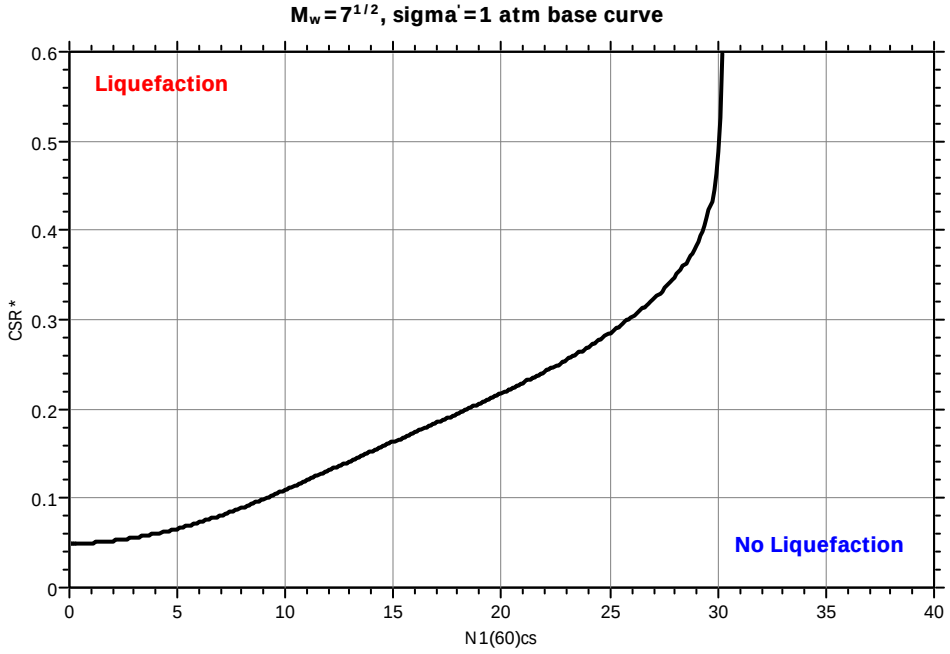
Project title : 3-222-0383

Project subtitle : San Jacinto

Input parameters and analysis data

In-situ data type:	Standard Penetration Test	Depth to water table:	40.00 ft
Analysis type:	Deterministic	Earthquake magnitude M_w:	8.20
Analysis method:	NCEER 1998	Peak ground accelaration:	1.10 g
Fines correction method:	Idriss & Seed	User defined F.S.:	1.30





:: Field input data ::

Point ID	Depth (ft)	Field N_{SPT} (blows/feet)	Unit weight (pcf)	Fines content (%)
1	2.00	12.00	120.00	5.00
2	5.00	11.00	120.00	5.00
3	10.00	14.00	120.00	18.00
4	15.00	20.00	120.00	5.00
5	20.00	13.00	120.00	19.00
6	25.00	29.00	120.00	5.00
7	30.00	14.00	120.00	55.00
8	35.00	42.00	120.00	5.00
9	40.00	32.00	120.00	30.00
10	45.00	22.00	120.00	37.00
11	50.00	24.00	120.00	30.00

Depth : Depth from free surface, at which SPT was performed (ft)
Field SPT : SPT blows measured at field (blows/feet)
Unit weight : Bulk unit weight of soil at test depth (pcf)
Fines content : Percentage of fines in soil (%)

:: Cyclic Stress Ratio calculation (CSR fully adjusted and normalized) ::

Point ID	Depth (ft)	Sigma (tsf)	u (tsf)	Sigma' (tsf)	r_d	CSR	MSF	$CSR_{eq,M=7.5}$	K_{sigma}	CSR^*
1	2.00	0.12	0.00	0.12	1.00	0.71	0.80	0.89	1.00	0.89
2	5.00	0.30	0.00	0.30	0.99	0.71	0.80	0.89	1.00	0.89
3	10.00	0.60	0.00	0.60	0.98	0.70	0.80	0.88	1.00	0.88
4	15.00	0.90	0.00	0.90	0.97	0.69	0.80	0.87	1.00	0.87
5	20.00	1.20	0.00	1.20	0.95	0.68	0.80	0.86	0.97	0.88
6	25.00	1.50	0.00	1.50	0.94	0.67	0.80	0.85	0.93	0.91
7	30.00	1.80	0.00	1.80	0.93	0.66	0.80	0.84	0.90	0.93
8	35.00	2.10	0.00	2.10	0.89	0.64	0.80	0.80	0.87	0.92
9	40.00	2.40	0.00	2.40	0.85	0.61	0.80	0.76	0.85	0.90
10	45.00	2.70	0.16	2.54	0.81	0.61	0.80	0.77	0.84	0.92
11	50.00	3.00	0.31	2.69	0.77	0.61	0.80	0.77	0.83	0.93

Depth : Depth from free surface, at which SPT was performed (ft)
Sigma : Total overburden pressure at test point, during earthquake (tsf)
u : Water pressure at test point, during earthquake (tsf)
Sigma' : Effective overburden pressure, during earthquake (tsf)
r_d : Nonlinear shear mass factor
CSR : Cyclic Stress Ratio
MSF : Magnitude Scaling Factor
$CSR_{eq,M=7.5}$ CSR adjusted for M=7.5
K_{sigma} Effective overburden stress factor
CSR^* CSR fully adjusted

:: Cyclic Resistance Ratio calculation $CRR_{7.5}$ ::

Point ID	Field SPT	C_n	C_e	C_b	C_r	C_s	$N_{1(60)}$	DeltaN	$N_{1(60)cs}$	$CRR_{7.5}$
1	12.00	1.70	0.86	1.00	0.75	1.20	15.81	0.00	15.81	0.17
2	11.00	1.70	0.90	1.00	0.80	1.20	16.20	0.00	16.20	0.18
3	14.00	1.32	0.97	1.00	0.85	1.20	18.31	4.45	22.76	0.25
4	20.00	1.08	1.04	1.00	0.95	1.20	25.57	0.00	25.57	0.29
5	13.00	0.93	1.11	1.00	0.95	1.20	15.35	4.55	19.90	0.22
6	29.00	0.83	1.18	1.00	0.95	1.20	32.54	0.00	32.54	2.00
7	14.00	0.76	1.25	1.00	1.00	1.20	15.98	8.20	24.18	0.27
8	42.00	0.71	1.32	1.00	1.00	1.20	46.85	0.00	46.85	2.00
9	32.00	0.66	1.33	1.00	1.00	1.20	33.77	9.92	43.69	2.00
10	22.00	0.64	1.33	1.00	1.00	1.20	22.55	9.51	32.06	2.00
11	24.00	0.62	1.33	1.00	1.00	1.20	23.93	8.40	32.33	2.00

:: Cyclic Resistance Ratio calculation $CRR_{7.5}$ ::

Point ID	Field SPT	C_n	C_e	C_b	C_r	C_s	$N_{1(60)}$	DeltaN	$N_{1(60)cs}$	$CRR_{7.5}$

C_n : Overburden corretion factor
C_e : Energy correction factor
C_b : Borehole diameter correction factor
C_r : Rod length correction factor
C_s : Liner correction factor
$N_{1(60)}$: Corrected N_{SPT}
DeltaN : Addition to corrected N_{SPT} value due to the presence of fines
$N_{1(60)cs}$: Corected $N_{1(60)}$ value for fines
$CRR_{7.5)}$: Cyclic resistance ratio for M=7.5

:: Settlements calculation for saturated sands ::

Point ID	$N_{1(60)}$	N_1	FS_L	e_v (%)	Settle. (in)
1	15.81	13.17	0.15	2.94	0.00
2	16.20	13.50	0.15	2.89	0.00
3	22.76	18.96	0.22	2.26	0.00
4	25.57	21.31	0.26	2.03	0.00
5	19.90	16.59	0.19	2.52	0.00
6	32.54	27.12	1.69	0.02	0.00
7	24.18	20.15	0.22	2.14	0.00
8	46.85	39.04	1.67	0.02	0.00
9	43.69	36.41	1.71	0.02	0.01
10	32.06	26.72	1.67	0.03	0.02
11	32.33	26.95	1.65	0.03	0.01

Total settlement : 0.04

$N_{1,(60)}$: Stress normalized and corrected SPT blow count
N_1: Japanese equivalent corrected value
FS_L: Calculated factor of safety
e_v: Post-liquefaction volumentric strain (%)
Settle.: Calculated settlement (in)

:: Liquefaction potential according to Iwasaki ::

Point ID	F	w_z	I_L
1	0.85	9.70	5.04
2	0.85	9.24	7.16
3	0.78	8.48	10.07
4	0.74	7.71	8.68
5	0.81	6.95	8.59
6	0.00	6.19	0.00
7	0.78	5.43	6.42
8	0.00	4.67	0.00
9	0.00	3.90	0.00
10	0.00	3.14	0.00
11	0.00	2.38	0.00

Overall potential I_L : 45.95

I_L = 0.00 - No liquefaction
I_L between 0.00 and 5 - Liquefaction not probable
I_L between 5 and 15 - Liquefaction probable
I_L > 15 - Liquefaction certain

DRY SETTLEMENT DUE TO EARTHQUAKE SHAKING

Job No. 3-222-0383 **Job Name** Propsoed Commercial Development
Boring No. B-2 **Drill Date** 04/21/22

* Use Fig. 11 of Tokimatsu & Seed (1987)
** Use Fig. 13 of Tokimatsu & Seed (1987)
*** MSF=$10^{2.24}/Mw^{2.56}$
# $C_N=2.2/(1.2+\sigma'_o/P_a)$

User Input Section			
Earthquake Data		Drilling GW Depth (ft)	50
Mag. (M_w)	7.9	Earthquake GW Depth (ft)	50
a_{max}/g	0.735	Rod Stick-Up (ft)	3
MSF***	0.88	SPT N-Value Correction Factors	
		Energy Ratio C_E	1.50 Notes
		Borehole Dia. C_B	1.05 Notes
		Sampling Method C_S	1.2 Notes
		Factor of Safety FS	1.1
		Rod Length C_R	Calculated
		Overburden Press C_N	Calculated

Lookup Tables

% Fines	ΔN	Length	C_R
0	0	1	0.75
10	1	12	0.85
25	2	20	0.95
50	4	30	0.98
75	5	33	1

Depth		Dry Unit		Fines	SPT	Layer	Unit	Total σ_o bottom	Total σ_o mid-pt.	During Drilling Eff. σ'_o	C_N#	SPT $(N_1)_{60}$	ΔN	Fines Corct'd SPT $(N_1)_{60f}$	During EQ Eff. σ'_{oeq}	$\sigma_o/\sigma_{o'eq}$	r_d	Shear Modulus G_{max} ##	Cyclic Shear Stress T_{av}	Eff. Shear Strain γ(%)*	Vol. Strain (1-way) V%**	Vol. Strain Mw Corct'd V%*	S (2-way) in.
(ft)	USCS	Wt (pcf)	w (%)	%	Field N	(ft)	Wt (pcf)	(psf)	(psf)	(psf)					(psf)								
2	*SP	100	1.3	5	12	2.0	101.3	203	101	101	1.76	29.9	0.0	29.9	101	1.000	0.997	5.04E+05	48.3	4.6E-02	2.5E-2	0.00	0.00
5	*SP	100	1.2	5	11	3.0	101.2	506	354	354	1.60	24.9	0.0	24.9	354	1.000	0.990	8.86E+05	167.6	1.5E-01	1.0E-1	0.00	0.00
10	SM	100	7.6	18	14	5.0	107.6	1044	775	775	1.39	31.2	1.0	32.2	775	1.000	0.979	1.43E+06	362.6	1.8E-01	8.6E-2	0.10	0.12
15	SP	100	2.0	5	20	5.0	102.0	1554	1299	1299	1.19	38.2	0.0	38.2	1299	1.000	0.968	1.96E+06	601.0	2.0E-01	7.7E-2	0.09	0.10
20	SM	100	7.1	19	13	5.0	107.1	2090	1822	1822	1.04	24.3	1.0	25.3	1822	1.000	0.956	2.02E+06	832.5	4.4E-01	2.9E-1	0.33	0.39
25	SP-SM	100	12.8	10	29	5.0	112.8	2654	2372	2372	0.92	48.0	1.0	49.0	2372	1.000	0.941	2.87E+06	1066.2	2.1E-01	5.7E-2	0.06	0.08
30	**ML	100	20.2	55	14	5.0	120.2	3255	2954	2954	0.82	21.7	4.0	25.7	2954	1.000	0.919	2.59E+06	1297.2	5.2E-01	3.4E-1	0.00	0.00
35	SP-SC	100	11.9	10	42	5.0	111.9	3814	3534	3534	0.74	58.9	1.0	59.9	3534	1.000	0.888	3.75E+06	1499.9	1.8E-01	3.8E-2	0.04	0.05
40	SM	100	21.0	30	32	5.0	121.0	4419	4117	4117	0.68	40.8	2.0	42.8	4117	1.000	0.848	3.62E+06	1667.2	2.5E-01	8.2E-2	0.09	0.11
45	SM	100	20.1	37	22	5.0	120.1	5020	4719	4719	0.62	25.7	2.0	27.7	4719	1.000	0.799	3.35E+06	1802.3	3.8E-01	2.2E-1	0.25	0.30
50	SM	100	29.0	30	24	5.0	129.0	5665	5342	5342	0.57	25.8	2.0	27.8	5342	1.000	0.748	3.57E+06	1908.8	3.2E-01	1.9E-1	0.21	0.25
																						Total	**1.39**

The total seismic-induced settlement calculation is based on a water table depth of ***50*** ***feet below grade***

*Layers that will be compacted based on remedial grading are excluded
**Silt layer is excluded from the settlement analysis

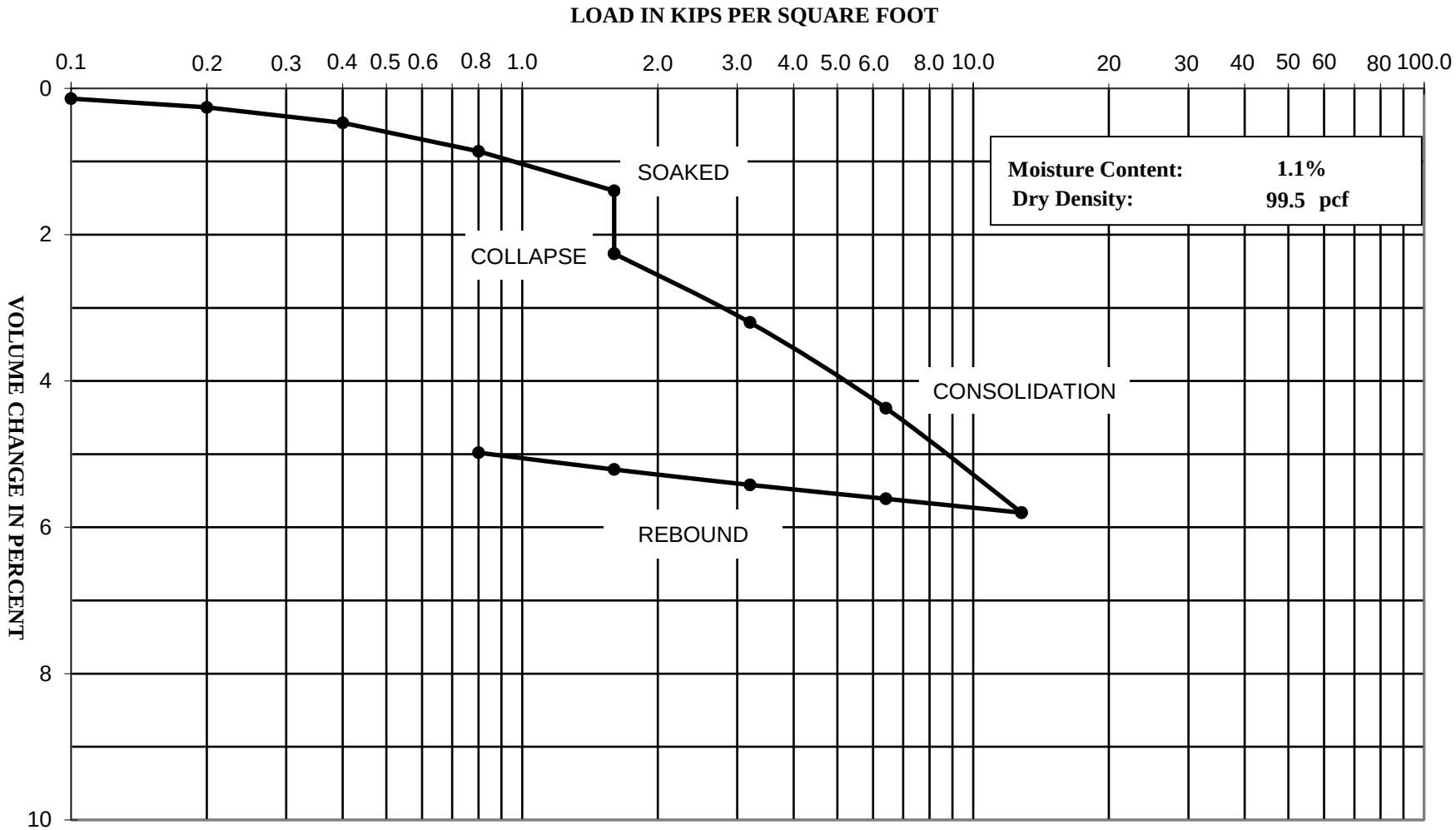
APPENDIX

B

APPENDIX B
LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM), Caltrans, or other suggested procedures. Selected samples were tested for in-situ dry density and moisture content, corrosivity, consolidation, shear strength, maximum dry density and optimum moisture content and grain size distribution. The results of the laboratory tests are summarized in the following figures.

CONSOLIDATION - PRESSURE TEST DATA
ASTM D2435



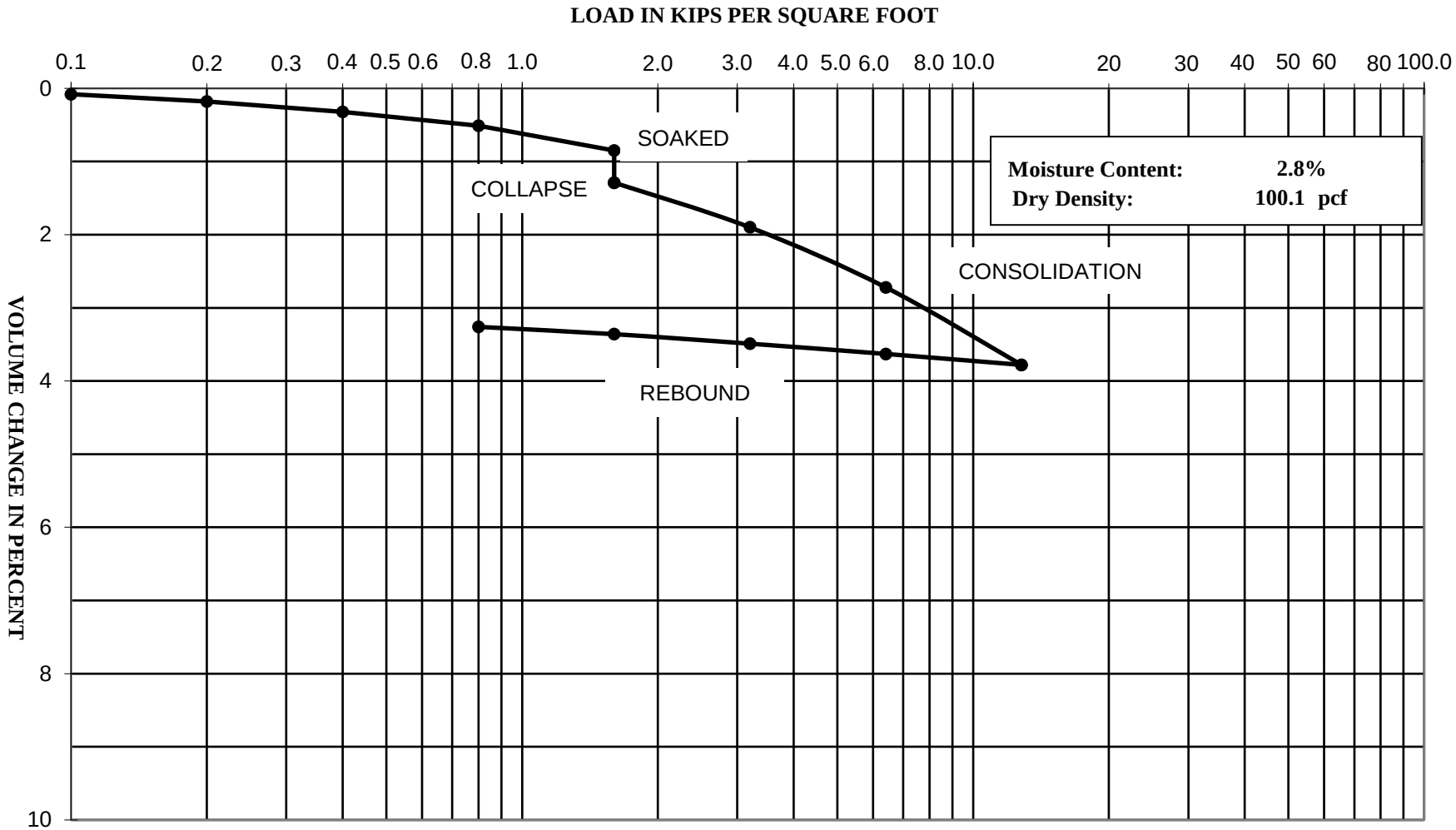
Project Name: Proposed Commercial Development - San Jacinto, CA

Project Number: 3-222-0383

Boring: B-6 @ 2

SALEM engineering group, inc.

CONSOLIDATION - PRESSURE TEST DATA
ASTM D2435



Project Name: Proposed Commercial Development - San Jacinto, CA

Project Number: 3-222-0383

Boring: B-9 @ 2

SALEM engineering group, inc.

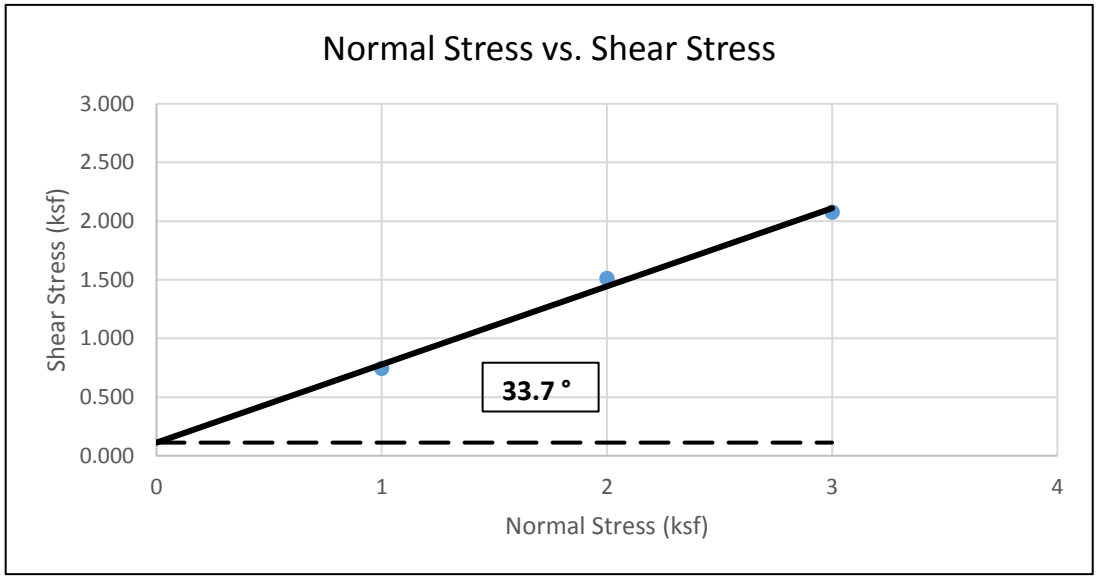
Direct Shear Test (ASTM D3080)

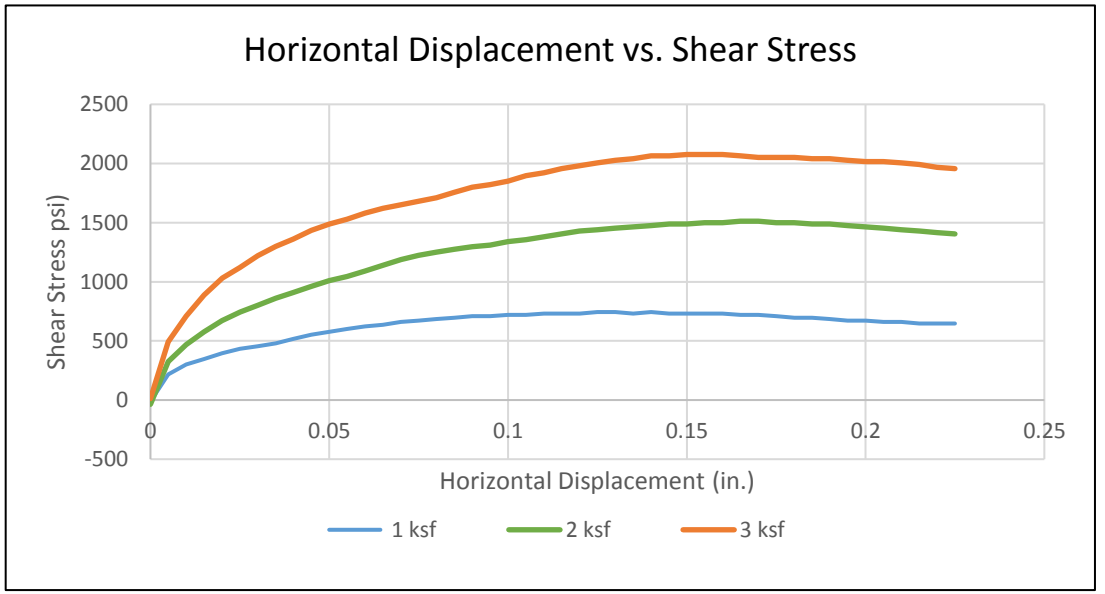
Project Name:	Proposed Commercial Development - San Jacinto, CA
Project Number:	3-222-0383
Client:	Rich Development Co.
Sample Location:	B-5 @ 5'
Sample Type:	Undisturbed Ring
Soil Classification:	Silty SAND (SM)
Tested By:	M. Noorzay
Reviewed By:	CJ
Date:	5/10/2022
Equipment Used:	Geomatic Direct Shear Machine

	Sample 1	Sample 2	Sample 3
Normal Stress (ksf)	1.000	2.000	3.000
Shear Rate (in/min)	0.004		
Peak Shear Stress (ksf)	0.744	1.512	2.076
Residual Shear Stress (ksf)	0.000	0.000	0.000

Initial Height of Sample (in)	1.000	1.000	1.000
Height of Sample before Shear (in.)	1	1	1
Diameter of Sample (in)	2.416	2.416	2.416
Initial Moisture Content (%)	2.8		
Final Moisture Content (%)	23.4	22.4	21.8
Dry Density (pcf)	95.3	96.2	99.5

Peak Shear Strength Values	
Slope	0.67
Friction Angle	33.7
Cohesion (psf)	112

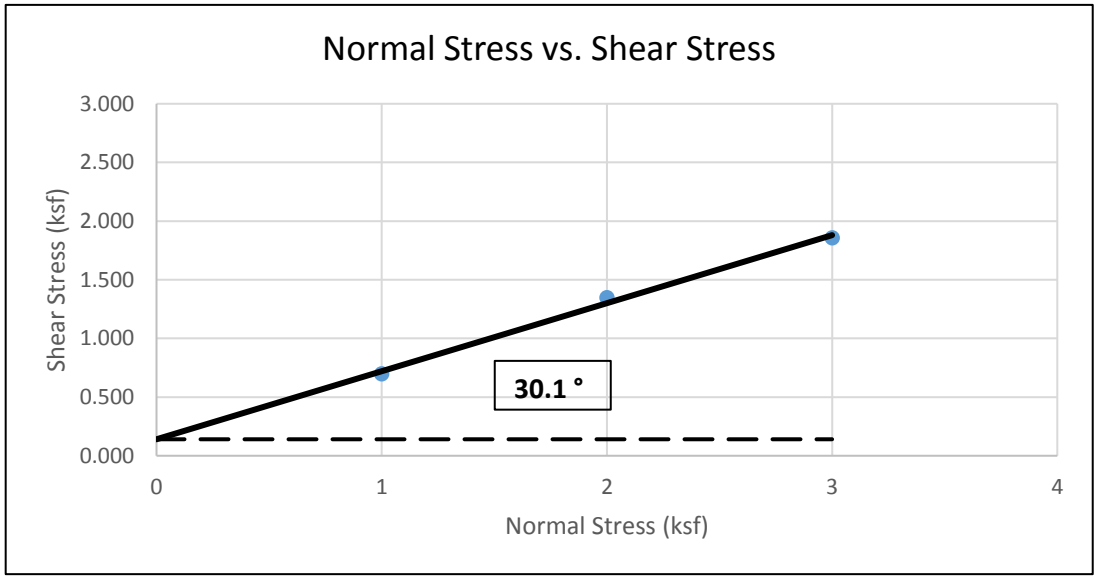




SALEM engineering group, inc.

Direct Shear Test (ASTM D3080)

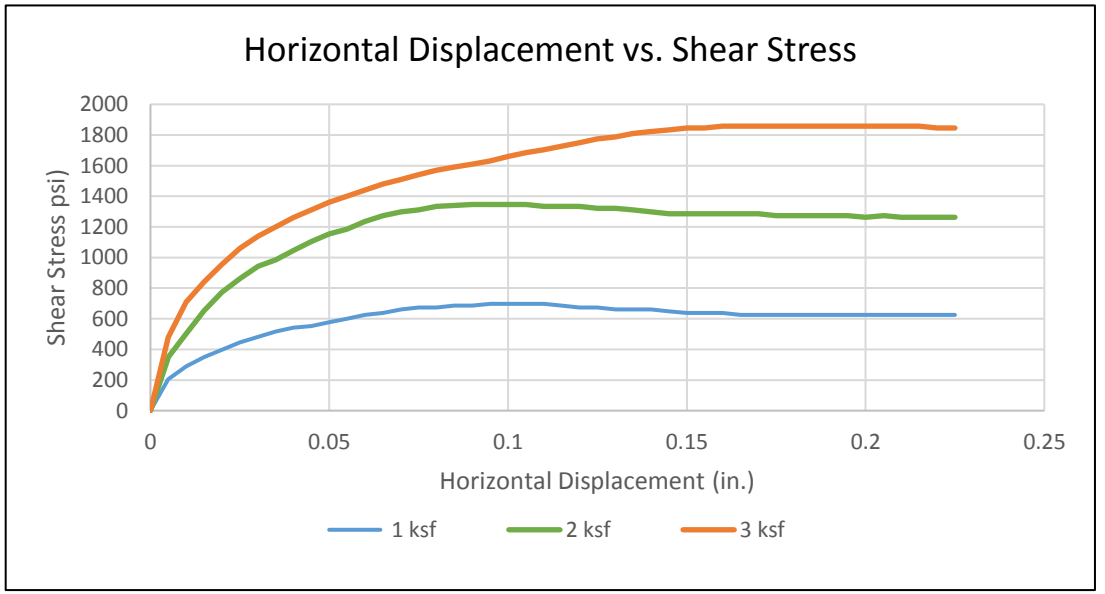
Project Name:	Proposed Commercial Development - San Jacinto, CA
Project Number:	3-222-0383
Client:	Rich Development Co.
Sample Location:	B-8 @ 2'
Sample Type:	Undisturbed Ring
Soil Classification:	Sandy SILT (ML)
Tested By:	M. Noorzay
Reviewed By:	CJ
Date:	5/11/2022
Equipment Used:	Geomatic Direct Shear Machine



	Sample 1	Sample 2	Sample 3
Normal Stress (ksf)	1.000	2.000	3.000
Shear Rate (in/min)	0.004		
Peak Shear Stress (ksf)	0.698	1.346	1.857
Residual Shear Stress (ksf)	0.000	0.000	0.000

Initial Height of Sample (in)	1.000	1.000	1.000
Height of Sample before Shear (in.)	1	1	1
Diameter of Sample (in)	2.416	2.416	2.416
Initial Moisture Content (%)	2.8		
Final Moisture Content (%)	25.4	25.3	26.5
Dry Density (pcf)	93.5	93.7	93.6

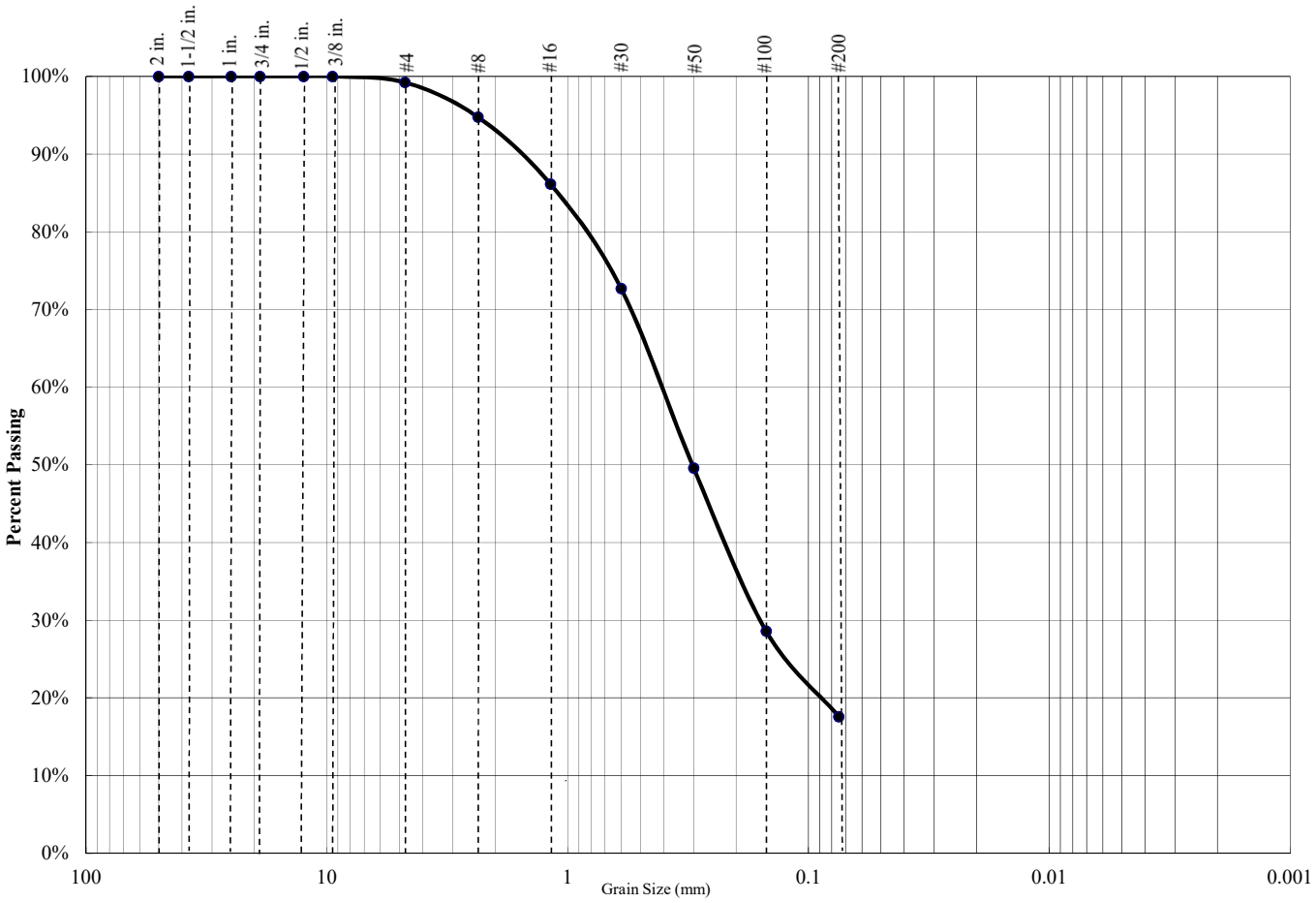
Peak Shear Strength Values	
Slope	0.58
Friction Angle	30.1
Cohesion (psf)	140



SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
1%	82%	18%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	99.2%
#8	94.8%
#16	86.1%
#30	72.7%
#50	49.6%
#100	28.6%
#200	17.6%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=		D_{50}=	
D_{30}=		D_{15}=		D_{10}=	
C_u=	N/A	C_c=	N/A		

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Commercial Development - San Jacinto, CA

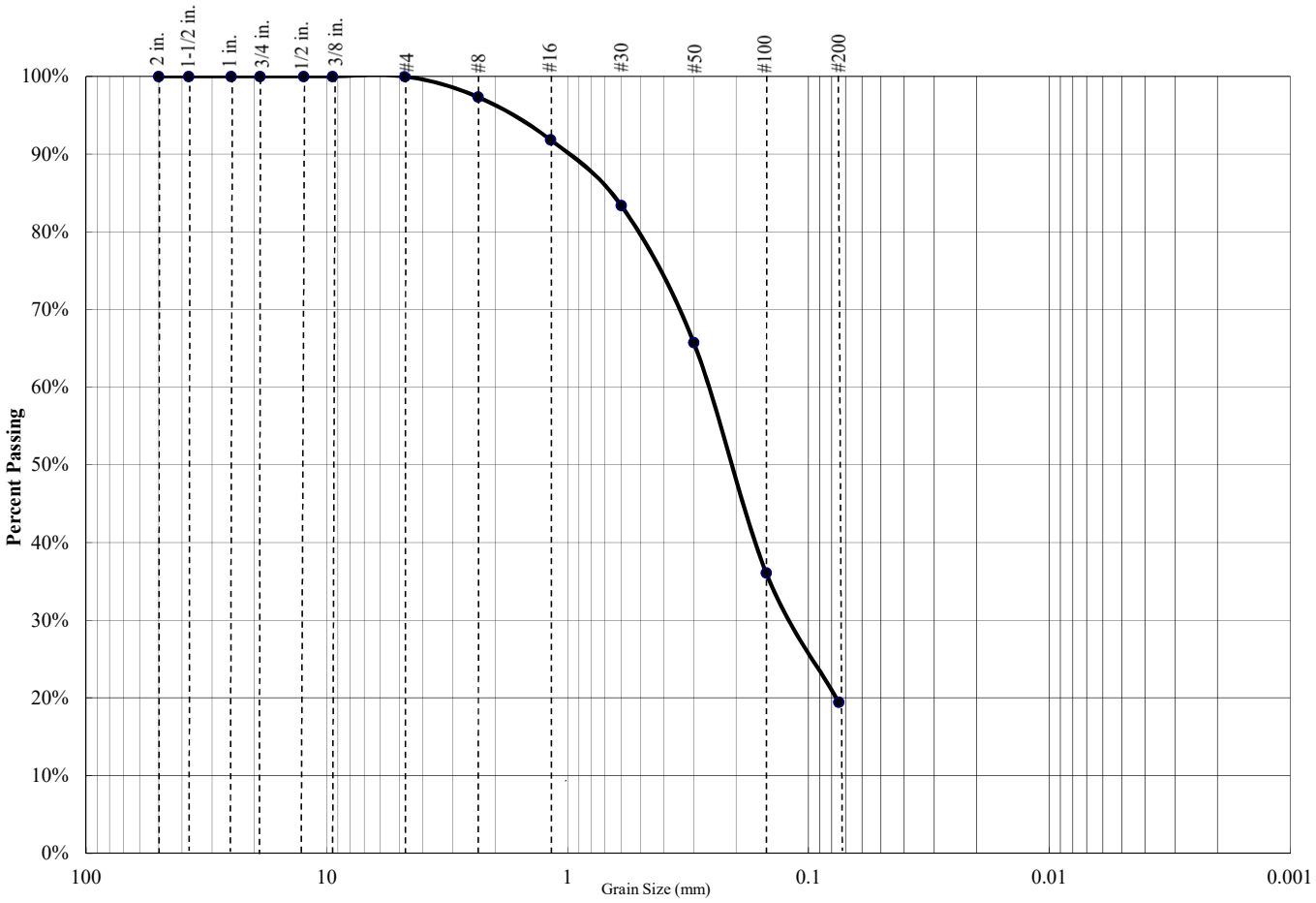
Project Number: 3-222-0383

Boring: B-2 @ 10

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	81%	19%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	97.4%
#16	91.8%
#30	83.4%
#50	65.8%
#100	36.1%
#200	19.4%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=		D_{50}=	
D_{30}=		D_{15}=		D_{10}=	
C_u=	N/A	C_c=	N/A		

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Commercial Development - San Jacinto, CA

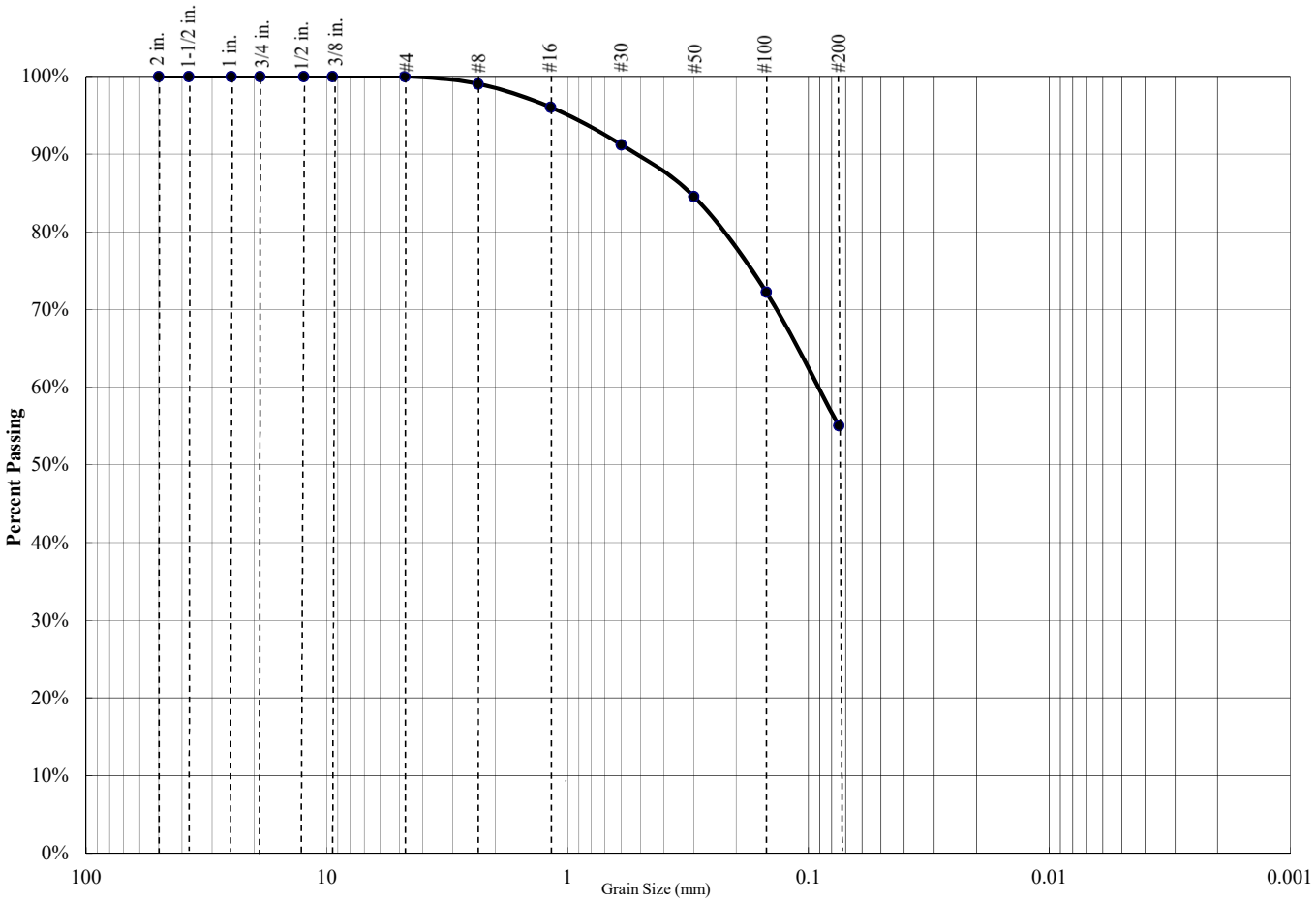
Project Number: 3-222-0383

Boring: B-2 @ 20

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	45%	55%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	99.0%
#16	96.0%
#30	91.2%
#50	84.6%
#100	72.2%
#200	55.0%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=		D_{50}=	
D_{30}=		D_{15}=		D_{10}=	
C_u=	N/A	C_c=	N/A		

USCS CLASSIFICATION
Sandy SILT (ML)

Project Name: Proposed Commercial Development - San Jacinto, CA

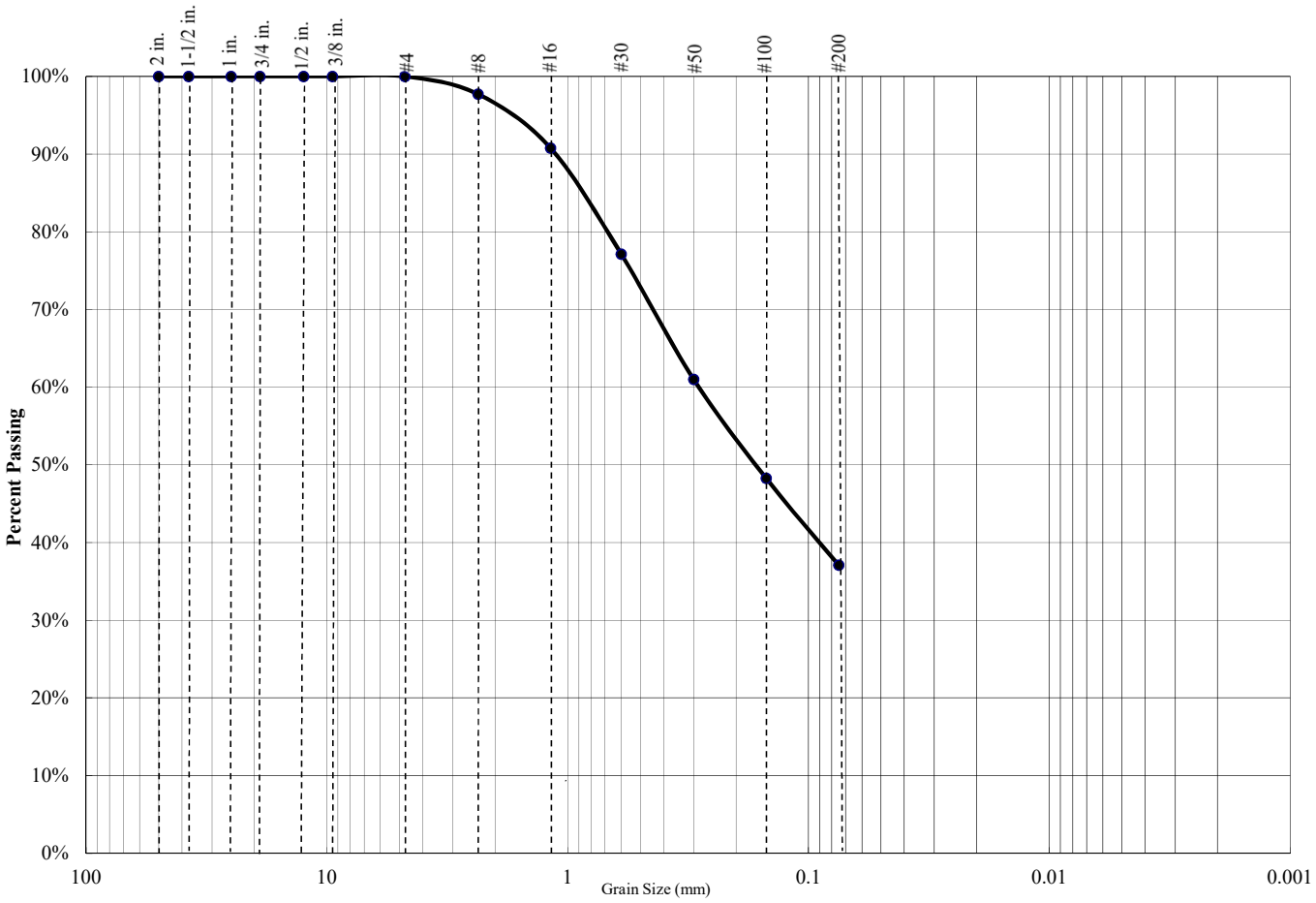
Project Number: 3-222-0383

Boring: B-2 @ 30

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	63%	37%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	97.7%
#16	90.8%
#30	77.1%
#50	61.0%
#100	48.3%
#200	37.1%

Atterberg Limits		
PL=	LL=	PI=

Coefficients			
D_{85}=		D_{60}=	D_{50}=
D_{30}=		D_{15}=	D_{10}=
C_u=	N/A	C_c=	N/A

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Commercial Development - San Jacinto, CA

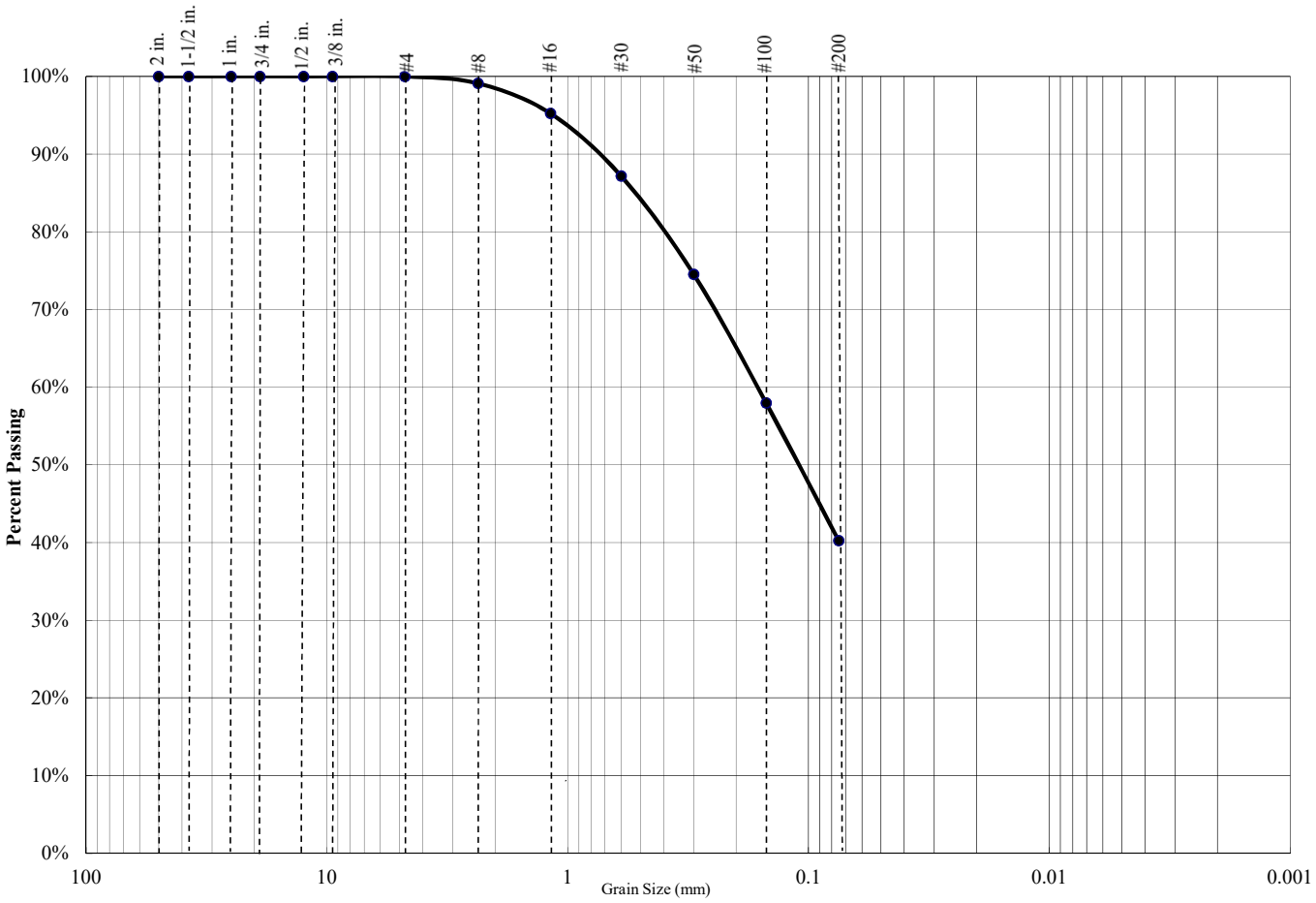
Project Number: 3-222-0383

Boring: B-2 @ 45

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	60%	40%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	99.1%
#16	95.2%
#30	87.2%
#50	74.5%
#100	58.0%
#200	40.3%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=		D_{50}=	
D_{30}=		D_{15}=		D_{10}=	
C_u=	N/A	C_c=	N/A		

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Commercial Development - San Jacinto, CA

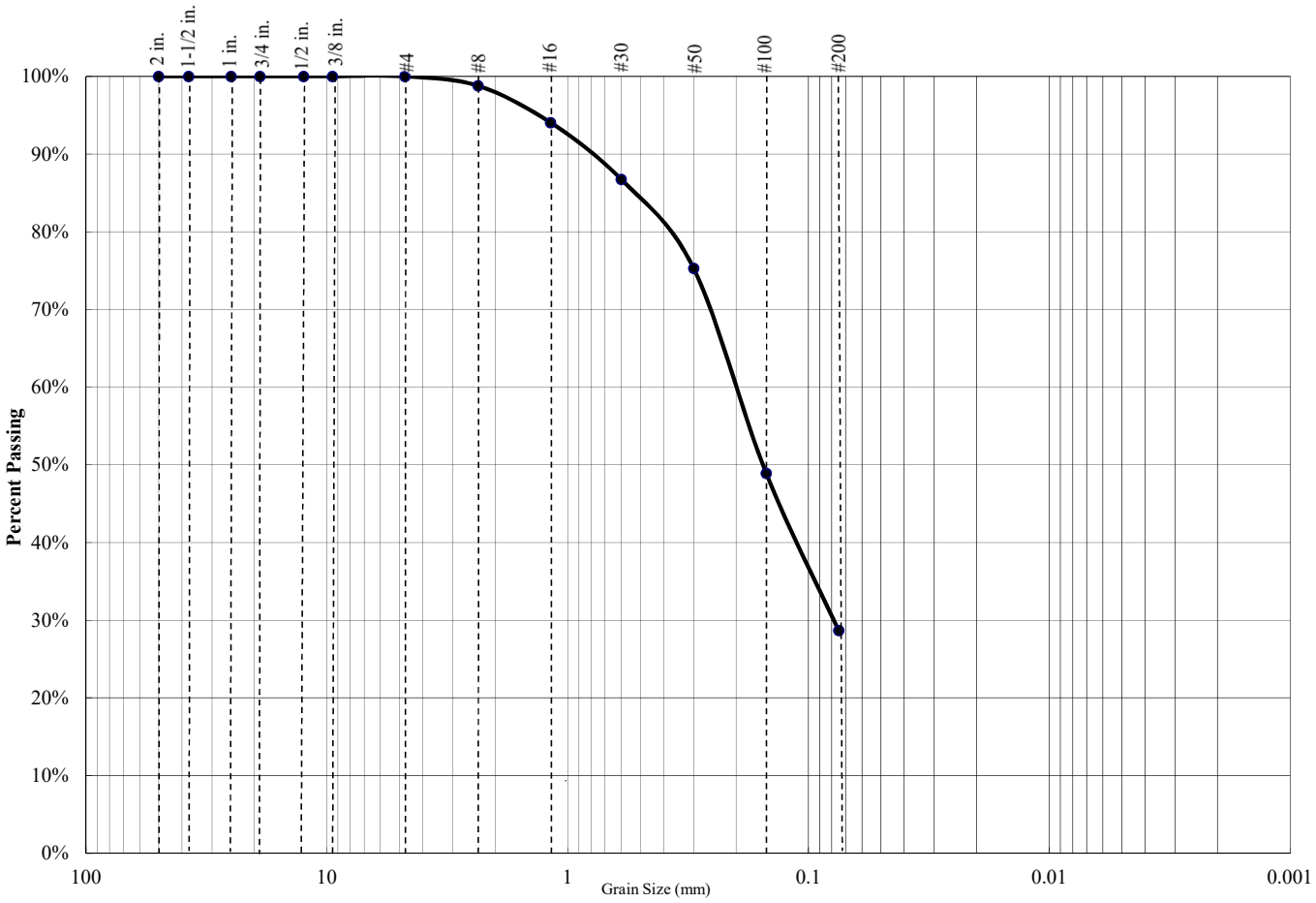
Project Number: 3-222-0383

Boring: B-5 @ 5

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	71%	29%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	98.8%
#16	94.1%
#30	86.7%
#50	75.3%
#100	48.9%
#200	28.7%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=		D_{50}=	
D_{30}=		D_{15}=		D_{10}=	
C_u=	N/A	C_c=	N/A		

USCS CLASSIFICATION
Silty SAND (SM)

Project Name: Proposed Commercial Development - San Jacinto, CA

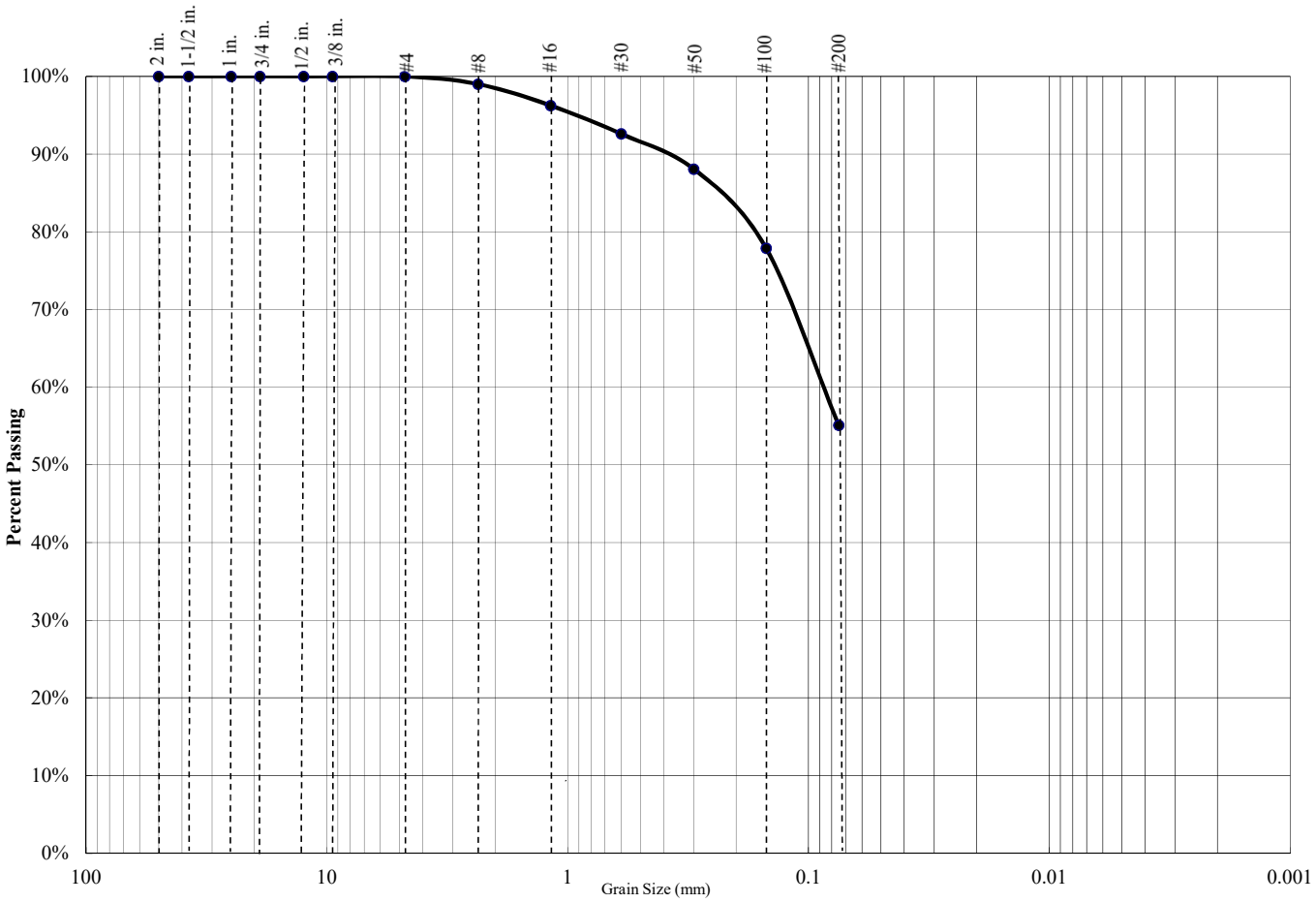
Project Number: 3-222-0383

Boring: B-6 @ 2

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	45%	55%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	99.0%
#16	96.3%
#30	92.6%
#50	88.1%
#100	77.9%
#200	55.1%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=		D_{50}=	
D_{30}=		D_{15}=		D_{10}=	
C_u=	N/A	C_c=	N/A		

USCS CLASSIFICATION
Sandy SILT (ML)

Project Name: Proposed Commercial Development - San Jacinto, CA

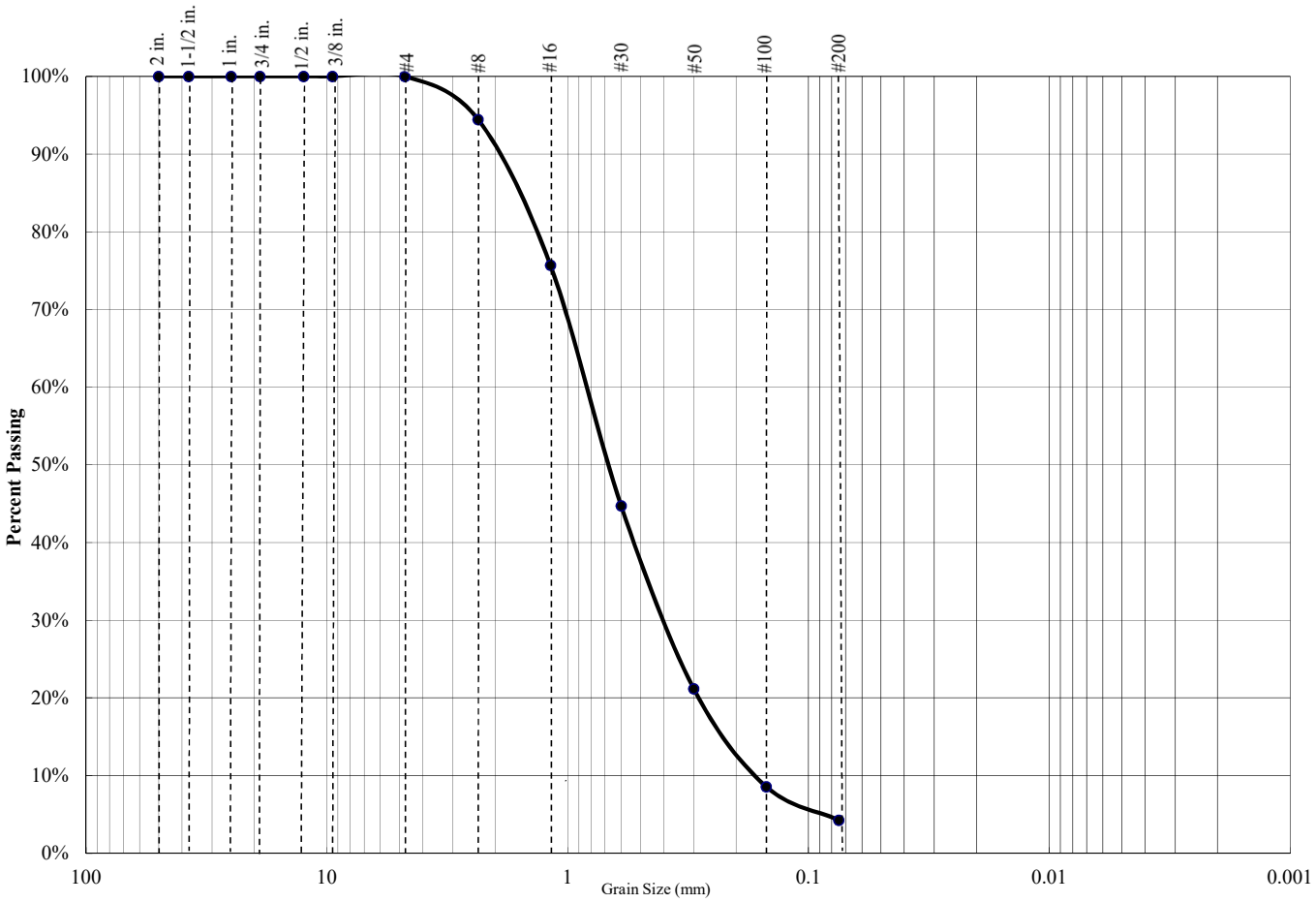
Project Number: 3-222-0383

Boring: B-8 @ 2

SALEM engineering group, inc.

PARTICLE SIZE DISTRIBUTION DIAGRAM

GRADATION TEST - ASTM C136



Percent Gravel	Percent Sand	Percent Silt/Clay
0%	96%	4%

Sieve Size	Percent Passing
3/4 inch	100.0%
1/2 inch	100.0%
3/8 inch	100.0%
#4	100.0%
#8	94.5%
#16	75.7%
#30	44.7%
#50	21.2%
#100	8.6%
#200	4.3%

Atterberg Limits		
PL=	LL=	PI=

Coefficients					
D_{85}=		D_{60}=	0.85	D_{50}=	
D_{30}=	0.4	D_{15}=		D_{10}=	0.175
C_u=	4.86	C_c=	1.08		

USCS CLASSIFICATION
Poorly graded SAND (SP)

Project Name: Proposed Commercial Development - San Jacinto, CA

Project Number: 3-222-0383

Boring: B-9 @ 2

SALEM engineering group, inc.

CHEMICAL ANALYSIS

SO_4 - Modified CTM 417 & Cl - Modified CTM 417/422

Project Name: Proposed Commercial Development - San Jacinto, CA
Project Number: 3-222-0383
Date Sampled: 04/21/2022 Date Tested: 5/12/2022
Sampled By: KY Tested By: M Noorzay
Soil Description: Brown Poorly graded SAND (SP)

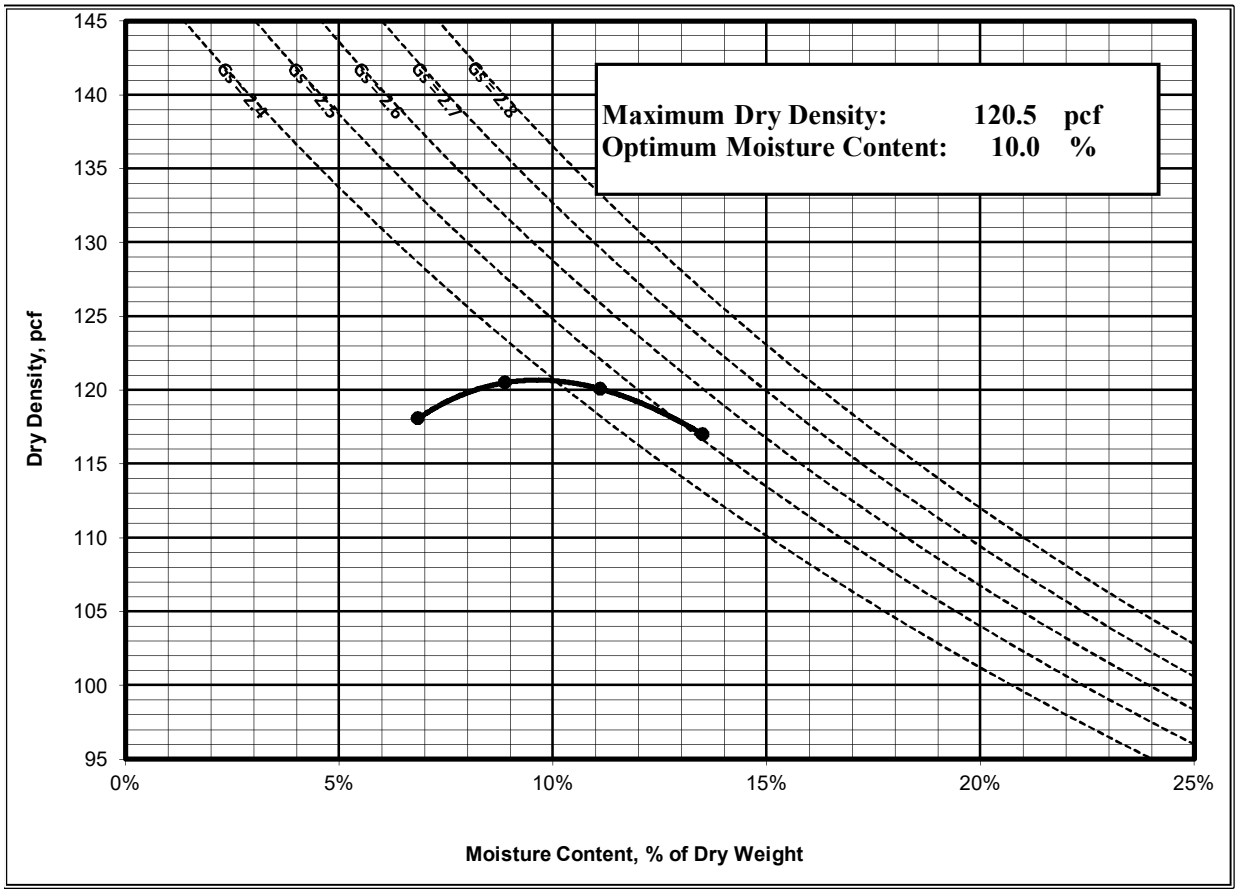
Sample Number	Sample Location	Soluble Sulfate SO_4-S	Soluble Chloride Cl	pH
1a.	B-2 @ 0'-3'	160 mg/kg	32 mg/kg	8.0
1b.	B-2 @ 0'-3'	190 mg/kg	32 mg/kg	8.0
1c.	B-2 @ 0'-3'	190 mg/kg	32 mg/kg	8.0
Average:		**180 mg/kg**	**32 mg/kg**	**8.0**

SALEM engineering group, inc.

Laboratory Compaction Curve
ASTM D1557

Project Name: Proposed Commercial Development - San Jacinto, CA
Project Number: 3-222-0383
Date Sampled: 04/21/2022 Date Tested: 05/09/2022
Sampled By: KY Tested By: Mobin Noorzay
Sample Location: B-2 @ 0'-3'
Soil Description: Brown Poorly graded SAND (SP)
Test Method: Method A

	1	2	3	4
Weight of Moist Specimen & Mold, (g)	6197.9	6274.2	6307.9	6298.6
Weight of Compaction Mold, (g)	4290.9	4290.9	4290.9	4290.9
Weight of Moist Specimen, (g)	1907.0	1983.3	2017.0	2007.7
Volume of Mold, (ft^3)	0.0333	0.0333	0.0333	0.0333
Wet Density, (pcf)	126.1	131.2	133.4	132.8
Weight of Wet (Moisture) Sample, (g)	200.0	200.0	200.0	200.0
Weight of Dry (Moisture) Sample, (g)	187.2	183.7	180.0	176.2
Moisture Content, (%)	6.8%	8.9%	11.1%	13.5%
Dry Density, (pcf)	118.1	120.5	120.1	117.0

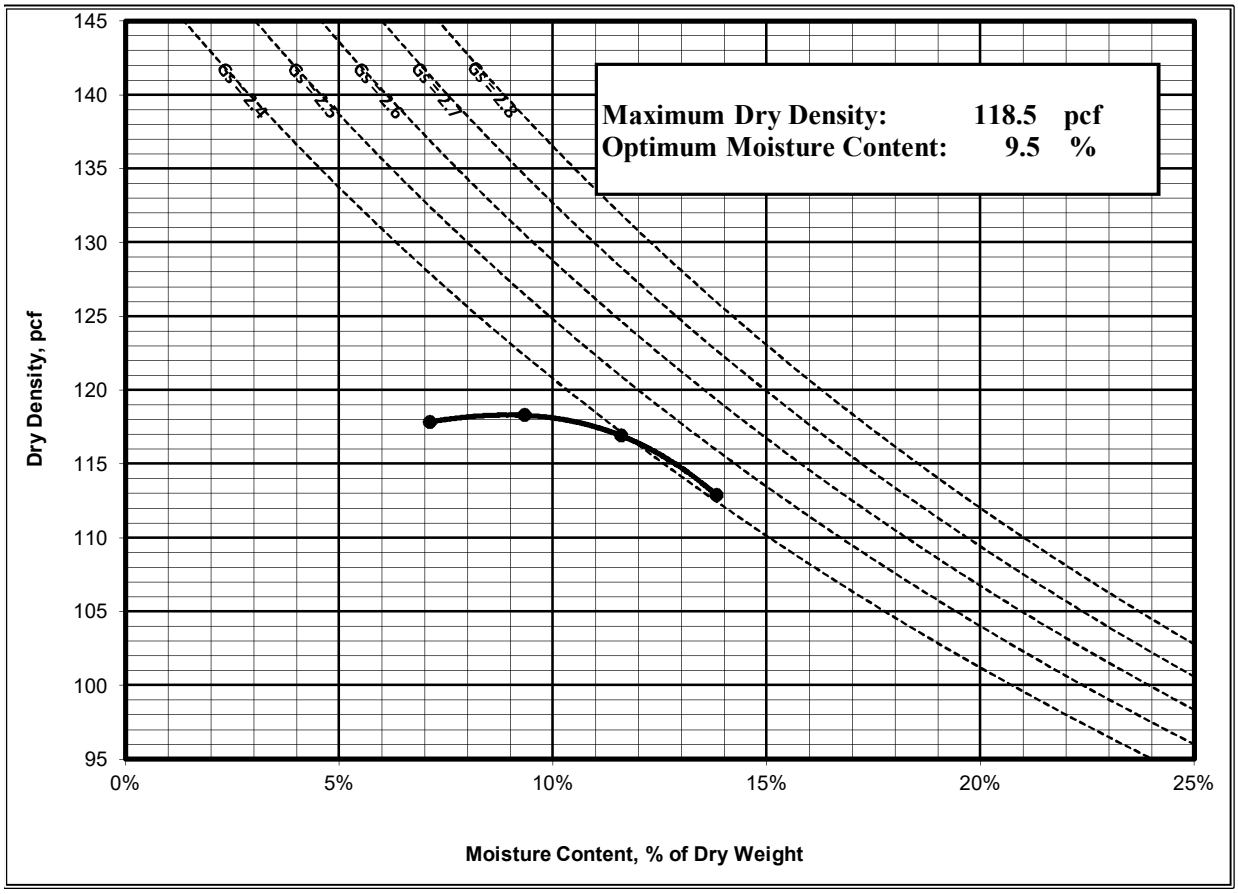


SALEM engineering group, inc.

Laboratory Compaction Curve
ASTM D1557

Project Name: Proposed Commercial Development - San Jacinto, CA
Project Number: 3-222-0383
Date Sampled: 04/21/2022 Date Tested: 05/11/2022
Sampled By: KY Tested By: Mobin Noorzay
Sample Location: B-7 @ 0'-3'
Soil Description: Brown Silty SAND (SM)
Test Method: Method B

	1	2	3	4
Weight of Moist Specimen & Mold, (g)	6199.4	6246.3	6263.3	6233.4
Weight of Compaction Mold, (g)	4290.9	4290.9	4290.9	4290.9
Weight of Moist Specimen, (g)	1908.5	1955.4	1972.4	1942.5
Volume of Mold, (ft^3)	0.0333	0.0333	0.0333	0.0333
Wet Density, (pcf)	126.2	129.3	130.4	128.5
Weight of Wet (Moisture) Sample, (g)	200.0	200.0	200.0	200.0
Weight of Dry (Moisture) Sample, (g)	186.7	182.9	179.2	175.7
Moisture Content, (%)	7.1%	9.3%	11.6%	13.8%
Dry Density, (pcf)	117.8	118.3	116.9	112.9



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APPENDIX

C

APPENDIX C
GENERAL EARTHWORK AND PAVEMENT SPECIFICATIONS

When the text of the report conflicts with the general specifications in this appendix, the recommendations in the report have precedence.

1.0 SCOPE OF WORK: These specifications and applicable plans pertain to and include all earthwork associated with the site rough grading, including, but not limited to, the furnishing of all labor, tools and equipment necessary for site clearing and grubbing, stripping, preparation of foundation materials for receiving fill, excavation, processing, placement and compaction of fill and backfill materials to the lines and grades shown on the project grading plans and disposal of excess materials.

2.0 PERFORMANCE: The Contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. This work shall be inspected and tested by a representative of SALEM Engineering Group, Incorporated, hereinafter referred to as the Soils Engineer and/or Testing Agency. Attainment of design grades, when achieved, shall be certified by the project Civil Engineer. Both the Soils Engineer and the Civil Engineer are the Owner's representatives. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, he shall make the necessary adjustments until all work is deemed satisfactory as determined by both the Soils Engineer and the Civil Engineer. No deviation from these specifications shall be made except upon written approval of the Soils Engineer, Civil Engineer, or project Architect.

No earthwork shall be performed without the physical presence or approval of the Soils Engineer. The Contractor shall notify the Soils Engineer at least 2 working days prior to the commencement of any aspect of the site earthwork.

The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and the Engineers harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except for liability arising from the sole negligence of the Owner or the Engineers.

3.0 TECHNICAL REQUIREMENTS: All compacted materials shall be densified to no less that 95 percent relative compaction based on ASTM D1557 Test Method (latest edition), UBC or CAL-216, or as specified in the technical portion of the Soil Engineer's report. The location and frequency of field density tests shall be determined by the Soils Engineer. The results of these tests and compliance with these specifications shall be the basis upon which satisfactory completion of work will be judged by the Soils Engineer.

4.0 SOILS AND FOUNDATION CONDITIONS: The Contractor is presumed to have visited the site and to have familiarized himself with existing site conditions and the contents of the data presented in the Geotechnical Engineering Report. The Contractor shall make his own interpretation of the data contained in the Geotechnical Engineering Report and the Contractor shall not be relieved of liability for any loss sustained as a result of any variance between conditions indicated by or deduced from said report and the actual conditions encountered during the progress of the work.

5.0 DUST CONTROL: The work includes dust control as required for the alleviation or prevention of any dust nuisance on or about the site or the borrow area, or off-site if caused by the Contractor's operation either during the performance of the earthwork or resulting from the conditions in which the Contractor leaves the site. The Contractor shall assume all liability, including court costs of codefendants, for all claims related to dust or wind-blown materials attributable to his work. Site preparation shall consist of site clearing and grubbing and preparation of foundation materials for receiving fill.

6.0 CLEARING AND GRUBBING: The Contractor shall accept the site in this present condition and shall demolish and/or remove from the area of designated project earthwork all structures, both surface and subsurface, trees, brush, roots, debris, organic matter and all other matter determined by the Soils Engineer to be deleterious. Such materials shall become the property of the Contractor and shall be removed from the site.

Tree root systems in proposed improvement areas should be removed to a minimum depth of 3 feet and to such an extent which would permit removal of all roots greater than 1 inch in diameter. Tree roots removed in parking areas may be limited to the upper 1½ feet of the ground surface. Backfill of tree root excavations is not permitted until all exposed surfaces have been inspected and the Soils Engineer is present for the proper control of backfill placement and compaction. Burning in areas which are to receive fill materials shall not be permitted.

7.0 SUBGRADE PREPARATION: Surfaces to receive Engineered Fill and/or building or slab loads shall be prepared as outlined above, scarified to a minimum of 12 inches, moisture-conditioned as necessary, and recompacted to 95 percent relative compaction.

Loose soil areas and/or areas of disturbed soil shall be moisture-conditioned as necessary and recompacted to 95 percent relative compaction. All ruts, hummocks, or other uneven surface features shall be removed by surface grading prior to placement of any fill materials. All areas which are to receive fill materials shall be approved by the Soils Engineer prior to the placement of any fill material.

8.0 EXCAVATION: All excavation shall be accomplished to the tolerance normally defined by the Civil Engineer as shown on the project grading plans. All over-excavation below the grades specified shall be backfilled at the Contractor's expense and shall be compacted in accordance with the applicable technical requirements.

9.0 FILL AND BACKFILL MATERIAL: No material shall be moved or compacted without the presence or approval of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills, provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer.

10.0 PLACEMENT, SPREADING AND COMPACTION: The placement and spreading of approved fill materials and the processing and compaction of approved fill and native materials shall be the responsibility of the Contractor. Compaction of fill materials by flooding, ponding, or jetting shall not be permitted unless specifically approved by local code, as well as the Soils Engineer. Both cut and fill shall be surface-compacted to the satisfaction of the Soils Engineer prior to final acceptance.

11.0 SEASONAL LIMITS: No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable wet weather conditions. When the work is interrupted by heavy rains, fill

operations shall not be resumed until the Soils Engineer indicates that the moisture content and density of previously placed fill is as specified.

12.0 DEFINITIONS - The term "pavement" shall include asphaltic concrete surfacing, untreated aggregate base, and aggregate subbase. The term "subgrade" is that portion of the area on which surfacing, base, or subbase is to be placed. The term “Standard Specifications”: hereinafter referred to, is the most recent edition of the Standard Specifications of the State of California, Department of Transportation. The term "relative compaction" refers to the field density expressed as a percentage of the maximum laboratory density as determined by ASTM D1557 Test Method (latest edition) or California Test Method 216 (CAL-216), as applicable.

13.0 PREPARATION OF THE SUBGRADE - The Contractor shall prepare the surface of the various subgrades receiving subsequent pavement courses to the lines, grades, and dimensions given on the plans. The upper 12 inches of the soil subgrade beneath the pavement section shall be compacted to a minimum relative compaction of 95 percent relative compaction based upon ASTM D1557. The finished subgrades shall be tested and approved by the Soils Engineer prior to the placement of additional pavement courses.

14.0 AGGREGATE BASE - The aggregate base material shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate base material shall conform to the requirements of Section 26 of the Standard Specifications for Class II material, ¾-inch or 1½-inches maximum size. The aggregate base material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216. The aggregate base material shall be spread in layers not exceeding 6 inches and each layer of aggregate material course shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

15.0 AGGREGATE SUBBASE - The aggregate subbase shall be spread and compacted on the prepared subgrade in conformity with the lines, grades, and dimensions shown on the plans. The aggregate subbase material shall conform to the requirements of Section 25 of the Standard Specifications for Class II Subbase material. The aggregate subbase material shall be compacted to a minimum relative compaction of 95 percent based upon CAL-216, and it shall be spread and compacted in accordance with the Standard Specifications. Each layer of aggregate subbase shall be tested and approved by the Soils Engineer prior to the placement of successive layers.

16.0 ASPHALTIC CONCRETE SURFACING - Asphaltic concrete surfacing shall consist of a mixture of mineral aggregate and paving grade asphalt, mixed at a central mixing plant and spread and compacted on a prepared base in conformity with the lines, grades, and dimensions shown on the plans. The viscosity grade of the asphalt shall be PG 64-10, unless otherwise stipulated or local conditions warrant more stringent grade. The mineral aggregate shall be Type A or B, ½ inch maximum size, medium grading, and shall conform to the requirements set forth in Section 39 of the Standard Specifications. The drying, proportioning, and mixing of the materials shall conform to Section 39. The prime coat, spreading and compacting equipment, and spreading and compacting the mixture shall conform to the applicable chapters of Section 39, with the exception that no surface course shall be placed when the atmospheric temperature is below 50 degrees F. The surfacing shall be rolled with a combination steel-wheel and pneumatic rollers, as described in the Standard Specifications. The surface course shall be placed with an approved self-propelled mechanical spreading and finishing machine.

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June 3, 2022 **Project No. 3-422-0439**

Mr. Tab Johnson
Rich Development Enterprises, LLC
1000 N. Western Avenue, Suite 200
San Pedro, CA 90732

Subject: **AAI PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Proposed Commercial Development
SEC State Street & West Ramona Expressway
San Jacinto, CA

Dear Mr. Johnson:

At your request and authorization, SALEM Engineering Group, Inc. (SALEM) has conducted this Phase I Environmental Site Assessment (ESA) of the Proposed Commercial Development located on the southeast corner State Street and West Ramona Expressway in San Jacinto, California (subject property). During the course of this assessment, SALEM identified no evidence of a Recognized Environmental Condition (REC) in connection with the subject property as defined by ASTM E1527-13.

We appreciate the opportunity to assist you with this project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully submitted,

SALEM Engineering Group, Inc.



Maria G. Ruvalcaba, EP
Senior Environmental Project Manager

GEOTECHNICAL • ENVIRONMENTAL • GEOLOGY • MATERIALS TESTING & INSPECTION • FORENSIC • LABORATORY

SALEM
engineering group, inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED COMMERCIAL DEVELOPMENT
SEC STATE STREET & WEST RAMONA EXPRESSWAY
SAN JACINTO, CALIFORNIA

SALEM PROJECT NO. 3-422-0439
JUNE 3, 2022

PREPARED FOR:

MR. TAB JOHNSON
RICH DEVELOPMENT ENTERPRISES, LLC
1000 N. WESTERN AVENUE, SUITE 200
SAN PEDRO, CA 90722

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June 3, 2022 **Project No. 3-422-0439**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED COMMERCIAL DEVELOPMENT
SEC STATE STREET & WEST RAMONA EXPRESSWAY
SAN JACINTO, CALIFORNIA

1.0 EXECUTIVE SUMMARY

SALEM Engineering Group, Inc. (SALEM) has conducted a Phase I Environmental Site Assessment (ESA) of the Proposed Commercial Development site located on the southeast corner State Street and West Ramona Expressway in San Jacinto, California (subject property). The subject property comprises two contiguous rectangular-shaped parcels of land totaling approximately 14.44 acres (Riverside County Assessor's Parcel Numbers [APNS] 434-080-025 and -026). SALEM conducted this Phase I ESA of the subject property in conformance with the American Society for Testing and Materials (ASTM) E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* The U.S. Environmental Protection Agency (USEPA) has determined that the ASTM E1527-13 Standard is consistent with the requirements for conducting an "All Appropriate Inquiry" under 40 C.F.R. Part 312. Thus, this Phase I ESA constitutes All Appropriate Inquiry (AAI) designed to identify Recognized Environmental Conditions (RECs) in connection with the previous ownership and uses of the subject property as defined by ASTM E1527-13 and 40 C.F.R. Part 312.

ASTM E1527-13 Section 1.1.1 *Recognized Environmental Conditions* – The term *recognized environmental conditions* is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." The term as further defined by ASTM "is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." Conditions determined to be *de minimis* are not *recognized environmental conditions*.

SALEM identified no evidence of Recognized Environmental Conditions (RECs) in connection with the subject property as defined by ASTM E1527-13.

2.0 PURPOSED AND SCOPE OF ASSESSMENT

2.1 Purpose

According to ASTM E1527-13, the purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products.* As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner,* or *bona fide prospective purchaser* limitation on CERCLA liability (hereinafter, the *"landowner liability protections,"* or *"LLPs"*): that is, the practice that constitutes *"all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

The Phase I ESA was conducted to identify 'Recognized Environmental Conditions' (RECs), 'Controlled Recognized Environmental Conditions' (CRECs) and 'Historical RECs' (HRECs) as defined by the American Society for Testing and Materials (ASTM) *Designation E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* Section 1.1.1 of the ASTM *Designation E1527-13* defines an REC as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." The term as further defined by ASTM "is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies." Section 3.2.18 defines a CREC as a "recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)." Section 3.2.42 defines HREC as a "past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and land use limitations, institutional controls, or engineering controls)."

2.2 Scope of Work

The objective of the SALEM Phase I ESA scope of work is to provide an evaluation of RECs at the subject property and potential off-site sources. The scope of work for this Phase I ESA conforms to ASTM E1527-13. SALEM was provided written authorization to conduct the Phase I ESA by Mr. Tab Johnson with Rich Development Enterprises, LLC on April 19, 2022, in accordance with the scope of work outlined in SALEM's Proposal No. P3-422-0503. In fulfillment of the SALEM scope of work for this Phase I ESA, SALEM was retained to perform the following tasks:

- Acquire readily available information regarding land-use history and property development by reviewing historical aerial photographs, pertinent building permit records, historic city directories, as well as reviewing recent and historic topographic land-use maps of the subject property and surrounding area.

- Reviewing readily available local, state, and federal regulatory agency databases listed in ASTM E1527-13 and compiled by Environmental Data Resources, Inc. (EDR), including but not limited to CERCLA and NPL lists for sites within one mile of the subject property. State databases, including but not limited to CALSITES, Hazardous Substance Account Act, Cortese, SWIS, SWAT, Well Investigation Program (AB1803), and LUFT, were reviewed for sites within one mile of the subject property.

- Performing a reconnaissance of the subject property and surrounding areas (up to one-half mile beyond site boundary), with regard to potential off-site sources of degradation to the subject property, which included photograph documentation of subject property conditions, and identification of potential environmental concerns. Interviews with persons knowledgeable of the previous and current ownership and uses of the subject property.

- Identifying aboveground storage tanks and/or indications of underground storage tanks on-site.

- In addition to ASTM E1527-13, SALEM recognizes ASTM *Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions* (ASTM E2600-15) as an industry-accepted guideline to determine if a Vapor Encroachment Condition (VEC) exists at the target property. A VES consists of reviewing the Phase I ESA data combined with the application of professional judgment. SALEM evaluates the regulatory agency databases to determine if there are known or suspect contaminated sites within a minimum search distance of the target property. In addition, SALEM attempted to determine whether soil and/or groundwater have been impacted within the critical distances outlined in ASTM E2600-15.

- Preparing this report of SALEM's findings and recommendations if warranted.

3.0 SITE DESCRIPTION

The subject property comprises two contiguous rectangular-shaped parcels of land totaling approximately 14.44 acres located on the southeast corner of State Street and West Ramona Expressway in San Jacinto, California (Riverside County APNS 434-080-025 and -026). At the time of SALEM's May 3, 2022 site reconnaissance the subject property was vacant land with portions covered by native vegetation. The subject property is located in Section 27, Township 4 South, Range 1 West, San Bernardino Baseline and Meridian, United States Geological Survey (U.S.G.S.) 7.5 Minute Topographic Map, San Jacinto, California Quadrangle dated 2018.

4.0 PHYSIOGRAPHY AND HYDROGEOLOGIC CONDITIONS

The subject site is located within the northern part of the Peninsular Ranges Geomorphic Province of California. The province varies in width from approximately 30 miles to 100 miles in width. In general, the province consists of rugged mountains underlain by Jurassic metavolcanic and metasedimentary rocks and Cretaceous igneous rocks of the Southern California batholith. The Peninsular Ranges Province is divided into three northwest-trending fault-bounded structural blocks – from west to east – the Santa Ana Mountains, Perris, and San Jacinto Mountains (Morton and Miller, 2006). The Santa Ana Mountains block (west of the subject site) extends from the coast to the Elsinore Fault zone. The western margin of the Perris structural block underlies the subject site.

Paleocene to Pliocene sedimentary rocks underlie the western portion of the Santa Ana Mountains structural block. The eastern portion, a highly faulted structural anticline, is cored by a basement assemblage of Mesozoic metasedimentary and Cretaceous batholithic and volcanic rocks. A thick section of primarily upper Cretaceous marine and Paleogene marine and nonmarine rocks overly this basement. The Perris structural block is a large mass of granitic rock generally bounded by the San Jacinto Fault, the Elsinore Fault, the Santa Ana River, and a non-defined southeast boundary. The Perris Block has had a history of vertical land movements of several thousand feet due to shifts in the Elsinore and San Jacinto Faults.

According to California Regional Water Quality Control Board (RWQCB) records for the Rice Development leaking underground storage tank (LUST) site on the northeast corner of State Street and North Ramona Boulevard, located approximately 0.40 miles south of the subject property, depth to groundwater beneath the LUST site is reported to be first encountered at over 120 feet below ground surface (bgs). Based upon SALEM's topographic map interpretation, the general direction of groundwater flow in the vicinity of the subject property is toward the southwest. However, local groundwater level and flow direction may vary due to seasonal fluctuations in precipitation, usage demands, geology, and/or surface topography.

5.0 SITE RECONNAISSANCE

A site reconnaissance, which included a visual observation of the subject property and properties within the subject area, was conducted by SALEM's environmental assessor on May 3, 2022. The objective of the site reconnaissance is to identify RECs, including the storage and handling of hazardous substances and petroleum products on or in the vicinity of the subject property which have the potential to environmentally impact on-site soils, surface water and groundwater.

5.1 Observations

Table I summarizes the visual observations made during our site reconnaissance. A discussion of the physical observations follows Table I. Refer to the Site Map (Figure 1) and color photographs following the text for the locations of the features discussed in this section of the report.

TABLE I
Summary of Observations during Site Reconnaissance

FEATURE	OBSERVED	NOT OBSERVED
Structures (existing)		X
Evidence of past uses		X
Hazardous substances and/or petroleum products (including containers)		X
Aboveground storage tanks (ASTs)		X
Underground storage tanks (USTs) or evidence of USTs		X
Strong, pungent, or noxious odors		X
Pools of liquid likely to be hazardous materials or petroleum products		X
Drums		X
Unidentified substance containers		X
Pad-mounted/Pole-mounted transformers/capacitors/other PCB-containing equipment		X
Subsurface hydraulic equipment		X
Heating/ventilation/air conditioning (HVAC)		X
Stains or corrosion on floors, walls, or ceilings		X
Floor drains and sumps		X
Pits, ponds, or lagoons		X
Stained soil and/or pavement		X
Stressed vegetation		X
Waste or wastewater discharges to surface or surface waters on subject property (including stormwater)		X
Wells (irrigation, domestic, dry, injection, abandoned, monitoring wells)		X
Septic Systems		X

The subject property comprises two rectangular-shaped parcels of land totaling approximately 14.44 acres located on the southeast corner State Street and West Ramona Expressway in San Jacinto, California (Riverside County APNs 434-080-025 and -026). At the time of SALEM's site reconnaissance, the subject property was vacant land with portions covered by native vegetation.

- During visual observations of the subject property, no hazardous substances or petroleum products were observed to be stored or handled on the subject property. Exposed surface soils did not exhibit obvious signs of discoloration. No other obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs was noted within the area observed. No standing water or major depressions were observed on the subject property. No indications of former structures, such as foundations, were observed on the subject property.

- Several piles of debris including concrete rubble were observed in various areas within the central portion of the subject property. No evidence of staining or spills was observed on the soil in the vicinity of the piles of debris.

5.2 Adjacent Streets and Property Usage

Table II summarizes the adjacent streets and properties uses observed during the SALEM's site reconnaissance.

TABLE II
Adjacent Streets and Property Use

DIRECTION	ADJACENT STREET	ADJACENT PROPERTY USE
North	West Ramon Expressway	Village at San Jacinto Commercial Development (1171-1191 N. State Street) and Single-Family Residential Development
East	Eagle Road	Single-Family Residential Development
South	None	Vacant Land
West	North State Street/CA-79	Chevron/Extra Mile Gasoline Station (720 N. State Street/CA-79); Castaneda's Mexican Food (1040 N. State Street); Bid Daddy's BBQ (1020 N. State Street)

Based on the observed uses of the properties located immediately adjacent to the subject property, it is unlikely that significant quantities of hazardous substances or petroleum products are stored or handled at the adjoining properties with the exception of the Chevron/Extra Mile Gasoline Station, adjoining the subject property to the west across North State Street, which stored large quantities of gasoline. The Chevron/Extra Mile gasoline station at 720 North State Street/CA-79 was not identified on any government databases of known and reported unauthorized releases of hazardous substances and/or petroleum products to the subsurface. Based upon the absence of reported unauthorized releases, the Chevron/Extra Mile gasoline station is deemed to presently have a low potential to environmentally impact the subject property and therefore, does not present an REC to the subject property.

5.3 Potable Water Source

The water purveyor for the subject property is the City of San Jacinto Water and Wastewater Department (SJWWD). The SJWWD's water quality monitoring is an on-going program with water samples obtained on a regular basis. It is the responsibility of the SJWWD to provide customers with potable water in compliance with the California State Maximum Contaminant Levels (MCLs) for primary drinking water constituents in water supplied to the public. Water sampling was not conducted to verify water quality.

Additionally, SALEM's review of the ALTA/ACSM Land Title Survey prepared by ATC Design Group, dated September 10, 2020 indicates that a domestic water well/pump was located near the central portion of the subject property. It is unknown if the domestic water well is currently located on-site. A water well was not observed during SALEM's site reconnaissance. If the water well is identified during the redevelopment of the subject property, it/they should be properly destroyed in accordance with state and local guidelines.

5.4 Sewage Disposal System

The SJWWD was also contacted regarding sewer service for the subject property. According to a representative with the SJWWD, sewer service is not provided to the subject property. SALEM's review of historical aerial photographs indicates that various structures were formerly located on the subject property. A septic system was likely associated with the former on-site structures. However, it is unknown if a septic system is currently located in the vicinity of the former on-site structures. However, the presence of a septic system is not anticipated to adversely impact the subject property due to its presumed use for domestic purposes only. If a septic system is identified during the redevelopment of the subject property, it should be properly abandoned/closed or destroyed in accordance with state and local guidelines.

5.5 Heating and Cooling Source

No structures are located on the subject property. Therefore, no heating or cooling sources exist at those parcels. No documentation of fuel oil use was identified during review of reasonably ascertainable records and no visual evidence of fuel oil use was identified during the site reconnaissance. Therefore, it is unlikely for a former fuel oil UST to have been used at the subject property and for a release to have occurred.

6.0 USER-PROVIDED INFORMATION

A review of the user-provided Title report and a Phase I ESA User Questionnaire was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject property.

6.1 Preliminary Title Report

On April 18, 2022, a Preliminary Title Report for the subject property by Chicago Title Company, dated February 5, 2021, was provided to SALEM by Ms. Kristine Simmons with Rich Development Enterprises, LLC. The Preliminary Title Report was reviewed to identify potential deed restrictions, environmental liens or activity and use limitations (AULs) which may have occurred on or exist in connection with the subject property as indicated by the Preliminary Title Report. SALEM's review of the Preliminary Title Report indicated no deed restrictions, environmental liens, or AULs for the subject property. Please refer to Appendix A for a copy of the Preliminary Title Report.

6.2 Phase I Environmental Site Assessment User Questionnaire

On April 27, 2022, a completed Phase I ESA User Questionnaire was received from Mr. Bart Hollander with Rich Development Enterprises, LLC.

In order to quality for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments"*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *"all appropriate inquiry"* is not complete. The user is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to quality for the LLPs.
- Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the *property*.
- The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.

According to Mr. Hollander, to the best of his knowledge as the user of this Phase I ESA, no environmental cleanup liens and no activity or land use limitations have been filed or recorded against the subject property. Mr. Hollander indicated that he did not have knowledge of the past or current spills or chemical releases or environmental cleanups at the subject property. Additionally, Mr. Hollander indicated that the purchase price of the subject property reasonably reflects fair market value. Please refer to Appendix B for a copy of the completed Phase I ESA User Questionnaire.

7.0 SITE USAGE SURVEY

In order to assess the subject property's history, SALEM reviewed a Phase I ESA Owner Questionnaire, historical aerial photographs, building department records, city directories, planning department records and SFIMs.

7.1 Phase I Environmental Site Assessment Owner Questionnaire

As of the date of issuance of this report, a completed Phase I ESA Owner Questionnaire had not been provided to SALEM. The Phase I ESA Owner Questionnaire is designed to provide pertinent information regarding potential environmental and historical impacts associated with the subject property. Upon receipt of a completed Phase I ESA Owner Questionnaire, and if the Phase I ESA Owner Questionnaire responses alter the conclusions and recommendations of the Phase I ESA, SALEM will issue an addendum to this report summarizing the Phase I ESA Owner Questionnaire responses. Please refer to Appendix C for a blank copy of the Phase I ESA Owner Questionnaire.

7.2 Historical Aerial Photograph Review

Historical aerial photographs of the subject property and vicinity dated 1938, 1949, 1953, 1961, 1967, 1975, 1979, 1985, 1989, 1996, 2002, 2006, 2009, 2012, and 2016 were reviewed to evaluate changes in land use for the subject property. The historical aerial photographs were supplied by EDR. Refer to Appendix D for a copy of the EDR-provided aerial photographs. A summary of the aerial photographs is provided below:

- **1938 Aerial Photograph**
  The northern half of the subject property appears to be utilized for agricultural purposes for the cultivation of hay. The southern portion of the subject property is vacant land. A single-lane unpaved road (present-day Ramona Expressway) adjoins the subject property to the north, beyond which is a residential dwellings and vacant land. Vacant land and agricultural land adjoin the subject property to the east and south. A two-lane paved road (present-day State Street/State Highway 79) adjoins the subject property to the west, beyond which is agricultural land.

- **1949 Aerial Photograph**
  The western portion of the subject property is occupied by agricultural land. Several structures that appear to be associated with the agricultural use of the site occupy the central portion of the subject property. The eastern portion of the subject property is occupied by vacant land and an unpaved road extending off-site to the east. What appears to be a residential dwelling is observed along the southern property boundary. All adjoining properties appear similar to the 1938 aerial photograph with increased agricultural land observed.

- **1953 Aerial Photograph**
  The subject property appears as it did in the 1949 aerial photograph, with the exception of the addition of a long rectangular-shaped structure on the eastern portion of the subject property. All adjoining properties appear similar to the 1949 aerial photograph.

- **1961 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 1953 aerial photograph.

- **1967 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 1961 aerial photograph.

- **1975 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 1967 aerial photograph.

- **1979 Aerial Photograph**
  The subject property appears as it did in the 1975 aerial photograph, with the exception of the western portion of the site which is no longer utilized for agricultural purposes. All adjoining properties appear to be vacant land.

- **1985 Aerial Photograph**
  The subject property appears as it did in the 1979 aerial photograph, with the exception of the absence of several structures formerly located on the central and eastern portions of the subject property. All adjoining properties appear to be vacant land. Single-family residential development is observed in the vicinity of the subject property to the north and northwest.

- **1989 Aerial Photograph**
  The subject property and all adjoining properties appear as they did in the 1985 aerial photograph, with the exception of increased residential development observed to the northeast of the subject property. Additionally, the adjoining streets to the north and west (present-day Ramona Expressway and State Street, respectively) appear to be improved into two-lane asphalt paved roads.

- **1996 Aerial Photograph**
  The subject property is vacant land with no visible structures. The adjoining property to the north, beyond Ramona Expressway, is vacant graded land and single-family residential development. Single-family residential development adjoins the subject property to the east. Vacant land and single-family residential development adjoin the subject property to the south. A rectangular-shaped structure, similar to the Chevron gasoline station observed during SALEM's site reconnaissance, adjoins the subject property to the west across State Street.

- **2002 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 1996 aerial photograph.

- **2006 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 2002 aerial photograph, with the exception of two structures (similar in size and shape as the Castaneda's Mexican Food and Big Daddy's BBQ observed during SALEM's site reconnaissance) adjoin the subject property to the west, across State Street.

- **2009 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 2006 aerial photograph, with the exception of the adjoining property to the north, which is occupied with a retail shopping center (similar to the Village at San Jacinto shopping center observed during SALEM's site reconnaissance).

- **2012 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 2009 aerial photograph.

- **2016 Aerial Photograph**
  The subject property and all adjoining properties appear similar to the 2012 aerial photograph.

7.3 Building Department Records Review

On May 3, 2022, a records request was made to the City of San Jacinto Building Department (SJBD) for the subject property APNs 434-080-025 and -026 for construction permits, demolition permits, and certifications of occupancy. According to a representative of the SJBD, building permit records are filed by street address, and a street address has not been assigned to the subject property. Therefore, no building permits for items of environmental concern including, USTs, ASTs, septic systems, demolition, or previous structures were on file for the subject property.

7.4 City Directory Image Report

On April 28, 2022, SALEM contracted with EDR to provide a City Directory Image Report dated 1971 through 2017 for the subject property and adjoining properties. The subject property was not listed in the City Directory Image Report. The listed occupants of the adjoining properties did not appear likely to store or handle significant quantities of hazardous substance or petroleum products that may present an REC to the subject property. Please refer to Appendix E for a copy of the EDR-provided City Directory Image Report.

7.5 Sanborn Fire Insurance Maps

SALEM reviews SFIMs to evaluate prior land use at the subject property and adjacent properties. SFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the property. On April 26, 2022, SALEM contracted with EDR to provide a Fire Insurance Map Abstract indicating the availability of historic SFIMs for the subject property and adjacent properties as far back as 1867. EDR's search of collections at the Library of Congress, University Publications of America, and various public and local sources revealed no coverage for the subject property and adjacent properties. Please refer to Appendix F for a copy of the EDR SFIM No Coverage Certification.

7.6 Agricultural Chemicals

Review of historical aerial photographs dating to 1938 reveals that the subject property has not been utilized for agricultural purposes since at least 1979. Based upon the length of time since the subject property was last used for agricultural purposes, it is not anticipated that elevated concentrations of environmentally persistent pesticides would be found in the near-surface soils of the subject property. SALEM's sampling and analysis of surface soils from properties with similar histories has typically yielded non-detectable concentrations of environmentally persistent pesticides. It is not anticipated that elevated concentrations of environmentally persistent pesticides would be found in the near-surface soils of the subject property and therefore, the former agricultural use of the subject property does not present an REC to the subject property.

7.7 Phase I Environmental Site Assessment Interview - Previous Owner

SALEM attempted to interview the previous owner of the subject property to provide pertinent information regarding potential environmental and historical impacts associated with the subject property. However, a Phase I ESA interview with the previous owner of the subject property was not reasonably ascertainable.

7.8 Previous Environmental Reports

SALEM was not provided with additional environmental reports for the subject property.

8.0 REGULATORY AGENCY RECORDS REVIEW

SALEM conducted a review of regulatory agency records for the purpose of determining if hazardous substances and/or petroleum products or hazardous wastes have been stored or handled on the subject property and area properties of environmental concern. The most current records available were reviewed.

California Environmental Protection Agency, Department of Toxic Substances Control

SALEM's May 4, 2022 review of the California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control (DTSC) EnviroStor database available via the DTSC website (https://www.envirostor.dtsc.ca.gov/public), which tracks federal superfund sites, state response sites, voluntary cleanup sites, and school cleanup sites, indicated that no records of cleanup sites are on file with the DTSC for the subject property or adjoining properties.

California Regional Water Quality Control Board
SALEM's May 4, 2022 review of the RWQCB GeoTracker leaking underground storage tank (LUST) database available via the RWQCB website (https://geotracker.waterboards.ca.gov) indicated that no records of LUSTs are on file with the RWQCB for the subject property or adjoining properties.

California Division of Oil, Gas, and Geothermal Resources
On May 4, 2022, SALEM reviewed the California Geologic Energy Management Division (CalGEM) website (https://maps.conservation.ca.gov/doggr/wellfinder) to evaluate the potential for existing/former oil, gas, or geothermal wells on the subject property or adjoining properties. The subject property vicinity is not located within a geothermal or oil/gas field. The review of CalGEM information does not indicate that an oil, gas, or geothermal well has been drilled on the subject or adjoining properties.

South Coast Air Quality Management District
On May 4, 2022, the South Coast Air Quality Management District (SCAQMD) website (https://xappprod.aqmd.gov/find) was reviewed to identify any records of historical hazardous/flammable permits, hazardous substances and/or petroleum products handling, registered USTs, and/or unauthorized releases of hazardous substances and/or petroleum products for the subject property APNs. According to the SCAQMD website, no records regarding hazardous substances and/or petroleum products handling practices were on file for the subject property.

Riverside County Fire Department-Hazardous Materials Division
On May 4, 2022, the Riverside County Fire Department – Hazardous Material Division (SBCFD-HMD) was contacted regarding records of historical hazardous/flammable permits, hazardous materials handling, hazardous/flammable incidents, and/or registered USTs for the subject property APNs. According to a representative of the SBCFD records, no records were on file for the subject property.

Local Area Tribal Records
According to the EDR Radius Map Report, no tribal records are listed for the subject property or adjoining properties.

8.1 Standard Environmental Record Sources

EDR performed a search of federal, state, and local regulatory agency databases for the subject property and surrounding area. The various search distances as required by ASTM E1527-13 extended up to one mile from the subject property. Several agencies have published documents that list businesses or properties which have handled hazardous materials or hazardous waste, or may have had a documented release of hazardous substances or petroleum products. The databases consulted in the course of this assessment were compiled by EDR on April 26, 2022 and represent reasonably ascertainable current listings. SALEM did not verify the locations and distances of every site listed by EDR. SALEM verified locations and distances of the sites SALEM deemed as having a potential to environmentally impact the subject property. The actual location of the off-site properties identified may differ from the EDR listing. Table III summarizes the listed properties located within the specified ASTM Search Radii. The EDR Radius Map report is included in Appendix G.

TABLE III
EDR Radius Map Summary

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<⅛ MILE	⅛ - ¼ MILE	¼ - ½ MILE	½ - 1 MILE
STANDARD ENVIRONMENTAL RECORDS						
Federal NPL Site List						
NPL	National Priorities List	0	0	0	0	0
Proposed NPL	Proposed National Priorities List	0	0	0	0	0

TABLE III (cont'd)
EDR Radius Map Summary

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<⅛ MILE	⅛ - ¼ MILE	¼ - ½ MILE	½ - 1 MILE
NPL LIENS	Federal Superfund Liens	0	0	0	0	0
Federal Delisted NPL Site List						
Delisted NPL	National Priority List Deletions	0	0	0	0	0
Federal CERCLIS List						
Federal Facility	Federal Facility	0	0	0	0	---
SEMS	Superfund Enterprise Management System	0	0	0	0	---
Federal CERCLIS NFRAP Site List						
SEMS-ARCHIVE	Superfund Enterprise Management System Archive	0	0	0	0	---
Federal RCRA CORRACTS Facilities List						
CORRACTS	Corrective Action Report	0	0	0	0	0
Federal RCRA non-CORRACTS TSD Facilities List						
RCRA-TSDF	Transporters, Storage, and Disposal	0	0	0	0	---
Federal RCRA Generators List						
RCRA – LQG	RCRA – Large Quantity Generators	0	1	1	---	---
RCRA – SQG	RCRA – Small Quantity Generators	0	1	0	---	---
RCRA – VSQG	RCRA – Very Small Quantity Generators	0	0	0	---	---
Federal Institutional Controls/Engineering Controls Registries						
LUCIS	Land Use Control Information System	0	0	0	0	---
US ENG CONTROLS	Engineering Controls Sites List	0	0	0	0	---
US INST CONTROL	Sites with Institutional Controls	0	0	0	0	---
Federal ERNS List						
ERNS	Emergency Response Notification System	0	0	---	---	---
State and Tribal Equivalent NPL						
RESPONSE	State Response Sites	0	0	0	0	0
State and Tribal Equivalent CERCLIS						
ENVIROSTOR	EnviroStor Database	0	0	1	4	1
State and Tribal Landfill and/or Solid Waste Disposal Site List						
SWF/LF	Solid Waste Information System	0	0	0	0	---
State and Tribal Leaking Storage Tank Lists						
LUST	Leaking Underground Storage Tanks	0	0	0	1	---
INDIAN LUST	LUST on Indian Land	0	0	0	0	---
CPS-SLIC	Statewide SLIC Cases	0	0	0	0	---
State and Tribal Registered Storage Tank Lists						
FEMA UST	Underground Storage Tank Listing	0	0	0	---	---
UST	Active UST Facilities	0	6	0	---	---
AST	Aboveground Storage Tank Facilities	0	0	0	---	---
INDIAN UST	USTS on Indian Land	0	0	0	---	---
State and Tribal Voluntary Cleanup Sites						
INDIAN VCP	Voluntary Cleanup on Indian Land	0	0	0	0	---
VCP	Voluntary Cleanup Program Properties	0	0	0	0	---
State and tribal Brownfields sites						
BROWNFIELDS	Considered Brownfields Sites Listing	0	0	0	0	---
ADDITIONAL ENVIRONMENTAL RECORDS						
Local Brownfield Lists						
US BROWNFIELDS	Brownfield Sites	0	0	0	0	---
Local Lists of Landfill/Solid Waste Disposal Sites						
WMUDS/SWAT	Waste Management Unit Database	0	0	0	0	---
SWRCY	Recycler Database	0	0	0	0	---
HAULERS	Registered Waste Tire Haulers Lists	0	---	---	---	---
INDIAN ODI	Report on Open Dumps on Indian Land	0	0	0	0	---

TABLE III (cont'd)
EDR Radius Map Summary

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<⅛ MILE	⅛ - ¼ MILE	¼ - ½ MILE	½ - 1 MILE
DEBRIS REGION 9	Illegal Dump Site Locations	0	0	0	0	---
ODI	Open Dump Inventory	0	0	0	0	---
IHS OPEN DUMPS	Open Dumps on Indian Land	0	0	0	0	---
Local Lists of Hazardous Waste/Contaminated Sites						
US HIST CDL	Historic Clandestine Drug Labs	0	0	---	---	---
HIST Cal-Sites	Cal-Sites Database	0	0	0	0	0
SCH	School Property Evaluation Program	0	0	1	---	---
CDL	Clandestine Drug Labs	0	0	---	---	---
CERS HAZ WASTE	CalEPA Regulated Site Portal	0	3	1	---	---
Toxic Pits	Toxic Pits Cleanup Act Sites	0	0	0	0	0
US CDL	Clandestine Drug Labs	0	0	---	---	---
PFAS	PFAS Contamination Site	0	0	0	0	---
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	0	---	---	---	---
Local Lists of Registered Storage Tanks						
SWEEPS UST	SWEEPS UST Lists	0	2	1	---	---
HIST UST	Historical UST	0	0	0	---	---
CA FID UST	Facility Inventory Database	0	2	1	---	---
CERS TANKS	California Environmental Reporting System Tanks	0	2	0	---	---
Local Land Records						
LIENS	Environmental Liens Listing	0	0	---	---	---
LIENS 2	CERCLA Lien Information	0	0	---	---	---
DEED	Deed Restriction Listing	0	0	0	0	---
Records of Emergency Release Reports						
HMIRS	Hazardous Materials Information System	0	---	---	---	---
CHMIRS	CA Hazardous Material Information System	0	---	---	---	---
LDS	Land Disposal Sites Listing	0	---	---	---	---
MCS	Military Cleanup Sites Listing	0	---	---	---	---
SPILLS 90	SPILLS 90 data from FirstSearch	0	---	---	---	---
Other Ascertainable Records						
RCRA Non-Gen	Non-Generators	0	4	0	---	---
FUDS	Formerly Used Defense Sites	0	0	0	0	0
DOD	Department of Defense Sites	0	0	0	0	0
SCRD DRYCLEANER	State Coalition for Remediation of Cleaners	0	0	0	0	---
US FIN ASSUR	US Financial Assurance	0	0	---	---	---
EPA WATCH LIST	EPA WATCH LIST	0	0	---	---	---
2020 COR ACTION	2020 Corrective Action Program List	0	0	0	---	---
TSCA	Toxic Substances Control Act	0	---	---	---	---
TRIS	Toxic Chemical Release Inventory System	0	---	---	---	---
SSTS	Section 7 Tracking Systems	0	---	---	---	---
ROD	Records of Decision	0	0	0	0	0
RMP	Risk Management Plans	0	0	---	---	---
RAATS	RCRA Administrative Action Tracking	0	0	---	---	---
PRP	Potentially Responsible Party	0	0	---	---	---
PADS	PCB Activity Database System	0	0	---	---	---
ICIS	Integrated Compliance Information System	0	0	---	---	---
FTTS	FIFRA/TSCA Tracking System	0	0	---	---	---
MLTS	Material Licensing Tracking System	0	0	---	---	---
COAL ASH DOE	Steam-Electric Plan Operation Data	0	0	---	---	---
COAL ASH EPA	Coal Combustion Residues Surface List	0	0	0	0	---
PCB TRANSFORMER	PCB Transformer	0	0	---	---	---

TABLE III (cont'd)
EDR Radius Map Summary

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<⅛ MILE	⅛ - ¼ MILE	¼ - ½ MILE	½ - 1 MILE
RADINFO	Radiation Information Database	0	0	---	---	---
HIST FTTS	FIFRA/TSCA Tracking System	0	0	---	---	---
DOT OPS	Incident and Accident Data	0	0	---	---	---
CONSENT	Superfund Consent Decrees	0	0	0	0	0
INDIAN RESERV	Indian Reservations	0	0	0	0	0
FUSRAP	Formerly Utilized Sites Remedial Action Plan	0	0	0	0	0
UMTRA	Uranium Mill Tailings Sites	0	0	0	0	---
LEAD SMELTERS	Lead Smelter Site	0	0	---	---	---
US AIRS	US Aerometric Information Retrieval System	0	0	---	---	---
US MINES	United States Mines	0	0	0	---	---
ABANDONED MINES	United States Abandoned Mines	0	0	0	---	---
FINDS	Facility Index System	0	0	---	---	---
ECHO	Enforcement & Compliance History Information	0	0	---	---	---
UXO	Unexploded Ordinances Sites	0	0	0	0	0
DOCKET HWC	Hazardous Waste Compliance Docket	0	0	---	---	---
FUELS PROGRAM	EPA Fuels Program Registered Listings	0	0	0	---	---
CA BOND EXP. PLAN	CA Bond Expenditure Plan	0	0	0	0	0
Cortese	Cortese Hazardous Waste & Substance Sites	0	0	0	1	---
CUPA Listings	Certified Unified Program Agency	0	0	0	---	---
DRYCLEANERS	Cleaner Facilities	0	0	3	---	---
EMI	Emissions Inventory Data	0	0	---	---	---
ENF	Enforcement Action Listing	0	0	---	---	---
Financial Assurance	Financial Assurance	0	0	---	---	---
HAZNET	Facility and Manifest Data	0	0	---	---	---
ICE	Inspections, Compliance, and Enforcement	0	0	---	---	---
HIST CORTESE	Historical Cortese Sites	0	0	0	0	---
HWP	EnviroStor Permitted Facilities Listing	0	0	0	0	0
HWT	Registered Hazardous Waste Transporter	0	0	0	---	---
MINES	Mines Master Index File	0	0	0	---	---
MWMP	Medical Waste Management Program	0	0	0	---	---
NPDES	NPDES Permits Listing	0	1	---	---	---
PEST LIC	Pesticide Regulation Licenses Listing	0	---	---	---	---
PROC	Certified Processors Database	0	0	0	0	---
Notify 65	Proposition 65 Records	0	0	0	0	0
UIC	Underground Injection Control Sites	0	0	---	---	---
UIC GEO	UIC GEO (GEOTRACKER)	0	0	---	---	---
WASTEWATER PITS	Oil Wastewater Pits Listing	0	0	0	0	---
WDS	Waste Discharge System	0	0	---	---	---
WIP	Well Investigation Program Case List	0	0	0	---	---
WASTEWATER PITS	Oil Wastewater Pits Listing	0	0	0	0	---
MILITARY PRIV SITES	Military Privatized Sites	0	0	---	---	---
PROJECT	Project Sites	0	0	---	---	---
WDR	Waste Discharge Requirements Listing	0	0	---	---	---
CIWQS	California Integrated Water Quality System	0	1	---	---	---
CERS	CalEPA Regulated Site Portal Data	0	0	---	---	---
NON-CASE INFO	Non-Case Information Sites	0	0	---	---	---
OTHER OIL GAS	Other Oil & Gas Project Sites	0	0	---	---	---
PROD WATER PONDS	Produced Water Ponds Sites	0	0	---	---	---
SAMPLING POINT	Sampling Point Public Sites	0	0	---	---	---
WELL STIM PROJ	Well Stimulation Project	0	0	---	---	---
MINES MRDS	Mineral Resources Data System	0	0	---	---	---
HWTS	Hazardous Waste Tracking System	0	0	---	---	---

TABLE III (cont'd)
EDR Radius Map Summary

DATABASE	TYPE OF RECORDS	SUBJECT PROPERTY	<⅛ MILE	⅛ - ¼ MILE	¼ - ½ MILE	½ - 1 MILE
EDR HIGH RISK HISTORICAL RECORDS						
EDR Exclusive Records						
EDR MGP	Manufactured Gas Plants	0	0	0	0	0
EDR Hist Auto Stations	EDR Historical Auto Stations	0	1	---	---	---
EDR Hist Cleaners	EDR Historical Cleaners	0	0	---	---	---
EDR RECOVERED GOVERNMENT ARCHIVES						
Exclusive recovered Government Archives						
RGA LF	Recovered Government Archive Solid Waste Facilities List	0	---	---	---	---
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank	0	---	---	---	---

0 = No sites in radius identified
--- = Not Searched

The subject property was identified in the EDR-provided government database report on the NPDES and CIWQS databases. The 99 Cents Only Store was identified on these databases for construction related permitting pertaining to stormwater pollution protection, however the permits appear to have been terminated. No NOVs regarding hazardous material/hazardous waste storage and handling practices were identified. The subject property was not listed on any government databases of known or reported releases of hazardous substances or petroleum products to the subsurface. Therefore, the listing of 99 Cents Only Stores listing on these databases does not present an REC to the subject property.

No sites with reported releases of hazardous substances or petroleum products to the subsurface were reported within a one-quarter-mile radius of the subject property.
In general, only hazardous substances or petroleum products released from facilities located approximately up-gradient and within a few hundred feet of the subject property, or in a cross-gradient direction close to the subject property, are judged to have a reasonable potential of migrating to the subject property. This opinion is based on the assumption that hazardous substances and petroleum products generally do not migrate large distances laterally within the soil, but rather tend to migrate with groundwater in the general direction of groundwater flow.

One orphan site was identified in the EDR-provided government database report. Based upon SALEM's visual observations made during our site reconnaissance, as well as various influencing factors including approximate distance from the subject property, the orphan site is deemed to have a low potential to environmentally impact the subject property.

No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject property, adjoining, or vicinity properties in the EDR-provided government database report.

No Indian reservations or LUSTs on Indian land were reported on the subject property, adjoining, or vicinity properties in the EDR-provided government database report.

The remaining properties identified by EDR within the specified search radius of the subject property, which appeared on local, state, or federally published lists of sites that use of have had releases of hazardous substances or petroleum products, were determined through SALEM's field observations to be of sufficient distance and/or situated hydraulically cross/down-gradient of the subject property, such that impacts to the subject property are not likely.

9.0 POTENTIAL VAPOR ENCROACHMENT CONDITION

Vapor intrusion is a way by which chemicals in soil and groundwater can migrate into indoor air. Chemical vapors moving up through soil and into a building are a potential source of indoor air contamination and may pose a risk to human health. In evaluating the potential for a vapor encroachment condition (VEC) on the subject property, SALEM attempted to determine if there was information indicating that chemicals of concern were located within the "critical distance," defined as the lineal distance between the nearest edge of a contaminated plume and the nearest target property boundary. Based on ASTM E 2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the "critical distance" is equal to 100 feet, with the exception of dissolved petroleum hydrocarbons, which have a "critical distance" of 30 feet. If non-aqueous phase petroleum hydrocarbons are present, the 100-foot "critical distance" is utilized.

9.1 Vapor Encroachment Screening

SALEM has performed a Vapor Encroachment Screening (Tier 1) in general accordance with the scope and limitations of ASTM Standard Practice E2600-15 for the subject property. SALEM utilized site and site vicinity specific criteria including groundwater gradient, distance of area properties of environmental concern from the subject property, and the types of constituents of concern which were released to evaluate potential vapor encroachment issues. The purpose of this Vapor Encroachment Screening (Tier 1) is to identify the existing or potential Vapor Encroachment Conditions (VEC), (as defined by ASTM E2600-15) affecting the subject property. As part of the screening, SALEM has completed the following questionnaire, as duplicated from Section X3 of ASTM E2600-15.

TABLE IV
Vapor Encroachment Questionnaire

QUESTION	RESPONSE	COMMENTS
1. Property Type?	Vacant	
2. Are there buildings/structures on the subject property?	No	
3. Will buildings/structures be constructed on the subject property in the future?	Yes	
4. If buildings exist or are proposed, do/will they have elevators?	No	
5. Type of level below grade (existing or proposed)?	Slab-on-Grade (proposed)	
6. Is there ventilation below grade?	No	
7. Sump pumps, floor drains, or trenches (existing or proposed)?	No	
8. Radon or methane mitigation system installed?	No	
9. Heating system type (existing or proposed)?	Unknown	
10. Type of fuel energy (existing or proposed)?	Unknown	
11. Have there ever been any environmental problems at the subject property?	No	
12. Does/will a gas station operate anywhere on the subject property?	No	
13. Do any tenants use hazardous chemicals in relatively large quantities on the subject property?	No	
14. Have any tenants ever complained about odors in the building or experience health-related problems that may have been associated with the building?	No	
15. Are the operations (or proposed operations to be performed) on the subject property OSHA regulated?	No	
16. Are there any existing or proposed underground storage tanks (USTs) or aboveground storage tanks (ASTs) located on the subject property?	No	
17. Are there any sensitive receptors (children, elderly, people in poor health, etc.) that occupy or will occupy the subject property?	No	

TABLE V
Additional VEC Criteria

QUESTION	RESPONSE	COMMENTS
1. Is the subject property known to have current or past contamination?	No	
2. Is contamination of the subject property suspected?	No	
3. Is an adjacent property known to have current or past contamination which may have impacted the subject property?	No	
4. Is a nearby property known to have current or past contamination which may have impacted the subject property?	No	
5. Is regional groundwater contamination known to exist beneath the subject property?	No	
6. Are you aware of other conditions which may result in vapor intrusion at the subject property?	No	

Based upon the results of SALEM's Tier 1 VES, it is SALEM's opinion that a potential VEC "likely does not exist" at the subject property. As such, no further assessment is recommended.

10.0 BUSINESS ENVIRONMENTAL RISKS

10.1 Asbestos-Containing Building Materials

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. Asbestos is commonly used as an acoustic insulator, thermal insulation, fire proofing and in other building materials. Friable asbestos-containing material (ACM), when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM. Exposure to airborne friable asbestos may result in a potential health risk because persons breathing the air may breathe in asbestos fibers. Continued exposure can increase the amount of fibers that remain in the lung. Fibers embedded in lung tissue over time may cause serious lung diseases including: asbestosis, lung cancer, or mesothelioma. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

During SALEM's site reconnaissance, no structures were observed on the subject property. Therefore, ACMs are not considered an on-site environmental concern at this time.

10.2 Lead-Based Paint

Lead is a highly toxic metal that affects virtually every system of the body. While adults can suffer from excessive lead exposures, the groups most at risk are fetuses, infants, and children under 6. The Consumer Product Safety Commission banned the use of lead in paint in 1978. Most manufactures, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X," to protect families from exposure to lead from paint, dust, and soil. Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on lead-based paint (LBP) and LBP hazards before the sale or lease of most housing built before 1978. Sellers, landlords, and their agents are responsible for providing this information to the buyer or renter before sale or lease.

According to Section 1017 of Title X, "LBP hazard is any condition that causes exposure to lead from lead-contaminated dust; bare, lead-contaminated soil; or LBP that is deteriorated or intact LBP present on accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects." Therefore, under Title X intact lead-based paint on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. LBP is defined as any paint, varnish, stain, or other applied coating that has 1.0 mg/cm2 (or 5,000 µg/g by weight) or more of lead.

During SALEM's site reconnaissance, no structures were observed on the subject property. Therefore, LBP is not considered an on-site environmental concern at this time.

10.3 Radon

Radon is a naturally occurring gaseous substance resulting from the radioactive decay of uranium to radium and then to radon. Uranium is a common element found in many geologic formations and substrates, particularly igneous and metamorphic rocks. Radon has a half-life of only 3.8 days and decays to its daughter elements (polonium 218, polonium 214, bismuth 214, and lead 214). It is these daughter elements that represent the health hazard commonly associated with radon. Radon gas can enter a building through cracks in the foundation and walls and become attached to dust particles and inhaled which could cause damage to human lung tissue. Radon is measured in picocuries per liter of air (pCi/L). The EPA has an established safe radon level of 4 pCi/L. Based on the EPA Radon Zone Map of California, the subject Property is located within **EPA Zone 2**, which has a predicted indoor radon screening between 2 pCi/L and 4 pCi/L (Low Potential). The EDR-provided radon data cites Riverside County as having 100% of 22 1st floor spaces with <4 pCi/L. However, radon levels may vary from one area to another and the only way to accurately assess radon gas levels on the subject property is to conduct a radon gas survey.

10.4 Mold

Molds are microscopic organisms found virtually everywhere, indoors, and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding). Mold growths often appear as discoloration, staining, or fuzzy growth on building materials or furnishings and are varied colors of white, gray, brown, black, yellow, and green. In large quantities, molds can cause allergic symptoms when inhaled or through the toxins the molds emit.

During SALEM's site reconnaissance, no structures were observed on the subject property. Therefore, mold is not considered an on-site environmental concern at this time.

11.0 DISCUSSION OF FINDINGS

Historical Uses

The subject property comprises two rectangular-shaped parcels of land totaling approximately 14.44 acres located on the southeast corner of State Street and West Ramona Expressway in San Jacinto, California (Riverside County APNS 434-080-025 and -026). SALEM's review of historical aerial photographs, historical city directories, and SJBD records indicates that the subject property was utilized for agricultural purposes, possibly for the cultivation of hay, from at least 1938 until approximately 1979. Several structures likely associated with the agricultural use of the site occupied the central and eastern portions of the site from at least 1949 until they were demolished by 1985. By 1996, the subject property was vacant land.

Based on SALEM's site reconnaissance, and contacts with state and local regulatory agencies, the potential for RECs to exist in connection with the historical use of the subject property appears to be low.

Current Uses
At the time of SALEM's site reconnaissance, the subject property was vacant land with portions covered by native vegetation.

During the visual observations of the subject property, no hazardous substances or petroleum products were observed to be stored or handled on the subject property. Exposed surface soils did not exhibit obvious signs of discoloration. No other obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs was noted within the area observed. No standing water or major depressions were observed on the subject property. Several piles of debris including concrete rubble were observed in various areas within the central portion of the subject property. No evidence of staining or spills was observed on the soil in the vicinity of the piles of debris.

Based on SALEM's, field observations, and contacts with state and local regulatory agencies, the potential for adverse environmental impacts to the subject property associated with current site use appears to be low and therefore, there is a low potential for RECs to exist in connection with the current use of the subject property.

Adjoining Properties
Based on SALEM's field observations, review of the EDR Radius Map Report and consultation with state and local regulatory agencies, the potential for RECs to exist in connection with the subject property from adjoining property uses appears to be low.

11.1 Evaluation of Data Gaps/Data Failure

In accordance with ASTM E1527-13 guidance, data gaps represent a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure represents the failure to achieve the historical research objects of this practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. The following is a summary of data gaps encountered in the process of preparing this report including an observation as the presumed significance of that data gap to the conclusions of this assessment.

- Some of the intervals between documented sources exceeded five years.

However, taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that these data gaps might alter the conclusions of this assessment.

12.0 SUMMARY AND CONCLUSIONS

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13 for the Proposed Commercial Development located on the southeast corner of State Street and West Ramona Expressway in San Jacinto, California (Riverside County APNS 434-080-025 and -026) the *property*. Any exceptions to, or deletions from, this practice are described in Section 13 of this *report*. During the course of this assessment, SALEM identified no evidence of RECs in connection with the subject property as defined by ASTM E1527-13.

13.0 LIMITATIONS

This Phase I ESA Report has been prepared for the exclusive use of **Rich Development Enterprises, LLC** and their subsidiaries and affiliates. Unauthorized use of or reliance on the information contained in this report, unless given express written consent by SALEM and **Rich Development Enterprises, LLC** is strictly prohibited. The following limitations and exceptions apply:

- The scope of work completed was designed solely to meet the needs of SALEM's client. SALEM shall not be liable for any unintended usage of this report by another party. In addition, based on the ASTM guidelines, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA.

- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This ESA was designed to reduce, but not eliminate the potential for RECs at the subject property, within reasonable limits of time and cost. The ESA is not intended to be exhaustive or all-inclusive and does not represent a guarantee of the identification of all possible environmental risk.

- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed. Testing, if any, is designed solely to meet the needs of the ESA, not to meet any local, state, or federal regulations and should not be utilized as such.

- Information in this report is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. The information utilized in this ESA is from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy thereof. SALEM will have no ongoing obligation to obtain and include information that was not reasonably ascertainable, practically reviewable or provided to SALEM in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.

- Unless specifically identified in the scope of work, the ESA excludes consideration of non-ASTM scope issues including, but not limited to, lead in drinking water, asbestos, lead-based paint, industrial hygiene, health and safety, endangered species, wetlands, indoor air quality, vapor intrusion, electromagnetic fields, biological agents, or mold.

- The ESA includes some information that may be relevant to regulatory compliance, but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. While the general environmental setting of the subject property is described, this assessment is not intended to be a formal flood plain or wetland determination, and no warranty is made thereof. Depending on its past, present, or future intended use, the property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to, the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state, and local regulations. SALEM assumes no responsibility or liability respecting regulatory permitting or compliance issues.

- Client is advised that if the ESA is obtained with the intent of qualifying the purchaser as an innocent landowner, contiguous property owner, or bona fide prospective purchaser under CERCLA, there

will be continuing obligations of due care and responsiveness and additional legal requirements that likely apply to such status. SALEM accepts and undertakes no responsibility as to such requirements and advises that counsel be separately consulted with respect to such requirements.

- The findings and conclusions presented in this Phase I ESA Report are based on field review and observations and on data obtained from the sources listed in the report. The findings of this report are valid as of the present. The passage of time, natural processes or human intervention on the subject property or adjacent properties and changes in the regulations can cause changed conditions which can invalidate the findings and conclusions presented in this report.

14.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of SALEM's undersigned environmental professional with oversight from the undersigned registered engineer. The work was conducted in accordance with ASTM E1527-13, generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and SALEM's quality-control policies.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

15.0 REFERENCES

The following list summarizes the references utilized in preparing this report:

- Aerial photographs provided by Environmental Data Resources, Inc.
- California Environmental Protection Agency, Recorded Deed Restriction List, 1994.
- California Environmental Protection Agency, Department of Toxic Substances Control records.
- California Regional Water Quality Control Board records.
- Cal-EPA Voluntary Cleanup Program records.
- California Statewide Radon Survey Screening results conducting during 1990-1991.
- City of San Jacinto Building & Safety Department records.
- City of San Jacinto Planning Department records.
- City of San Jacinto Public Works Department
- City of San Jacinto Water District records.
- Federal and State regulatory agency lists compiled by EDR.
- Riverside County Assessor's Office records.
- Riverside County Building Department records.
- Riverside County Fire Department-Hazardous Materials Division records.
- Sanborn Fire Insurance Maps for San Jacinto, California (EDR).
- The Munger Map Book, California – Alaska Oil & Gas Fields, Munger Maps – 1999.
- U.S. EPA Federal Superfund Liens List and the U.S. EPA California Liens, 1995.
- U.S. Geological Survey, 7.5 minute San Jacinto, California topographic quadrangle map, dated 2018.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (909) 980-6455.

Respectfully submitted,

SALEM Engineering Group, Inc.

Maria G. Ruvalcaba, EP
Senior Environmental Project Manager



Clarence Jiang, PE, GE
Project Engineer
RCE No. 50233/ RGE No. 2477



Photo 1: View of the subject property facing east from western boundary.



Photo 2: View of subject property facing south.

PHOTOGRAPHS	PROJECT NO. 3-422-0439	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DATE: May, 2022	
	PAGE: Page 1 of 6	



Photo 3: View of subject property facing west from center of subject property.



Photo 4: View of subject property facing southwest.



Photo 5: View of subject property facing north from central portion of site.



Photo 6: View of concrete rubble debris observed on central portion of the subject property.



Photo 7: View of retail shopping center adjoining the subject property to the north.



Photo 8: View of residential adjoining property to the north.



Photo 9: View of residential adjoining the subject property to the east.



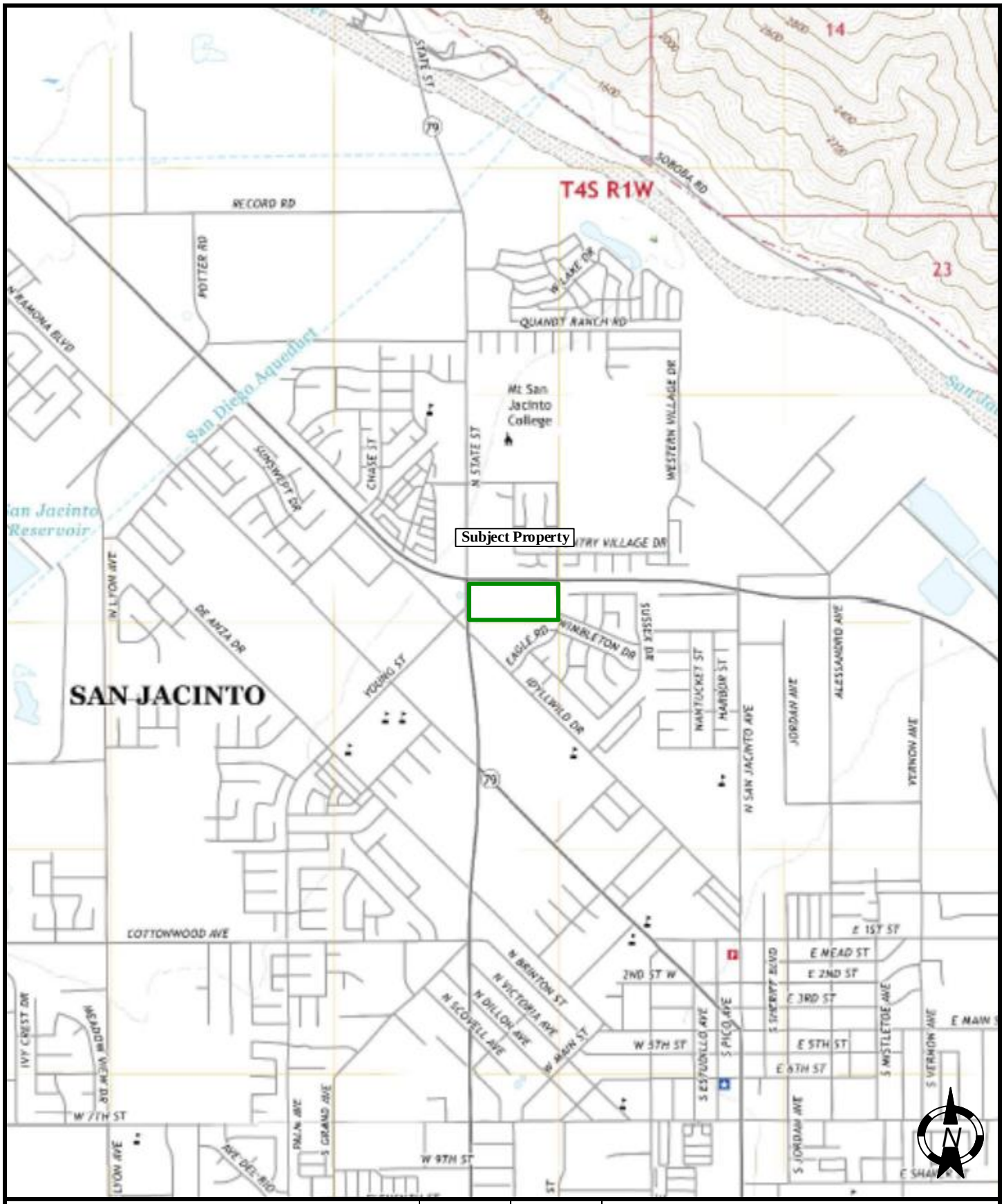
Photo 10: View of adjoining residential to the south.



Photo 11: View of adjoining vacant land to the south.



Photo 12: View of gas station and retail development adjoining the subject property to the west.



TOPOGRAPHIC MAP (2018)	SCALE: NTS	DATE: May, 2022
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR
	PROJECT NO.: 3-422-0439	FIGURE NO.: 1

SALEM engineering group, inc.



AERIAL PHOTOGRAPH (2016)	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	FIGURE NO.: 2	



SITE MAP	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	FIGURE NO.: 3	

APPENDIX

A

Chicago Title Company

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Phone: (213) 488-4300 ● Fax: (213) 488-4377

Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00109105-994-LT2-JC**

Escrow/Customer Phone: **(213) 488-4300**

Shoreline, A Law Corporation
1299 Ocean Ave., Suite 400
Santa Monica, CA 90401-1007
ATTN: Christy M. Morcomb, Esq.
Email: cmorcomb@shoreline-law.com
REF:

Title Officer: **Jordan Curiel (LA/Comm)**
Title Officer Phone: **(213) 488-4371**
Title Officer Fax: **(213) 612-4171**
Title Officer Email: **UnitX23@ctt.com**

PROPERTY: **788 W. RAMONA EXPRESSWAY, SAN JACINTO, CA**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: _____
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____
ATTEST President
Secretary

Chicago Title Company

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Phone: (213) 488-4300 ● Fax: (213) 488-4377

PRELIMINARY REPORT

EFFECTIVE DATE: **February 5, 2021 at 7:30 a.m.**

ORDER NO.: 00109105-994-LT2-JC

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   Fee Estate

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   99 CENTS ONLY STORES, LLC, a California limited liability company formerly known as 99¢ Only Stores, a California corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AND LETTERED LOT B, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 22092 RECORDED IN BOOK 147, PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL WATER, OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 250 FEET UNDER THE LAND PROPERTY DESCRIBED ON EXHIBIT 1 ATTACHED HERETO AND INCORPORATED HEREIN REFERENCE WITHOUT THE RIGHT OF SURFACE ENTRY, AS QUITCLAIMED CARL H. QUANDT, AN UNMARRIED MAN BY DOCUMENT RECORDED APRIL 14, 1987 AS INSTRUMENT NO. 102895 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: **434-080-025 & 026**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

B. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	434-080-025-2
Fiscal Year:	2020-2021
1st Installment:	$1,747.00, paid.
2nd Installment:	$1,747.00, Unpaid (Delinquent by April 10, 2021)
Penalty and Cost:	$212.76
Homeowners Exemption:	$-None-
Code Area:	010-029

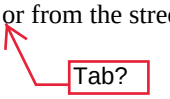
C. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	434-080-026-3
Fiscal Year:	2019-2020
1st Installment:	$10,740.97, paid.
2nd Installment:	$10,740.97, Unpaid (Delinquent by April 10, 2021)
Penalty and Cost:	$1,112.16
Homeowners Exemption:	$-None-
Code Area:	010-029

D. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,



Recording Date:	August 30, 1983
Recording No:	83-176739, Official Records
Affects:	That portion of said land abutting Ramona Expressway

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of San Jacinto, a California Municipality
Purpose:	public utilities, wells site and waterlines
Recording Date:	December 12, 1985
Recording No:	85-279922, Official Records
Affects:	A portion of said land.

EXCEPTIONS
(Continued)

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of San Jacinto, a California Municipality
Purpose:	sanitary sewer purposes
Recording Date:	October 11, 1986
Recording No:	86-252625, Official Records
Affects:	A portion of said land.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of San Jacinto, a California Municipality
Purpose:	public utilities and sewer
Recording Date:	November 21, 1986
Recording No:	86-296240, Official Records
Affects:	A portion of said land.

Link has expired.

6. The effect of a Declaration of Dedication as shown by the Owners Certificate on Parcel Map No. 22092, purporting to irrevocably dedicate in perpetuity for public road purposes, including public utility and public service uses, the property described therein.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on

Map/Plat:	Parcel Map 22092
Recording No:	in Book 147, Pages 43 and 44 of Parcel Maps
Purpose:	storm drain and access
Affects:	That portion of said land as shown on said parcel map.

Link has expired

8. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	San Jacinto Redevelopment Project Amendment No. 1
Recording Date:	December 29, 1993
Recording No:	520075, Official Records

Site is in an RDA. City has not raised any issues.

9. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	San Jacinto Redevelopment Project Area
Recording Date:	December 26, 2007
Recording No:	2007-0764103, Official Records

Link has expired

10. The effect of State Highway right of way vicinity map depicting the proposed relinquishment to the City of San Jacinto, that portion of the Ramona Expressway (State Highway 79) lying adjacent to said land, filed in Book 11, Pages 65 through 69, inclusive of State Highway Maps, recorded June 6, 2007 as Instrument No. 2007-0372192 of Official Records.

Tab?

11. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

EXCEPTIONS
(Continued)

12. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

13. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

14. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

    The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

    The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: 99 CENTS ONLY STORES, LLC, a California limited liability company

   a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

   g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.

2. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Commercial properties, known as 788 W. Ramona Expressway, located within the city of San Jacinto, California, , to an Extended Coverage Loan Policy.

3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

6. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

7. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Jordan Curiel (LA/Comm)/od

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the

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last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
CTC - Chicago Title Company

FNF Underwriter
CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)
The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)
No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% % of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% % of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

(Except as provided in Schedule B - Part II,(t(or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(PART I

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

(The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

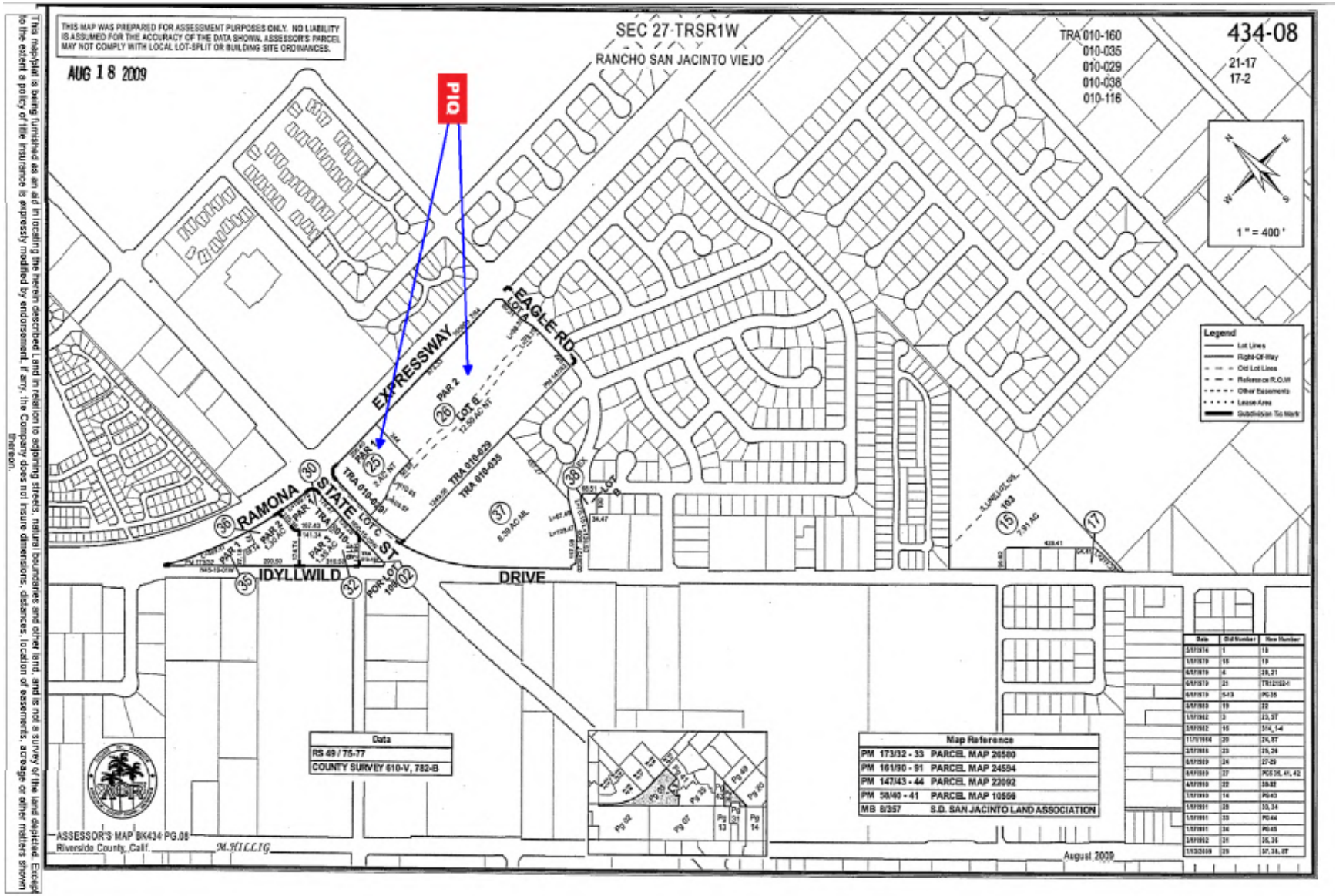
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. (Variable exceptions such as taxes, easements, CC&R's, etc. shown here.)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

OWNER'S DECLARATION

Escrow No.: 00109105-994-LT2-JC
Property Address: 788 W. Ramona Expressway
San Jacinto, CA

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at 788 W. Ramona Expressway, San Jacinto, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at 788 W. Ramona Expressway, San Jacinto, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Chicago Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.

5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Chicago Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

APPENDIX

B

SALEM
engineering group, inc.

8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730
(909) 980-6455 Office
(909) 980-6435 Fax

PHASE I ESA (ASTM E1527-13)
USER QUESTIONNAIRE

PROPOSED COMMERCIAL DEVELOPMENT
SEC STATE STREET & RAMONA EXPRESSWAY
SAN JACINTO, CALIFORNIA

Date: 4/26/22 Site Address: SEC State St & Ramona Expwy

Respondent Name: Bart Hollander **Phone No. (required):** 714-835-3305

Company Name & Address: Rich Development Enterprises, LLC
600 N Tustin Ave #150, Santa Ana, CA 92705

Introduction

"In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the 'Brownfields Amendments'), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that 'all appropriate inquiry' is not completed" - American Society for Testing and Materials (ASTM) E1527-13 Appendix X3: User Questionnaire

1. Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law?

No

2. Are you aware of any activity use limitations (AULs) such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

3. As the user of the Phase I Environmental Site Assessment (ESA), do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjacent property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

4. Does the purchase price being paid for the subject property reasonably reflect the fair market value of the subject property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?

Yes

5. Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

A. Do you know the past uses of the subject property?

Vacant land

B. Do you know of specific chemicals that are present or once were present at the subject property?

No

C. Do you know of spills or other chemical releases that have taken place at the subject property?

No

D. Do you know of any environmental cleanups that have taken place at the subject property?

No

6. As the user of the Phase I ESA, based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?

None based on my knowledge

I, the user of this Phase I ESA (or authorized representative of the User), do hereby attest that I have carefully considered the questions herein and have presented answers to the best of my knowledge and ability based upon the Responsibilities of the User as required within ASTM E1527-13 guidance.

Name Bart Hollander **Date** 4/26/22
(Please Print)

Signature 

APPENDIX

C

SALEM
engineering group, inc.

8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730
(909) 980-6455 Office
(909) 980-6435 Fax

PHASE I ESA (ASTM E1527-13)
OWNER QUESTIONNAIRE

PROPOSED COMMERCIAL DEVELOPMENT
SEC STATE STREET & RAMONA EXPRESSWAY
SAN JACINTO, CALIFORNIA

Date:_____ Site Address:_____

Owner Name:_____ Owner Phone No. (required):_____

Provide Name of Previous Owner(s) and Phone Number if known:_____

How long have you owned the subject property?_____

Have any previous investigations been conducted on the subject property?_____

What is the subject property currently used for?_____

Former Uses/Occupants of the subject property?_____

Age of onsite structure(s), if known? _____

Do you have any knowledge of existing or previous underground or aboveground storage tanks being located on the subject property?_____

Do you know of any chemical or hazardous materials, persistent pesticides/herbicides being used, stored or discharged on the subject property?_____

Do you know of any Environmental Cleanup Liens or slurry walls or vapor barriers filed or recorded against the subject property?_____

Do you know of any buried materials such as garbage dumps or burn pits on the subject property?_____

_____

Are there currently or were there historically any septic systems and/or water wells located on the subject property?_____

Any dry wells/monitoring wells?_____

Are there any drainage or disposal ponds located on the subject property? _____

Is the subject property connected to municipal water and sewer systems? _____

Do you have any commonly known, reasonably ascertainable, or specialized knowledge or experience related to the subject property or nearby properties?_____

Are you aware of any contamination on the subject property?_____

Name:_____ Date:_____
(Please Print)

Signature:_____

APPENDIX

D



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1938	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1949	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1953	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1961	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1967	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1975	



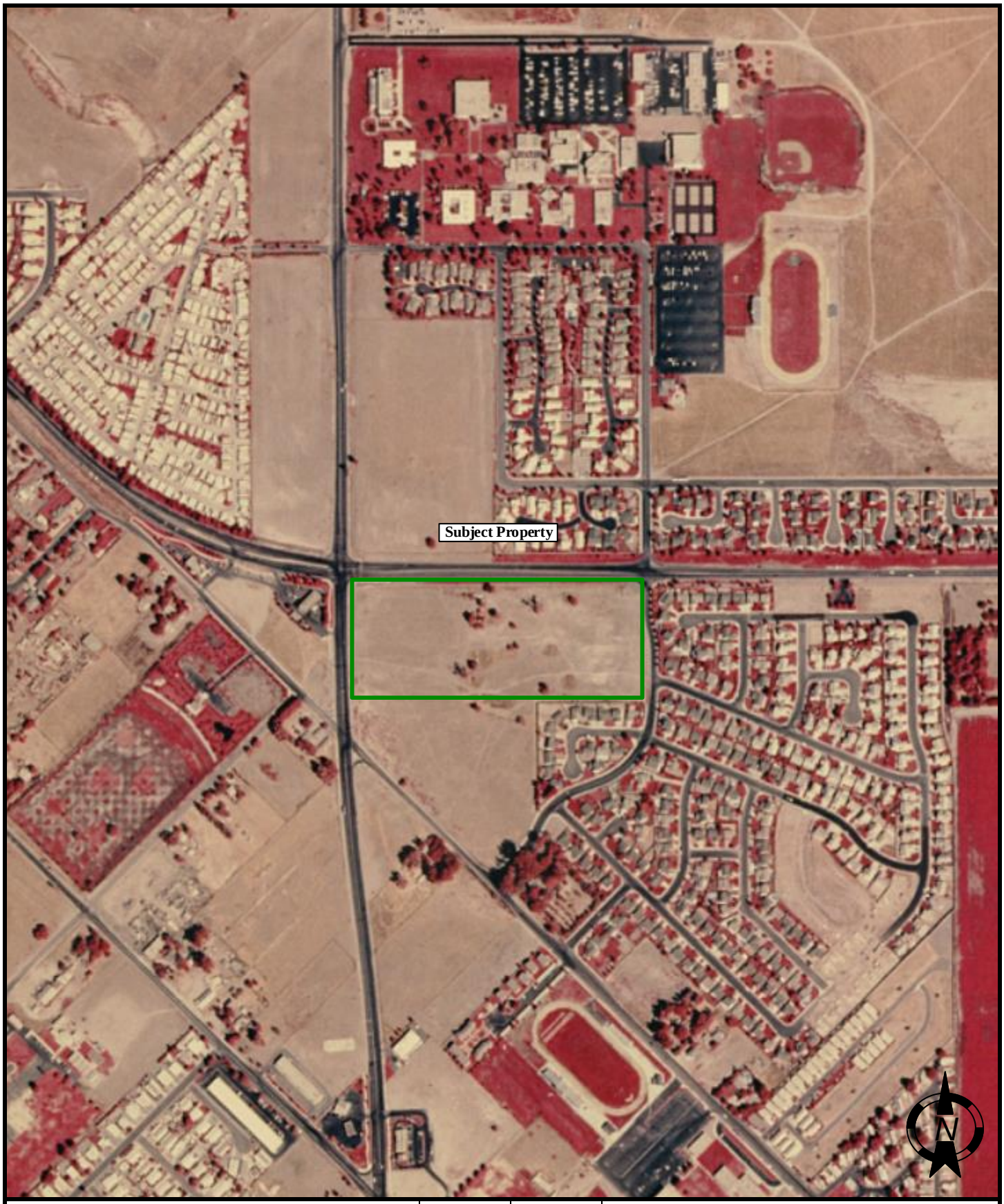
AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1978	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1985	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1989	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 1996	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 2002	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 2006	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 2009	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 2012	



AERIAL PHOTOGRAPHS	SCALE: NTS	DATE: May, 2022	SALEM engineering group, inc.
PROPOSED COMMERCIAL DEVELOPMENT SEC STATE STREET & WEST RAMONA EXPRESSWAY SAN JACINTO, CALIFORNIA	DRAWN BY: KV	APPROVED BY: MR	
	PROJECT NO.: 3-422-0439	YEAR: 2016	

APPENDIX

E

Proposed Retail Center
SEC State Street and W Ramona Expressway
San Jacinto, CA 92583

Inquiry Number: 6955806.5
April 28, 2022

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by
infoUSA®
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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1990	☑	☐	Haines Criss-Cross Directory
1985	☑	☐	Haines Criss-Cross Directory
1980	☐	☐	Haines Criss-Cross Directory
1976	☐	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

SEC State Street and W Ramona Expressway
San Jacinto, CA 92583

Year	*CD Image*	*Source*	
N STATE ST			
2017	pg A1	EDR Digital Archive	
2014	pg A3	EDR Digital Archive	
2010	pg A7	EDR Digital Archive	
2005	pg A11	EDR Digital Archive	
2000	pg A14	EDR Digital Archive	
1995	pg A16	EDR Digital Archive	
1992	pg A19	EDR Digital Archive	
1990	pg A22	Haines Criss-Cross Directory	
1985	pg A23	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source
W RAMONA EXPY			
2017	pg A2	EDR Digital Archive	
2014	pg A6	EDR Digital Archive	
2010	pg A10	EDR Digital Archive	
2005	pg A13	EDR Digital Archive	
2000	pg A15	EDR Digital Archive	
1995	pg A18	EDR Digital Archive	
1992	pg A21	EDR Digital Archive	
1990	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1985	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1980	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1976	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2017

344	DIAMOND VALLEY RV PARK
480	CENTRO DE APOYO HISPANO
	EXSTATAIC HAIR SALON
	FARMERS INSURANCE CRISTIAN SALGADO
	HAREESH HAREESH DDS
	HONG, JASON
	HOT WOK
	PLAZA LIQUOR MARKET II
	SAN JACINTO FAMILY DENTISTRY
	THREE NINETY NINE PLUS FASHION
490	ADT SECURITY SERVICES
	PIZZA HUT
621	C P T WIRELESS
641	TORRES MARTINEZ TRIBAL TANF
651	BCHSSAN JACINTO
	DOLLAR PLUS
	MOTHER EARTH NUTRITION
	SAN JACINTO HEALTHCTR
661	ANGEL VIEW INC
671	DOMINOS PIZZA
	SPRINT
	WIRELESS LIFESTYLE
1020	BIG DADDYS BARBEQUE
1040	SANTANAS MEXICAN FOOD
1171	CARLS JR
1181	REDBOX
1191	LOS PORTALES TACO SHOP
1210	7ELEVEN
1211	GOWIRELESS VERIZON AUTHORIZED RETAIL
	STARBUCKS
	STARBUCKS COFFEE
	WIRELESS THATS IT
1221	ACE CASH EXPRESS
	COUNTRY KITCHEN
1231	DEL TACO
1251	US BANK
1261	CHOCO DONUTS
	GOOD CHINA EXPRESS
	RAMONA CLEANERS
	SUBWAY
1270	PANDA EXPRESS
1271	REDBOX
	STATER BROS MARKETS
1281	ALEXANDER, JEANE O
	H&R BLOCK
	POSTALANNEX+
1290	DENNYS
1499	CENIC
	MOUNT SAN JACINTO COLLEGE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 2017

720 CHEVRON
GARAGE DOOR REPAIR
GARAGEDOOR REPAIR SAN JACINTO
770 JACK IN THE BOX
1209 SMITH, CALVIN L
1283 PLATINGA, BILL J

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2014

344	AGLER, CHRISTOPHER
	ALVAREZ, ROSENDO M
	ARTKOP, CLIFFORD L
	AUTENBORG, ANDREW
	BROOKSHIER, ANTHONY R
	CARDENAS, DIANA
	CASE, ROBERT L
	CAZARES, MARIA G
	CRUZ, JOSE L
	DAVIS, CLAY A
	DAVIS, LAURA A
	DIAMOND VALLEY RV RESORT
	DILLON, SABINE
	DOUCETTE, JAMES
	DURETTE, ANNETTE
	ENGLISH, THOMAS L
	ENSMINGER, DONALD
	ESTRADA, RAPHAEL
	EWING, SCOTT
	FAY, ANDY A
	FINLEY, EVELYN
	FREDERICKSEN, GREGORY W
	GARCIA, ABRAHAM
	GREENE, AMANDA
	GRISWOLD, SANDRA
	GUTIERREZ, MAURICIO
	HAMBLET, P
	HARDIN, S
	HAYES, J
	HAYS, DENNIS
	HELGESON, ROBERT J
	JAEGER, LYNAL D
	KELSO, BRYAN
	KING, JOANN
	LEAVENS, ROBERT A
	LICON, CONRADO
	LLOYD, CHARLES R
	LOGAN, PAUL
	MOORE, VIVIAN L
	MURPHY, ROBERT
	NAEGELE, THOMAS
	NAGINIS, BENNY
	NEELEY, JARROD
	NICHOLS, BOBBY R
	PARRY, KITT
	PENNISON, DANIEL
	QUINTERO, SANTIAGO
	RESENDIZ, LUCIA
	ROJAS, VIDAL
	ROMERO, BLANCA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2014 (Cont'd)

344	SABINE, DILLON
	SCHMIT, ELIZABETH D
	SELBY, KENNETH P
	SELLERS, GREG
	SMITH, KENNY
	SOTO, MAYRA
	SPROTT, BLYTHE
	STANDARD, LINDA E
	STANLEY, MABEL
	STEPHENSON, LARRY
	TATE, JOHN
	TAWDROUS, ASHRAF
	TERRONES, LIDIA
	TRAVIS, JENNIFER
	WADE, TERRY
	WASSERMAN, B
	WILLIAMS, MICHAEL
480	BOOSTMOBILE BY EL CHATO MULTISERVICE
	CENTRO DE APOYO HISPANO
	DE LA HUERTA LORENA
	HAREESH HAREESH DDS
	HONG, JASON
	HOT WOK
	PLAZA LIQUOR MARKET II
	SAN JACINTO FAMILY DENTISTRY
	STREET BISTRO
	TONIGHTS FASHION CO
490	PIZZA HUT
611	MCDONALDS
621	C P T WIRELESS
641	ADVANCE BEAUTY TECHS ACADEMY
	TORRES MARTINEZ TRIBAL TANF
651	DOLLAR PLUS
	MOTHER EARTH NUTRITION
	TONIGHTS FASHION CO
671	DOMINOS PIZZA
	WIRELESS LIFESTYLE
1040	SANTANAS MEXICAN FOOD
1171	CARLS JR
1180	RITE AID
1191	LOS PORTALES TACO SHOP
1210	7ELEVEN
1211	CASA DI ROMA PIZZERIA
	STARBUCKS COFFEE
1221	ACE CASH EXPRESS
	PATSYS COUNTRY KITCHEN
1231	DEL TACO
1251	US BANK
1261	GOOD CHINA EXPRESS
	RAMONA CLEANERS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2014 (Cont'd)

1261	SUBWAY SANDWICHES
1270	PANDA EXPRESS
1271	CHASE
	CHASE BANK
	STATER BROS MARKETS
	SUPER RX PHARMACY
1281	ARREDONDO, ABEL N
	BOAL, STEVEN P
	BOERSMA, DENA
	CISNEROS, RHONDA L
	FUNKE, REX E
	H&R BLOCK
	JAHODA, SHIRLEY M
	LARREA, JENNIFER
	MARTINEZ, YOLANDA A
	MENDOZA, ELVIS
	MEZA, EMMALEE
	POSTALANNEX+
	ROBERTS, SARA A
	UPTON, DWAYNE
	WHITE, JEAN D
	WILSON, DAVID E
1290	DENNYS
1499	CENIC
	MOUNT SAN JACINTO COLLEGE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 2014

720	CHEVRON
	CHEVRON STATION SAN JACINTO
770	JACK IN THE BOX
1209	SMITH, CALVIN L
1283	PLATINGA, BILL J
1387	SMITH C L

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2010

115	M A WILLIAMS MOBILE HOME ACCES
211	DEWEY PEST CONTROL CO
301	ROCIO PARTY SUPPLIES
344	ALVAREZ, ALICIA
	ALVAREZ, ROSENDO M
	AUTENBORG, ANDREW
	BAXTER, DELORA G
	BESMEHN, MIKE
	BETANCOURT, FLORA
	BOATRIGHT, LAWRENCE
	CADWELL, TRICIA I
	CARNAHAN, ROB
	CASE, ROBERT L
	CAZARES, MARIA G
	CHEANEY, LYNNE R
	CONTRERAS, MARTIN
	COTTON, LYNN
	CRAIG, ROBERT
	CROSS, TERESA
	CRUZ, JOSE L
	CURTRIGHT, SHANNON
	DAVIS, LAURA A
	DERHAMMER, RAYMOND E
	DIAMOND VALLEY RV PARK
	DICK, MELISSA
	DODD, DENVER
	DOUCETTE, JAMES
	DOYLE, JOHN
	FAY, ANDY A
	FEE, AARON D
	FREDERICKSEN, GREGORY W
	GANGL, TABATHA
	GARCIA, ABRAHAM
	GREENE, MARK
	GUERRERO, SHAUNA
	GUTIERREZ, MAURICIO
	HAMBLET, P
	HARDIN, S
	HAYES, J
	HELGESON, ROBERT J
	HINMON, WESLEY
	HOROWITZ, ADRIANA D
	HOSS, LISA
	JAEGER, LYNAL D
	JARA, MAGDALENA
	JESMER, CHESTER S
	KATHLEEN, JENKINS
	KELSO, BRYAN
	KING, JOANN
	LEAVENS, ROBERT A

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2010 (Cont'd)

344	LOGAN, PAUL
	LOPEZ, JOSE
	LOVELL, RICK
	MACCHI, BRIAN
	MARSHALL, JOHN M
	MCASLIN, DOLEN L
	MENDOZA, JESUS Y
	MOORE, VIVIAN L
	MURPHY, ROBERT
	NICHOLS, BOBBY R
	PARRY, KITT
	PATNODE, BUDDY
	PINKERTON, SHERRY L
	PORTER, JIMMIE
	QUINTERO, SANTIAGO
	RESENDIZ, LUCIA
	RODGERS, PHILLIP
	ROMERO, BLANCA
	ROMERO, LEDESMA A
	ROSAS, MARTHA
	ROSS, CHARLES
	SELBY, KENNETH P
	SELLERS, GREG
	SERVICIOS DE IMMIGRATION AMSTD
	SHEFFIELD, DEBORAH A
	SMITH, KENNY
	SPROTT, BLYTHE
	STANARD, LINDA E
	STANLEY, MABEL
	STEPHENSON, LARRY
	STRADLING, MICHAEL
	TERRONOS, LYDIA
	TETHEROW, DONNA
	TRAYLOR, RANDALL
	VAUGHAN, JAMES A
	VIGUERAS, ROGELIO D
	VINCELET, DENNIS
	WADE, TERRY
	WASSERMAN, H
	WEBSTER, DIANA
	WILSON, LORI
	WOOLSEY, PRESTON D
480	HOT WOK
	PLAZA LIQUOR MARKET 2
	RIVERSIDE COUNTY FEDERAL CU
	SAN JACINTO FAMILY DENTISTRY
	SKY NAILS
	TUMBLETIME LAUNDROMAT
490	PIZZA HUT
611	MC DONALDS

N STATE ST 2010 (Cont'd)

651	PROFESSIONAL BEAUTY SALON
	THREADS CLOTHING STORE
699	PENSKE TRUCK RENTAL
1020	CALI COFFEE
1040	DAIRY QUEEN
1171	CARLS JR
1180	RITE AID
1181	WALGREENS
1191	LOS PORTALES TACO SHOP
1210	1800MYSURGEONCOM
	7ELEVEN
	CARDTRONICS
1211	JUICE IT UP
	STARBUCKS
1221	ACE CASH EXPRESS
	V Z WIRELESS INC
1231	DEL TACO
1251	US BANK
1261	FRUGOS FROZEN YOGURT
	LITTLE BEIJING
	RAMONA CLEANERS
	SUBWAY
1270	PANDA EXPRESS
1271	STATER BROS MARKETS
	SUPER RX PHARMACY
1281	BOAL, STEVEN P
	CINDY CINDY DESIGNS
	HA, JOHN
	HERNANDEZ, ANN
	MATOS, ROSA L
	POSTAL ANNEX
	PROCESS SERVER
	Q NAIL & SPA
	SPARLING, DAVID J
1290	DENNYS
1499	MT SAN JACINTO COLLEGE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 2010

720	CHEVRON
770	JACK IN THE BOX
1387	C L SMITH

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2005

115	MA WILLIAMS MOBILE HOMES
201	ABUNDANT LIFE CHRISTIAN ACADEMY
	APOSTOLIC CHURCH
215	MORASCH, RANDY
301	RODRIGUEZ PRODUCE
	RODRIGUEZ PRODUCT
305	SIMPLY WIRELESS
334	FLANAGAN, LEE
344	ADERHOLT, TERRI
	ALVAREZ, ROSENDO
	BALLINGER, BILL
	BATT, NICOLE F
	BERKHEIMER, CAROL R
	BLACK, LAURA J
	BOATRIGHT, LAWRENCE
	BOWMAN, JANET E
	BROWN, SHARON
	BROWNING, JIMMY D
	C DANIEL HATFIELDS PRESSURE CLEANING
	CADWELL, TRICIA L
	CARAWAY, JERRY L
	CASE, ROBERT L
	CHIPPACHASE, THELMA
	COLSTOCK, JENNIFER
	CORDS, DUANE D
	COWELL, DONNA G
	CRAKAAL, JAMIE
	CRIDER, RUTH
	CURTRIGHT, JUSTIN
	DEPRIEST, DARREN
	DIAMOND VALLEY RV PARK
	DOYLE, JOHN
	FIELD, JOSEPH M
	FLANAGAN, LEWIS E
	GREENMAN, J
	GUERRERO, SHAUNA
	HAMILTON, RONALD L
	HANSEN, KYLENE E
	HARMAN, JACK
	HATFIELD, DANIEL
	HAYNES, DANNY W
	HELGESON, ROBERT J
	HELLERS, DANIEL M
	HELLERS, LARRY K
	HIGGINS, FRANK G
	HORN, WILLIAM E
	HOUSTON, MARK A
	HOWEY, M
	JAY, HELEN
	JOHNSON, JESSICA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2005 (Cont'd)

344	JOHNSTON, DANE
	LEWIS, JOHN W
	LOGAN, PAUL
	LONG, KEVIN J
	MAGER, DICK
	MARSHALL, JOHN
	MARTZ, ROBEERT H
	MILLER, DEBORAH L
	MILLER, LAVONNE B
	MOBBS, BELLA E
	MOORE, ROGER D
	MORRISON, ALBERTA A
	PARKER, WILLIS C
	PATE, JENNIFER
	RAMSEY, AUSTIN G
	REHUS, GARY
	RENTERIA, ROSALIE
	ROBINSON, LEE R
	ROHM, RAYMOND C
	ROWDEN, LARRY
	SERVICIOS DE IMMIGRATION AMISTAD
	SHOTWELL, DENNIS
	SMITH, KENNY
	THOMPSON, KEVIN A
	TRAYLOR, RANDALL
	VANKLAVEREN, JUAN
	WASSERMAN, H
	WEBSTER, DIANA
	WENTLING, LAURA A
	WOMACK, DARYL
	ZIMBRA, LORI
350	HARLESS, R
443	SMITH, DAVID R
480	ALPHA OMEGA SCHOOL
	BULLFROG DELI
	CAMERICA CORP
	HERMOSO, MILAGROS
	PLAZA LIQUOR MARKET 2
	RIVERSIDE COUNTYS CREDIT UNION
	SAN JACINTO FAMILY DENTISTRY
	WORLD HARVEST CHURCH
490	PIZZA HUT
611	MARY NICOLES INC
	MCDONALDS 13096
616	WARFORD, KATHY
1030	SHALOM, ALECHEM
1097	PESCH, MARILYN
1455	ROBINSON, LES
1499	MT SAN JACINTO COLLEGE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 2005

720	CHEVRON USA INC
770	JACK IN THE BOX
920	RGR FARMING
1209	GILREATH, RODERICK E
1387	C L SMITH HAY & GRAIN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 2000

115	D R WILLIAMS IN PARK RESALES
	MA WILLIAMS MOBILE HOME & TRAILER SALES
	WILLIAMS D R IN PARK RESALES
201	APOSTOLIC CHURCH
301	EL FIN DEL MUNDO TOOLS
	OCCUPANT UNKNOWN,
344	ALVAREZ, ROSENDO
	ASKINS, JUDITH
	BETTS, RON
	BOOTH, JAMES
	BOWMAN, JANET
	BROWNING, JIMMY D
	CALNAN, JOHN R
	CAPRI PROPERTIES
	CLAYTON, JERRELS
	FRANCIS, ERNEST
	GLORIA SIGEL AT HOME EXERCISING
	HALVERSON, BRIAN K
	HELM, KENNETH
	HUTTON, MELVA S
	KEEN, GEORGE
	MARSHALL, JOHN
	MURPHY, STEVEN
	ODOM, STEPHEN
	PARSON, LEROY
	SAN JACINTO RV RESORT
	SHAFFER, MICHAEL W
	VAUGHAN, ROBERT
	WEBB, ORVILLE
	WORD, CARL
	WRIGHT, JO A
	ZIMMERMAN, RANDY T
445	OCHOA, DANIEL
480	C JS HAIR SALON
	HOT WOK
	MAIL PLUS CUSTOM MICRO SYSTEMS
	PALMER, THERESE A
	PLAZA LIQUOR MARKET 2
	SAN JACINTO FAMILY DENTISTRY
490	PIZZA HUT
611	MCDONALDS RESTAURANTS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 2000

920	R G R FARMING COMPANY
1209	GONZALEZ, PETER
1283	PLATINGA, BILL
1387	HEMET VALLEY FEED

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 1995

115	MA WILLIAMS MOBILE HOMES SALES
	R D WILLIAMS IN PARK RESALES
344	AMES, LOUIS E
	BALAKA, L M
	BALLARD, MARY
	BEYMER, EVERETT
	BOHLANDER, GEORGE W
	BOND, JAMES
	BRANNON, TIM
	BRODERICK, TOM J
	BUTLER, EDWARD V
	CADWALLADER, GREGORY
	CALNAN, JOHN R
	CARR, A
	CASTEEL, TONI
	CIECKA, CHRIS
	CLARK, DON R
	CLAYTON, JERRELS
	CLAYTON, LAURA
	COMPTON, ROBERT
	COOK, RICHARD G SR
	COOPER, LAURA
	CORNELIUSEN, CINDY
	CUSHENBERRY, STEVEN
	DENTON, GEORGIA
	DICKS, GEORGE
	DISTEFANO, LOUIS
	DROAK, DILLIE
	FULLER, KENNETH A
	GARRISON, JUNE
	GEANZ, STEVEN
	GLORIA SIGEL HOME EXERCISING
	GRANDE, LEONARD
	HALL, E
	HAMILTON, GALE
	HARP, DAVID
	HARRETT, MARY
	HERL, WAYNE J
	HODGMAN, JEFF
	HOLMES, LEVERN
	HOLTRAPALYEA, JUDITH
	JEFFERS, ORVILLE
	JOHNSON, JERRY
	KAISER, DON
	KEEN, GEORGE
	KING, ROY
	KLINE, ROYCE
	LANDERS, MURRAY
	LOCKIE, TOM
	MARKS, J R

N STATE ST 1995 (Cont'd)

344	MARSHALL, JOHN
	MASON, WILLIAM
	MCGUIRE, MIKE
	MILLER, BILL
	MILLS, R
	MURPHY, JAMES D
	NEERMANN, J
	NIVENS, C
	PABST, WALTER F
	PAPILLON, TONY
	PENNINGTON, MICHAEL
	POOL, ROBERT
	QUINN, EDWARD
	RAPALYEAR, RICHARD
	REGH, JACK G
	RHODES, FRANK
	SACKETT, MERRY E
	SAGER, PATSY
	SAN JACINTO RV RESORT
	SAVAGE, LEONA
	THOMAS, DREW A
	TIPTON, BRUCE A
	TRIOLO, J F
	TUCKER, JUNIOR
	VANSICKLE, J
	VAUGHAN, ROBERT
	WALLER, M O
	WICKER, JOHN
	ZADANY, JANE
350	SANCHEZ, CELIA
480	MAIL PLUS MORE
	PLAZA LIQUOR MARKET 2
	SAN JACINTO FAMILY DENTISTRY
1499	MOUNT SAN JACINTO COLLEGE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 1995

770	JACK IN THE BOX
1283	PLATINGA, BILL JR
1387	HEMET VALLEY FEED

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 1992

115	MA WILLIAMS MBL HME
	WILLIAMS D R RSLS
301	ROGERS, DOUG W
344	ALBRIGHT, RICK
	ALLEN, RODNEY
	ARMSTRONG, DON
	BOHLANDER, GEORGE W
	BOND, JAMES
	BRITTON, M T
	BRODERICK, TOM J
	BROWN, N J
	CALNAN, JOHN R
	CARR, A
	CLAYTON, JERRELS
	CLAYTON, LAURA
	CRAWFORD, GARY
	CRUM, RICHARD L
	DICKS, GEORGE
	FULLER, KENNETH A
	GARRISON, JUNE
	GIDLEY, RICHARD
	GLORIA SIGEL EXCSNG
	GOODWINS R V PARK
	GUIDRY, MARK
	GULARTE, FRANK
	HALL, E
	HENDRICKSON, M
	HOPMAN, ELMER
	IRTHUM, E H
	JONES, AUSTIN
	KAISER, DON
	KLUCK, ERNEST L
	KOKER, WILLIAM
	KRUPP, F W
	LANDERS, MURRAY
	MASON, WILLIAM
	MAUL, AL
	MILLER, BILL
	MILLER, JOHN F
	MILLER, M E
	MOUNT, BELLE
	NUNEZ, JOY
	PABST, W F
	POOL, ROBERT
	PRIMAKOW, H
	QUINN, EDWARD
	REGH, JACK G
	RHODES, FRANK
	SACKETT, NORMAN
	SAUM, RONNIE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

N STATE ST 1992 (Cont'd)

344	SCHOENBERGER, PHILLIP
	SULLIVAN, J D
	ZADANY, JANE
350	SANCHEZ, CELIA
1499	MT S JAC CLG ADMIN

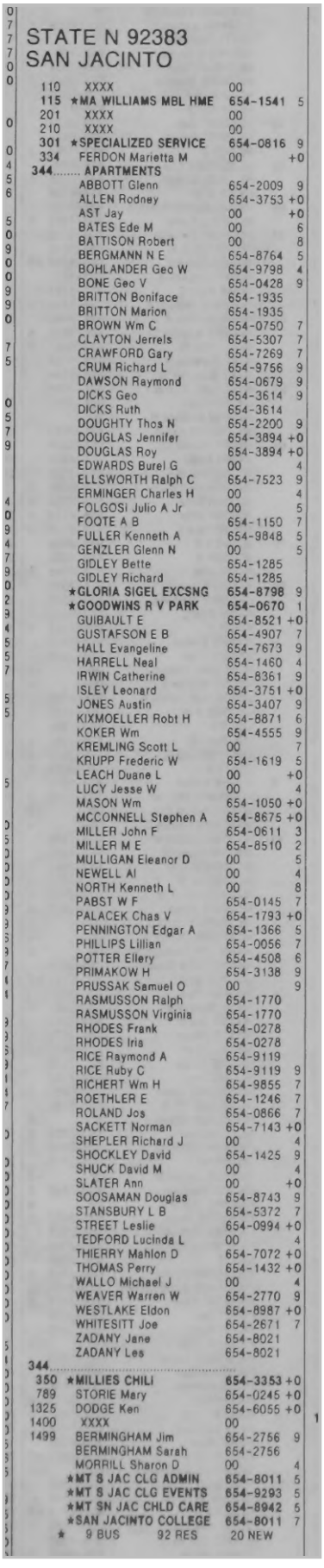
Target Street	Cross Street	Source
✓	-	EDR Digital Archive

W RAMONA EXPY 1992

1283 PLATINGA, BILL JR

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

N STATE ST 1990



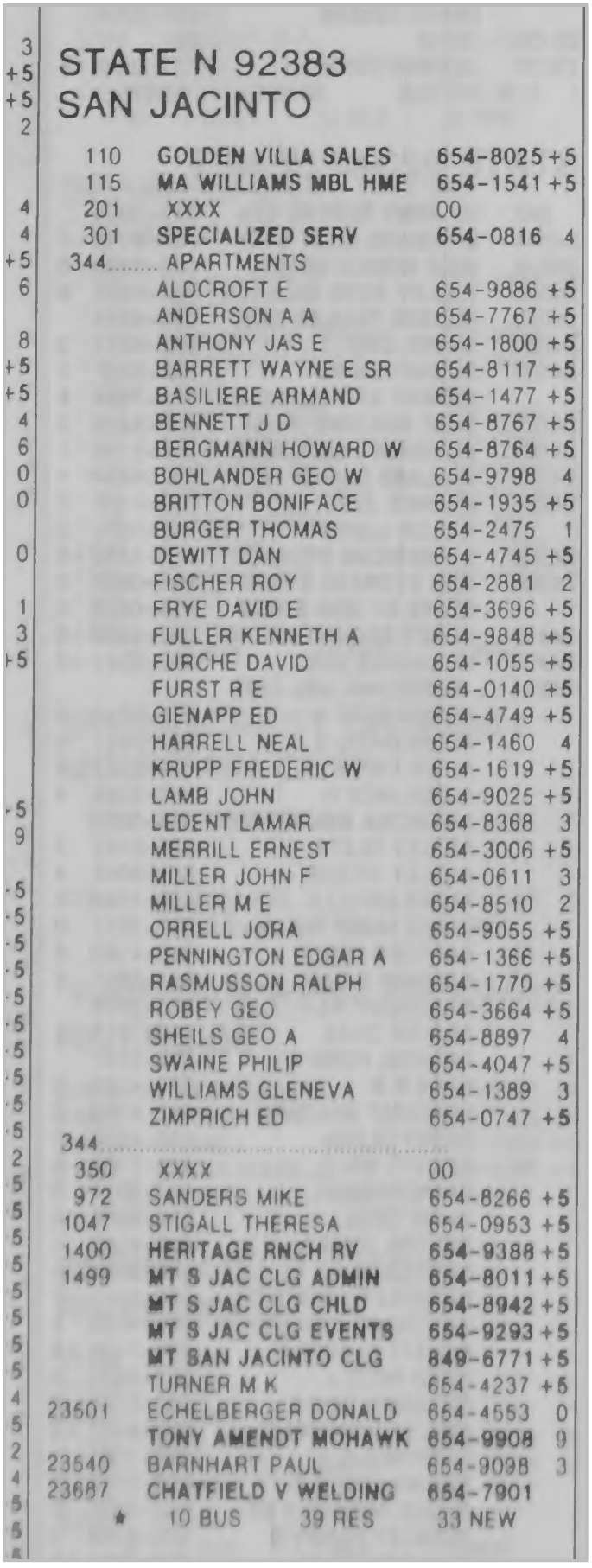
STATE N 92383
SAN JACINTO

110	XXXX	00	
115	★MA WILLIAMS MBL HME	654-1541	5
201	XXXX	00	
210	XXXX	00	
301	★SPECIALIZED SERVICE	654-0816	9
334	FERDON Marietta M	00	+0
344	APARTMENTS		
	ABBOTT Glenn	654-2009	9
	ALLEN Rodney	654-3753	+0
	AST Jay	00	+0
	BATES Ede M	00	6
	BATTISON Robert	00	8
	BERGMANN N E	654-8764	5
	BOHLANDER Geo W	654-9798	4
	BONE Geo V	654-0428	9
	BRITTON Boniface	654-1935	
	BRITTON Marion	654-1935	
	BROWN Wm C	654-0750	7
	CLAYTON Jerrels	654-5307	7
	CRAWFORD Gary	654-7269	7
	CRUM Richard L	654-9756	9
	DAWSON Raymond	654-0679	9
	DICKS Geo	654-3614	9
	DICKS Ruth	654-3614	
	DOUGHTY Thos N	654-2200	9
	DOUGLAS Jennifer	654-3894	+0
	DOUGLAS Roy	654-3894	+0
	EDWARDS Burel G	00	4
	ELLSWORTH Ralph C	654-7523	9
	ERMINGER Charles H	00	4
	FOLGOSI Julio A Jr	00	5
	FOOTE A B	654-1150	7
	FULLER Kenneth A	654-9848	5
	GENZLER Glenn N	00	5
	GIDLEY Bette	654-1285	
	GIDLEY Richard	654-1285	
	★GLORIA SIGEL EXCSNG	654-8798	9
	★GOODWINS R V PARK	654-0670	1
	GUIBAULT E	654-8521	+0
	GUSTAFSON E B	654-4907	7
	HALL Evangeline	654-7673	9
	HARRELL Neal	654-1460	4
	IRWIN Catherine	654-8361	9
	ISLEY Leonard	654-3751	+0
	JONES Austin	654-3407	9
	KIXMOELLER Robt H	654-8871	6
	KOKER Wm	654-4555	9
	KREMLING Scott L	00	7
	KRUPP Frederic W	654-1619	5
	LEACH Duane L	00	+0
	LUCY Jesse W	00	4
	MASON Wm	654-1050	+0
	MCCONNELL Stephen A	654-8675	+0
	MILLER John F	654-0611	3
	MILLER M E	654-8510	2
	MULLIGAN Eleanor D	00	5
	NEWELL Al	00	4
	NORTH Kenneth L	00	8
	PABST W F	654-0145	7
	PALACEK Chas V	654-1793	+0
	PENNINGTON Edgar A	654-1366	5
	PHILLIPS Lillian	654-0056	7
	POTTER Ellery	654-4508	6
	PRIMAKOW H	654-3138	9
	PRUSSAK Samuel O	00	9
	RASMUSSON Ralph	654-1770	
	RASMUSSON Virginia	654-1770	
	RHODES Frank	654-0278	
	RHODES Iris	654-0278	
	RICE Raymond A	654-9119	
	RICE Ruby C	654-9119	9
	RICHERT Wm H	654-9855	7
	ROETHLER E	654-1246	7
	ROLAND Jos	654-0866	7
	SACKETT Norman	654-7143	+0
	SHEPLER Richard J	00	4
	SHOCKLEY David	654-1425	9
	SHUCK David M	00	4
	SLATER Ann	00	+0
	SOOSAMAN Douglas	654-8743	9
	STANSBURY L B	654-5372	7
	STREET Leslie	654-0994	+0
	TEDFORD Lucinda L	00	4
	THIERRY Mahlon D	654-7072	+0
	THOMAS Perry	654-1432	+0
	WALLO Michael J	00	4
	WEAVER Warren W	654-2770	9
	WESTLAKE Eldon	654-8987	+0
	WHITESITT Joe	654-2671	7
	ZADANY Jane	654-8021	
	ZADANY Les	654-8021	
344			
350	★MILLIES CHILI	654-3353	+0
789	STORIE Mary	654-0245	+0
1325	DODGE Ken	654-6055	+0
1400	XXXX	00	
1499	BERMINGHAM Jim	654-2756	9
	BERMINGHAM Sarah	654-2756	
	MORRILL Sharon D	00	4
	★MT S JAC CLG ADMIN	654-8011	5
	★MT S JAC CLG EVENTS	654-9293	5
	★MT SN JAC CHLD CARE	654-8942	5
	★SAN JACINTO COLLEGE	654-8011	7

★ 9 BUS 92 RES 20 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

N STATE ST 1985



STATE N 92383
SAN JACINTO

110	GOLDEN VILLA SALES	654-8025 +5
115	MA WILLIAMS MBL HME	654-1541 +5
201	XXXX	00
301	SPECIALIZED SERV	654-0816 4
344	APARTMENTS	
	ALDCROFT E	654-9886 +5
	ANDERSON A A	654-7767 +5
	ANTHONY JAS E	654-1800 +5
	BARRETT WAYNE E SR	654-8117 +5
	BASILIERE ARMAND	654-1477 +5
	BENNETT J D	654-8767 +5
	BERGMANN HOWARD W	654-8764 +5
	BOHLANDER GEO W	654-9798 4
	BRITTON BONIFACE	654-1935 +5
	BURGER THOMAS	654-2475 1
	DEWITT DAN	654-4745 +5
	FISCHER ROY	654-2881 2
	FRYE DAVID E	654-3696 +5
	FULLER KENNETH A	654-9848 +5
	FURCHE DAVID	654-1055 +5
	FURST R E	654-0140 +5
	GIENAPP ED	654-4749 +5
	HARRELL NEAL	654-1460 4
	KRUPP FREDERIC W	654-1619 +5
	LAMB JOHN	654-9025 +5
	LEDENT LAMAR	654-8368 3
	MERRILL ERNEST	654-3006 +5
	MILLER JOHN F	654-0611 3
	MILLER M E	654-8510 2
	ORRELL JORA	654-9055 +5
	PENNINGTON EDGAR A	654-1366 +5
	RASMUSSON RALPH	654-1770 +5
	ROBEY GEO	654-3664 +5
	SHEILS GEO A	654-8897 4
	SWAINE PHILIP	654-4047 +5
	WILLIAMS GLENEVA	654-1389 3
	ZIMPRICH ED	654-0747 +5
344		
350	XXXX	00
972	SANDERS MIKE	654-8266 +5
1047	STIGALL THERESA	654-0953 +5
1400	HERITAGE RNCH RV	654-9388 +5
1499	MT S JAC CLG ADMIN	654-8011 +5
	MT S JAC CLG CHLD	654-8942 +5
	MT S JAC CLG EVENTS	654-9293 +5
	MT SAN JACINTO CLG	849-6771 +5
	TURNER M K	654-4237 +5
23501	ECHELBERGER DONALD	654-4553 0
	TONY AMENDT MOHAWK	654-9908 9
23540	BARNHART PAUL	654-9098 3
23687	CHATFIELD V WELDING	654-7901
*	10 BUS 39 RES	33 NEW

APPENDIX

F

Proposed Retail Center

SEC State Street and W Ramona Expressway

San Jacinto, CA 92583

Inquiry Number: 6955806.3

April 26, 2022

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/26/22

Site Name:

Proposed Retail Center
SEC State Street and W Ramo
San Jacinto, CA 92583
EDR Inquiry # 6955806.3

Client Name:

Salem Engineering Group
4729 West Jacquelyn Ave
Fresno, CA 93722
Contact: Maria G. Ruvalcaba

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Certified Sanborn Results:

Certification # 79A5-4459-A395

PO # 3-422-0439

Project 3-422-0439

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 79A5-4459-A395

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX

G

Proposed Retail Center
SEC State Street and W Ramona Expressway
San Jacinto, CA 92583

Inquiry Number: 6955806.2s
April 26, 2022

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SEC STATE STREET AND W RAMONA EXPRESSWAY
SAN JACINTO, CA 92583

COORDINATES

Latitude (North):	33.8009440 - 33ˆ 48' 3.39''
Longitude (West):	116.9696950 - 116ˆ 58' 10.90''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	502805.2
UTM Y (Meters):	3739892.0
Elevation:	1527 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12002892 SAN JACINTO, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140530
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
SEC STATE STREET AND W RAMONA EXPRESSWAY
SAN JACINTO, CA 92583

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	CROSSROADS AT SAN JA	SEC RAMONA EXPRESSWA	NPDES, CIWQS	Lower	1 ft.
A2	CHEVRON TANKS	720 W RAMONA EXPY	EDR Hist Auto	Lower	214, 0.041, WNW
A3	CHEVRON #200374	720 W RAMONA EXPY	CERS HAZ WASTE, SWEEPS UST, CA FID UST, CERS...	Lower	214, 0.041, WNW
A4	CHEVRON SS #1483/037	720 W RAMONA EXPY	UST	Lower	214, 0.041, WNW
A5	CHEVRON SS #1483/200	720 W RAMONA EXPWY	UST	Lower	214, 0.041, WNW
A6	CHEVRON STATION NO 2	720 W RAMONA EXPY	RCRA-SQG, FINDS, ECHO, HAZNET	Lower	214, 0.041, WNW
B7	WALGREENS #10172	1181 N STATE ST	RCRA NonGen / NLR	Lower	291, 0.055, NW
B8	WALGREENS #10172	1181 N STATE ST	RCRA NonGen / NLR	Lower	291, 0.055, NW
C9	SAN JACINTO CO	699 N STATE ST	UST	Higher	380, 0.072, SW
C10	GTE CALIFORNIA SAN J	699 N STATE ST	UST	Higher	380, 0.072, SW
C11	FRONTIER CALIFORNIA	699 N STATE ST	RCRA NonGen / NLR	Higher	380, 0.072, SW
C12	GTE SAN JACINTO C O	699 N STATE ST	SWEEPS UST, CA FID UST, EMI	Higher	380, 0.072, SW
C13	FRONTIER CALIFORNIA,	699 N STATE ST	UST	Higher	380, 0.072, SW
D14	RITE AID #6486	1180 N STATE STREET	RCRA-LQG	Lower	431, 0.082, WNW
D15	RITE AID #6486	1180 N STATE ST	CERS HAZ WASTE	Lower	431, 0.082, WNW
D16	DOLLAR TREE #07789	1210 N STATE ST	RCRA NonGen / NLR	Lower	564, 0.107, NW
D17	7-ELEVEN INC #33587	1210 N. STATE STREET	CERS HAZ WASTE, CERS TANKS, CERS, HWTS	Lower	564, 0.107, NW
D18	SEVEN-ELEVEN #33587	1210 N STATE STREET	UST	Lower	564, 0.107, NW
E19	GIN & CHUNG INC DBA	1261 N STATE ST STE	DRYCLEANERS	Lower	809, 0.153, NNW
E20	RAMONA CLEANERS, BYU	1261 N STATE ST #D 4	DRYCLEANERS	Lower	809, 0.153, NNW
E21	RAMONA CLEANERS	1261 N STATE ST #D 4	DRYCLEANERS	Lower	809, 0.153, NNW
E22	STATER BROS MARKETS	1271 N STATE ST	RCRA-LQG	Lower	957, 0.181, NNW
E23	STATER BROS. MARKETS	1271 N STATE ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Lower	957, 0.181, NNW
24	RECORD FARMS	920 W RAMONA EXPY	SWEEPS UST, CA FID UST	Lower	1142, 0.216, WNW
25	MT. SAN JACINTO LEAR	COUNTRY VILLAGE DRIV	ENVIROSTOR, SCH	Higher	1207, 0.229, NE
26	SAN JACINTO NEW ELEM	COMMUNITY COLLEGE/ST	ENVIROSTOR, SCH	Lower	1472, 0.279, NNW
27	MT. VIEW CONTINUATIO	RAMONA BOULEVARD	ENVIROSTOR, SCH	Lower	1750, 0.331, SW
28	SAN JACINTO HIGH SCH	600 IDYLLWILD DRIVE	ENVIROSTOR, SCH, CERS	Higher	1865, 0.353, SSE
29	RICE DEVELOPMENT	NE CORNER STATE ST &	LUST, Cortese, CERS	Higher	2122, 0.402, South
30	SAN JACINTO HIGH SCH	500 IDYLLWILD DRIVE	ENVIROSTOR, SCH	Higher	2403, 0.455, SSE
31	PROPOSED ALESSANDRO	22500 ALESSANDRO AVE	ENVIROSTOR, SCH, CERS	Higher	4369, 0.827, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System
US ENG CONTROLS ---- Engineering Controls Sites List
US INST CONTROLS ---- Institutional Controls Sites List

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ---------- State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ---------- Solid Waste Information System

Lists of state and tribal leaking storage tanks

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ---------- Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Program Properties
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---------- Open Dump Inventory
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---------- Historical Calsites Database
CDL ---------- Clandestine Drug Labs

Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
PFAS	PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

HIST UST	Hazardous Substance Storage Container Database

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem

US MINES - Mines Master Index File
ABANDONED MINES - Abandoned Mines
FINDS - Facility Index System/Facility Registry System
ECHO - Enforcement & Compliance History Information
UXO - Unexploded Ordnance Sites
DOCKET HWC - Hazardous Waste Compliance Docket Listing
FUELS PROGRAM - EPA Fuels Program Registered Listing
CA BOND EXP. PLAN - Bond Expenditure Plan
CUPA Listings - CUPA Resources List
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
HAZNET - Facility and Manifest Data
ICE - ICE
HIST CORTESE - Hazardous Waste & Substance Site List
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
Notify 65 - Proposition 65 Records
UIC - UIC Listing
UIC GEO - UIC GEO (GEOTRACKER)
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List
MILITARY PRIV SITES - MILITARY PRIV SITES (GEOTRACKER)
PROJECT - PROJECT (GEOTRACKER)
WDR - Waste Discharge Requirements Listing
CERS - CERS
NON-CASE INFO - NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS - OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS - PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT - SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ - Well Stimulation Project (GEOTRACKER)
HWTS - Hazardous Waste Tracking System
MINES MRDS - Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner - EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF - Recovered Government Archive Solid Waste Facilities List
RGA LUST - Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 02/28/2022 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID #6486 EPA ID:: CAR000254482	1180 N STATE STREET	WNW 0 - 1/8 (0.082 mi.)	D14	91
STATER BROS MARKETS EPA ID:: CAL000334457	1271 N STATE ST	NNW 1/8 - 1/4 (0.181 mi.)	E22	126

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/28/2022 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON STATION NO 2 EPA ID:: CAR000120311	***720 W RAMONA EXPY***	***WNW 0 - 1/8 (0.041 mi.)***	***A6***	***28***

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal

Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/24/2022 has revealed that there are 6 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MT. SAN JACINTO LEAR	***COUNTRY VILLAGE DRIV***	***NE 1/8 - 1/4 (0.229 mi.)***	***25***	***137***
Facility Id: 33010089				
Status: Inactive - Withdrawn				
SAN JACINTO HIGH SCH	***600 IDYLLWILD DRIVE***	***SSE 1/4 - 1/2 (0.353 mi.)***	***28***	***145***
Facility Id: 33010026				
Status: No Further Action				
SAN JACINTO HIGH SCH	***500 IDYLLWILD DRIVE***	***SSE 1/4 - 1/2 (0.455 mi.)***	***30***	***151***
Facility Id: 60000229				
Status: No Action Required				
PROPOSED ALESSANDRO	***22500 ALESSANDRO AVE***	***ESE 1/2 - 1 (0.827 mi.)***	***31***	***153***
Facility Id: 70000186				
Status: Inactive - Withdrawn				

Lower Elevation	Address	Direction / Distance	Map ID	Page
SAN JACINTO NEW ELEM	***COMMUNITY COLLEGE/ST***	***NNW 1/4 - 1/2 (0.279 mi.)***	***26***	***140***
Facility Id: 33010024				
Status: No Further Action				
MT. VIEW CONTINUATIO	***RAMONA BOULEVARD***	***SW 1/4 - 1/2 (0.331 mi.)***	***27***	***143***
Facility Id: 60000656				
Status: No Action Required				

Lists of state and tribal leaking storage tanks

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RICE DEVELOPMENT	***NE CORNER STATE ST &***	***S 1/4 - 1/2 (0.402 mi.)***	***29***	***148***
Database: LUST, Date of Government Version: 12/06/2021				
Database: RIVERSIDE CO. LUST, Date of Government Version: 03/31/2022				
Facility Id: 931043				
Global Id: T0606500350				
Facility Status: 9				
Status: Completed - Case Closed				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 6 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAN JACINTO CO Database: RIVERSIDE CO. UST, Date of Government Version: 03/31/2022	699 N STATE ST	SW 0 - 1/8 (0.072 mi.)	C9	86
GTE CALIFORNIA SAN J Database: UST, Date of Government Version: 12/06/2021 Facility Id: 357	699 N STATE ST	SW 0 - 1/8 (0.072 mi.)	C10	86
FRONTIER CALIFORNIA, Database: UST, Date of Government Version: 12/06/2021 Facility Id: 82061	699 N STATE ST	SW 0 - 1/8 (0.072 mi.)	C13	91

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON SS #1483/037 Database: UST, Date of Government Version: 12/06/2021 Facility Id: 186	720 W RAMONA EXPY	WNW 0 - 1/8 (0.041 mi.)	A4	28
CHEVRON SS #1483/200 Database: RIVERSIDE CO. UST, Date of Government Version: 03/31/2022 Database: UST, Date of Government Version: 12/06/2021 Facility Id: FA0015781	720 W RAMONA EXPWY	WNW 0 - 1/8 (0.041 mi.)	A5	28
SEVEN-ELEVEN #33587 Database: RIVERSIDE CO. UST, Date of Government Version: 03/31/2022 Database: UST, Date of Government Version: 12/06/2021	1210 N STATE STREET	NW 0 - 1/8 (0.107 mi.)	D18	123

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 01/24/2022 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MT. SAN JACINTO LEAR Facility Id: 33010089 Status: Inactive - Withdrawn	***COUNTRY VILLAGE DRIV***	***NE 1/8 - 1/4 (0.229 mi.)***	***25***	***137***

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/18/2022 has revealed that there are 4 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #200374	***720 W RAMONA EXPY***	***WNW 0 - 1/8 (0.041 mi.)***	***A3***	***16***
RITE AID #6486	1180 N STATE ST	WNW 0 - 1/8 (0.082 mi.)	D15	98
7-ELEVEN INC #33587	***1210 N. STATE STREET***	***NW 0 - 1/8 (0.107 mi.)***	***D17***	***106***
STATER BROS. MARKETS	***1271 N STATE ST***	***NNW 1/8 - 1/4 (0.181 mi.)***	***E23***	***128***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GTE SAN JACINTO C O	***699 N STATE ST***	***SW 0 - 1/8 (0.072 mi.)***	***C12***	***89***
Status: A				
Tank Status: A				
Comp Number: 67044				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #200374	***720 W RAMONA EXPY***	***WNW 0 - 1/8 (0.041 mi.)***	***A3***	***16***
Status: A				
Tank Status: A				
Comp Number: 1848				
RECORD FARMS	***920 W RAMONA EXPY***	***WNW 1/8 - 1/4 (0.216 mi.)***	***24***	***136***
Status: A				
Tank Status: A				
Comp Number: 52744				

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GTE SAN JACINTO C O	***699 N STATE ST***	***SW 0 - 1/8 (0.072 mi.)***	***C12***	***89***
Facility Id: 33002221				
Status: A				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #200374	***720 W RAMONA EXPY***	***WNW 0 - 1/8 (0.041 mi.)***	***A3***	***16***

Facility Id: 33004996 Status: A				
RECORD FARMS Facility Id: 33007091 Status: A	***920 W RAMONA EXPY***	***WNW 1/8 - 1/4 (0.216 mi.)***	***24***	***136***

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/18/2022 has revealed that there are 2 CERS TANKS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON #200374	***720 W RAMONA EXPY***	***WNW 0 - 1/8 (0.041 mi.)***	***A3***	***16***
7-ELEVEN INC #33587	***1210 N. STATE STREET***	***NW 0 - 1/8 (0.107 mi.)***	***D17***	***106***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/28/2022 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FRONTIER CALIFORNIA EPA ID:: CAC002972575	699 N STATE ST	SW 0 - 1/8 (0.072 mi.)	C11	86

Lower Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS #10172 EPA ID:: CAR000253294	1181 N STATE ST	NW 0 - 1/8 (0.055 mi.)	B7	78
WALGREENS #10172 EPA ID:: CAL000324972	1181 N STATE ST	NW 0 - 1/8 (0.055 mi.)	B8	82
DOLLAR TREE #07789	1210 N STATE ST	NW 0 - 1/8 (0.107 mi.)	D16	103

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 12/16/2021 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RICE DEVELOPMENT	***NE CORNER STATE ST &***	***S 1/4 - 1/2 (0.402 mi.)***	***29***	***148***

Cleanup Status: COMPLETED - CASE CLOSED

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 3 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GIN & CHUNG INC DBA Database: DRYCLEANERS, Date of Government Version: 08/27/2021 EPA Id: CAL000337020	1261 N STATE ST STE	NNW 1/8 - 1/4 (0.153 mi.)	E19	124
RAMONA CLEANERS, BYU Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2021	1261 N STATE ST #D 4	NNW 1/8 - 1/4 (0.153 mi.)	E20	125
RAMONA CLEANERS Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2021	1261 N STATE ST #D 4	NNW 1/8 - 1/4 (0.153 mi.)	E21	125

NPDES: A listing of NPDES permits, including stormwater.

A review of the NPDES list, as provided by EDR, and dated 11/09/2021 has revealed that there is 1 NPDES site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CROSSROADS AT SAN JA Facility Status: Terminated	***SEC RAMONA EXPRESSWA***	***0 - 1/8 (0.000 mi.)***	***1***	***9***

CIWQS: The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

A review of the CIWQS list, as provided by EDR, and dated 11/30/2021 has revealed that there is 1 CIWQS site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CROSSROADS AT SAN JA	***SEC RAMONA EXPRESSWA***	***0 - 1/8 (0.000 mi.)***	***1***	***9***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR

researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

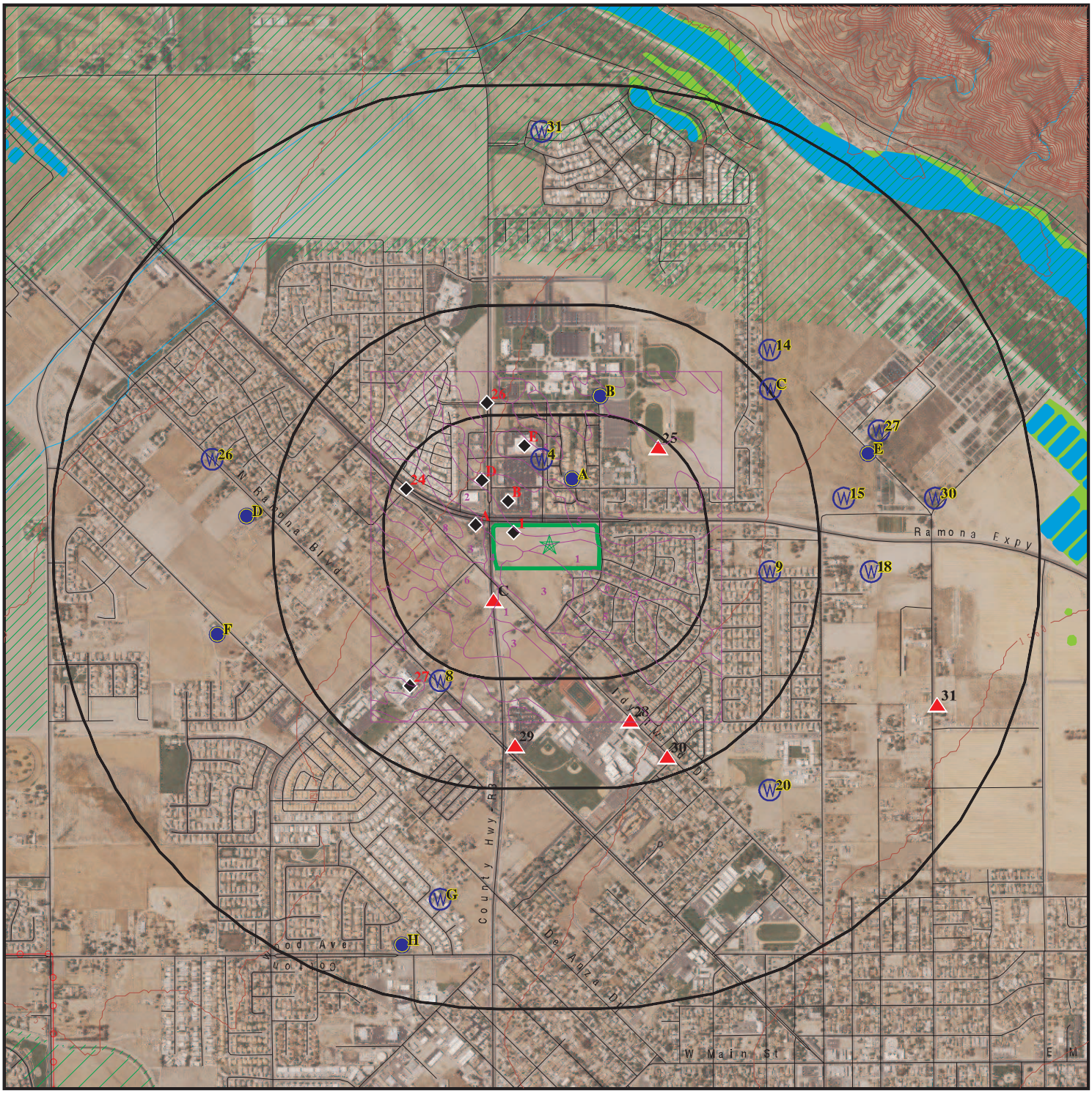
Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON TANKS	720 W RAMONA EXPY	WNW 0 - 1/8 (0.041 mi.)	A2	16

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
RICE DEVELOPMENT	LUST

OVERVIEW MAP - 6955806.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Proposed Retail Center	CLIENT:	Salem Engineering Group
ADDRESS:	SEC State Street and W Ramona Expressway San Jacinto CA 92583	CONTACT:	Maria G. Ruvalcaba
LAT/LONG:	33.800944 / 116.969695	INQUIRY #:	6955806.2s
		DATE:	April 26, 2022 3:21 pm

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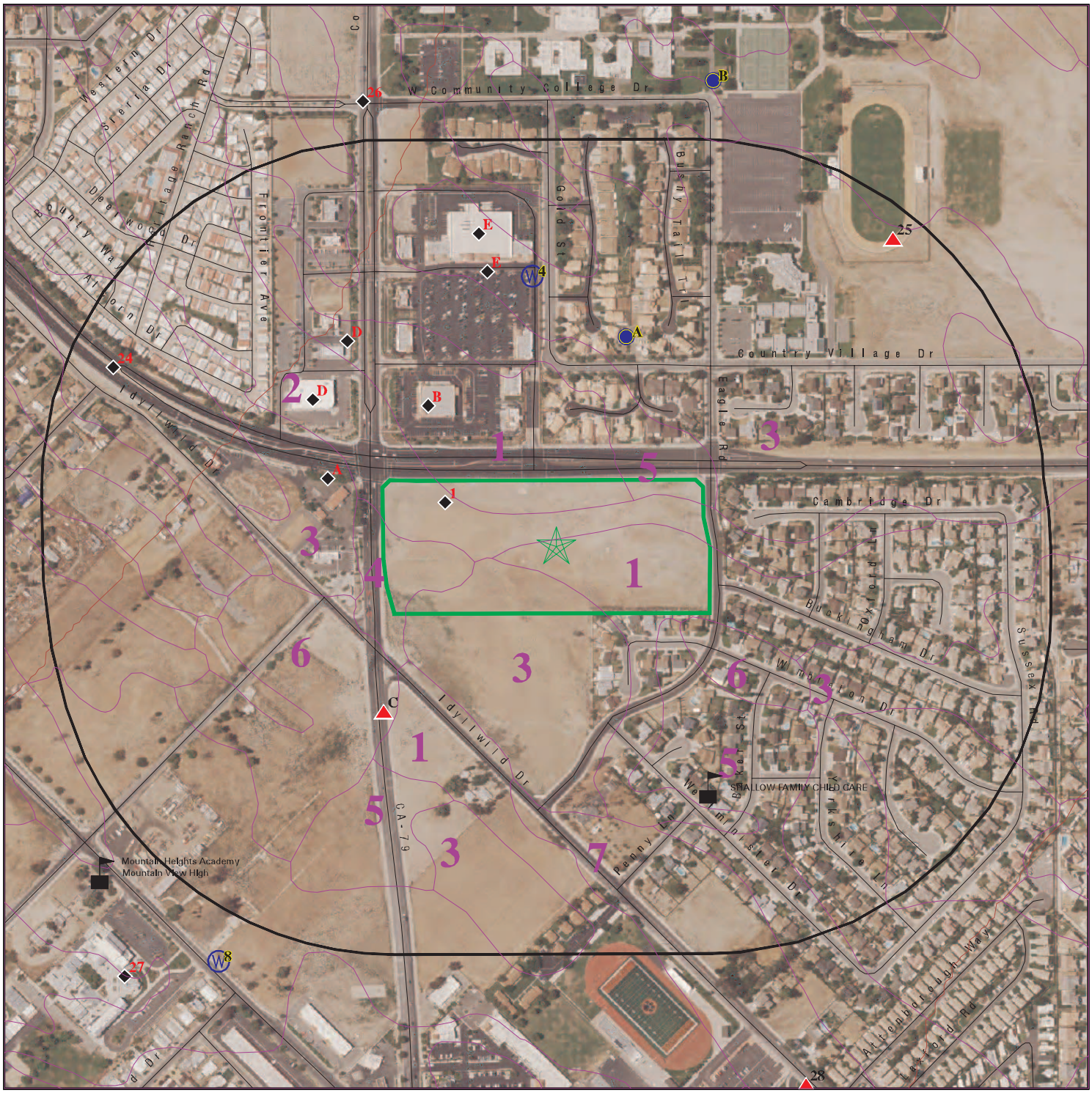
DETAIL MAP - 6955806.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Proposed Retail Center	CLIENT:	Salem Engineering Group
ADDRESS:	SEC State Street and W Ramona Expressway San Jacinto CA 92583	CONTACT:	Maria G. Ruvalcaba
LAT/LONG:	33.800944 / 116.969695	INQUIRY #:	6955806.2s
		DATE:	April 26, 2022 3:24 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		1	1	NR	NR	NR	2
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	1	4	1	NR	6
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		6	0	NR	NR	NR	6
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	1	NR	NR	NR	1
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		3	1	NR	NR	NR	4
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	1	NR	NR	NR	3
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		2	1	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CERS TANKS	0.250		2	0	NR	NR	NR	2
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		4	0	NR	NR	NR	4
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	3	NR	NR	NR	3
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		1	NR	NR	NR	NR	1
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		1	NR	NR	NR	NR	1
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	24	9	6	1	0	40

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 **CROSSROADS AT SAN JACINTO** **NPDES S111291395**
SEC RAMONA EXPRESSWAY AND STATE ST **CIWQS N/A**
< 1/8 **SAN JACINTO, CA 92583**
1 ft.

Relative: Lower

Actual: 1524 ft.

NPDES:

Name:	CROSSROADS AT SAN JACINTO
Address:	SEC RAMONA EXPRESSWAY AND STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Facility Status:	Terminated
NPDES Number:	CAS000002
Region:	8
Agency Number:	0
Regulatory Measure ID:	416932
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 33C361434
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	07/14/2011
Termination Date Of Regulatory Measure:	10/23/2020
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	4000 Union Pacific Ave
Discharge Name:	99 Cents Only Stores
Discharge City:	City of Commerce
Discharge State:	California
Discharge Zip:	90023
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	416932
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C361434
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	07/14/2011
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	99 Cents Only Stores
Discharge Address:	4000 Union Pacific Ave
Discharge City:	City of Commerce
Discharge State:	California
Discharge Zip:	90023
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported

CROSSROADS AT SAN JACINTO (Continued) **S111291395**

Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8

CROSSROADS AT SAN JACINTO (Continued) **S111291395**

Regulatory Measure ID:	416932
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C361434
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	07/07/2011
Processed Date:	07/14/2011
Status:	Active
Status Date:	03/23/2016
Place Size:	14.2
Place Size Unit:	Acres
Contact:	Luis Mota
Contact Title:	Not reported
Contact Phone:	323-493-1489
Contact Phone Ext:	Not reported
Contact Email:	luis.mota@99only.com
Operator Name:	99 Cents Only Stores
Operator Address:	4000 Union Pacific Ave
Operator City:	City of Commerce
Operator State:	California
Operator Zip:	90023
Operator Contact:	Luis Mota
Operator Contact Title:	Not reported
Operator Contact Phone:	323-493-1489
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	luis.mota@99only.com
Operator Type:	Private Business
Developer:	99 Cents Only Stores
Developer Address:	4000 Union Pacific Ave
Developer City:	City of Commerce
Developer State:	California
Developer Zip:	90023
Developer Contact:	Luis Mota
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N

CROSSROADS AT SAN JACINTO (Continued) **S111291395**

Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Luis Mota
Certifier Title:	VP Construction Services
Certification Date:	28-APR-17
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	CROSSROADS AT SAN JACINTO
Address:	SEC RAMONA EXPRESSWAY AND STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C361434
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	10/23/2020
Operator Name:	99 Cents Only Stores
Operator Address:	4000 Union Pacific Ave
Operator City:	City of Commerce
Operator State:	California
Operator Zip:	90023

NPDES as of 03/2018:

NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	8
Regulatory Measure ID:	416932
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	8 33C361434
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported

CROSSROADS AT SAN JACINTO (Continued) **S111291395**

Effective Date Of Regulatory Measure:	07/14/2011
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	99 Cents Only Stores
Discharge Address:	4000 Union Pacific Ave
Discharge City:	City of Commerce
Discharge State:	California
Discharge Zip:	90023
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported

CROSSROADS AT SAN JACINTO (Continued) **S111291395**

Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	8
Regulatory Measure ID:	416932
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	8 33C361434
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	07/07/2011
Processed Date:	07/14/2011
Status:	Active
Status Date:	03/23/2016
Place Size:	14.2
Place Size Unit:	Acres
Contact:	Luis Mota
Contact Title:	Not reported
Contact Phone:	323-493-1489
Contact Phone Ext:	Not reported
Contact Email:	luis.mota@99only.com
Operator Name:	99 Cents Only Stores
Operator Address:	4000 Union Pacific Ave
Operator City:	City of Commerce
Operator State:	California
Operator Zip:	90023
Operator Contact:	Luis Mota
Operator Contact Title:	Not reported
Operator Contact Phone:	323-493-1489
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	luis.mota@99only.com
Operator Type:	Private Business
Developer:	99 Cents Only Stores
Developer Address:	4000 Union Pacific Ave
Developer City:	City of Commerce
Developer State:	California
Developer Zip:	90023
Developer Contact:	Luis Mota
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N

CROSSROADS AT SAN JACINTO (Continued) **S111291395**

Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Luis Mota
Certifier Title:	VP Construction Services
Certification Date:	28-APR-17
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	CROSSROADS AT SAN JACINTO
Address:	SEC RAMONA EXPRESSWAY AND STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Agency:	99 Cents Only Stores
Agency Address:	4000 Union Pacific Ave, City Of Commerce, CA 90023
Place/Project Type:	Construction
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C361434
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	07/14/2011
Termination Date:	10/23/2020
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	4
Violations within 5 years:	4
Latitude:	33.80139
Longitude:	-116.97111

A2 **CHEVRON TANKS** **EDR Hist Auto** **1021263967**
WNW **720 W RAMONA EXPY** **N/A**
< 1/8 **SAN JACINTO, CA 92582**
0.041 mi.
214 ft. **Site 1 of 5 in cluster A**

Relative: EDR Hist Auto
Lower

Actual:
1523 ft.

Year:	Name:	Type:
2010	CHEVRON TANKS	Gasoline Service Stations, NEC
2011	CHEVRON TANKS	Gasoline Service Stations, NEC
2012	CHEVRON TANKS	Gasoline Service Stations, NEC
2013	CHEVRON TANKS	Gasoline Service Stations, NEC
2014	CHEVRON TANKS	Gasoline Service Stations, NEC

A3 **CHEVRON #200374** **CERS HAZ WASTE** **S101590158**
WNW **720 W RAMONA EXPY** **SWEEPS UST** **N/A**
< 1/8 **SAN JACINTO, CA 92383** **CA FID UST**
0.041 mi. **CERS TANKS**
214 ft. **Site 2 of 5 in cluster A** **CERS**

Relative: CERS HAZ WASTE:
Lower

Actual:
1523 ft.

Name:	CHEVRON SS #1483/200374
Address:	720 W RAMONA EXPWY
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	18346
CERS ID:	10316935
CERS Description:	Hazardous Waste Generator

SWEEPS UST:

Name:	CHEVRON #200374
Address:	720 W RAMONA EXPY
City:	SAN JACINTO
Status:	Active
Comp Number:	1848
Number:	1
Board Of Equalization:	Not reported
Referral Date:	10-27-92
Action Date:	10-27-92
Created Date:	02-27-92
Owner Tank Id:	1
SWRCB Tank Id:	33-000-001848-000001
Tank Status:	A
Capacity:	10000
Active Date:	10-27-92
Tank Use:	M.V. FUEL
STG:	P
Content:	MID GRADE UN
Number Of Tanks:	3

Name:	CHEVRON #200374
Address:	720 W RAMONA EXPY
City:	SAN JACINTO
Status:	Active
Comp Number:	1848
Number:	1
Board Of Equalization:	Not reported
Referral Date:	10-27-92
Action Date:	10-27-92

CHEVRON #200374 (Continued) **S101590158**

Created Date: 02-27-92
Owner Tank Id: 2
SWRCB Tank Id: 33-000-001848-000002
Tank Status: A
Capacity: 10000
Active Date: 10-27-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: CHEVRON #200374
Address: 720 W RAMONA EXPY
City: SAN JACINTO
Status: Active
Comp Number: 1848
Number: 1
Board Of Equalization: Not reported
Referral Date: 10-27-92
Action Date: 10-27-92
Created Date: 02-27-92
Owner Tank Id: 3
SWRCB Tank Id: 33-000-001848-000003
Tank Status: A
Capacity: 10000
Active Date: 10-27-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 33004996
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7144879637
Mail To: Not reported
Mailing Address: 720 W RAMONA EXPY
Mailing Address 2: Not reported
Mailing City,St,Zip: SAN JACINTO 92383
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CERS TANKS:
Name: CHEVRON SS #1483/200374
Address: 720 W RAMONA EXPWY
City,State,Zip: SAN JACINTO, CA 92583
Site ID: 18346
CERS ID: 10316935

CHEVRON #200374 (Continued) **S101590158**

CERS Description: Underground Storage Tank

CERS:
Name: CHEVRON SS #1483/200374
Address: 720 W RAMONA EXPWY
City,State,Zip: SAN JACINTO, CA 92583
Site ID: 18346
CERS ID: 10316935
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 01-11-2018
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: Failure to install or maintain a liquid-tight spill bucket. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container. Be resistant to galvanic corrosion.
Violation Notes: Returned to compliance on 02/02/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 06-18-2020
Citation: HSC 6.7 25291(a)(2) - California Health and Safety Code, Chapter 6.7, Section(s) 25291(a)(2)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes: Returned to compliance on 11/06/2020. OBSERVATION: SB 989 testing conducted on 06/03/2020 revealed failed secondary components. The following components failed testing: UDC 1/2, UDC 3/4, UDC 5/6, 87 Main and 91 Tightness Test and secondary piping. Arrived on site and technician Juan Martinez of Wayne Perry is on site completing diagnostics. CORRECTIVE ACTION: Owner/operator shall make the necessary repairs to the failed secondary components and re-test failed components to ensure secondary containment is maintained tight. Note: Plans may be required for repairs; check with the HMMB area plan checker to determine if the submission of plans is necessary prior to starting repairs.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 11-03-2014
Citation: 23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description: Failure of the leak detection equipment to have an audible and visual alarm as required.
Violation Notes: Returned to compliance on 12/30/2014.
Violation Division: Riverside County Department of Env Health

CHEVRON #200374 (Continued) **S101590158**

Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 10-10-2018
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)
Violation Description: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.
Violation Notes: Returned to compliance on 01/29/2019. OBSERVATION: Observed liquid collected in the 87 East STP sump. Work order dated 8/14/18 stated that the technician "removed 3-1/2 gallons of fuel from center 87 stp sump" and "Need to replace center tank STP pump and all components will need to give chevron bid". D/O reports dated 9/12/18 and 8/13/18 documented removal of liquid from 87 East STP sump. Manager on duty confirmed with corporate that plans to replace failing components in the 87 East STP sump are being processed. CORRECTIVE ACTION: Owner/operator shall immediately make the necessary repairs to the components in the 87 East STP sump to eliminate the unauthorized discharge of fuel into the sump. Owner/operator shall clean and maintain the 87 East STP sump free of fuel and contaminated debris and record the unauthorized release on the spill log. Submit plans to this department.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 10-08-2019
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 11/18/2019. OBSERVATION: Observed UST Monitoring Plan(s) for Tanks 1, 2, and 3 to be inaccurate. Specifically, the "Under Dispenser Containment (UDC) Monitoring" section has "Yes" checked for "Detection of Leak into UDC Triggers Audible and Visual Alarms." The Electronic stand-alone Beaudreau sensors were observed not to trigger an audible and visual alarm at the time of inspection. CORRECTIVE ACTION: Owner/operator shall make the following corrections to the UST Monitoring Plan(s) and submit in CERS. Check "No" for "Detection of Leak into UDC Triggers Audible and Visual Alarms" in the "Under Dispenser Containment (UDC) Monitoring" section.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 10-08-2019
Citation: 23 CCR 16 2641(j) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(j)
Violation Description: Failure of the leak detection equipment to be installed, calibrated, operated, and/or maintained properly.
Violation Notes: Returned to compliance on 01/14/2020. OBSERVATION: Service technician

CHEVRON #200374 (Continued) **S101590158**

unable to pull out annular sensor located in the 87 Siphon Tank to properly test its functionality. CORRECTIVE ACTION: Owner/operator shall pull out or replace annular sensor in the 87 Siphon Tank and certify that equipment functions properly. Contractor was planning on acquiring a new sensor to replace the annual sensor today. Like-for-like sensors do not require a permit with our department.

Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 12-10-2018
Citation: HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)
Violation Description: Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.
Violation Notes: Returned to compliance on 01/29/2019. OBSERVATION: Reinspection conducted today. At initial inspection on 10/10/18, liquid was observed in the 87 East STP Sump. Work orders indicated repairs may be necessary. Spoke with assistant manager Jessica and store manager Andy who stated repairs are being scheduled and a permit is being sought from this department. CORRECTIVE ACTION: Owner/operator shall make the necessary repairs to the failing components in the 87 East STP Sump to eliminate the unauthorized discharge of fuel into the sump. Once repairs are scheduled, submit plans to this department. A permit may be required.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 10-11-2017
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: Failure to install or maintain a liquid-tight spill bucket. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container. Be resistant to galvanic corrosion.
Violation Notes: Returned to compliance on 02/02/2018. Middle 87 spill bucket
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 10-05-2021
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description: Failure of the double-walled pressurized piping to be continuously monitored with a system that activates an audible and visual alarm or stops flow at the dispenser when a leak is detected.
Violation Notes: Returned to compliance on 10/05/2021. OBSERVATION: Observed liquid sensor in UDC 3/4 fail to stop flow of product at the dispenser when tested. Technician attempted to repair sensor and was unsuccessful.

CHEVRON #200374 (Continued) **S101590158**

Technician replaced sensor with a like for like change, and new sensor was retested and functioned properly. CORRECTIVE ACTION: Owner/operator shall replace the inoperable sensor in UDC 3/4 and certify sensor functionality. This violation was corrected on site.

Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Site ID: 18346
Site Name: Chevron SS #1483/200374
Violation Date: 11-03-2014
Citation: 23 CCR 16 2636(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)
Violation Description: Failure to continuously monitor the interstitial space of the tank, piping and/or sumps sump such that the leak detection activates an audible/visual alarm when a leak is detected.
Violation Notes: Returned to compliance on 12/30/2014.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-10-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewing submitted overfill prevention equipment inspection (passed).
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-11-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CMD
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-15-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Tanknology on site to perform annual monitoring certification. ** #22. Is being marked as "N/A" and is conditionally cleared due to the following reason. Facility is in the process of returning to compliance; currently on file for this facility the department has SB989 results indicating there were failures at the most recent triennial test. Facility has final inspection scheduled for 10/20/2020. Facility shall submit results to this department within 30 days of testing conducted on 10/20/2020. Compliance status will be determined upon review of results. **
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

CHEVRON #200374 (Continued) **S101590158**

Eval General Type:	Other/Unknown
Eval Date:	06-18-2020
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,

Eval General Type:	Other/Unknown
Eval Date:	08-25-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB 989 retest
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-05-2021
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a retail gas station that stores 1 x 10,000 gallon Premium Unleaded Double Walled Underground Storage Tank and 2 x 10,000 gallon Regular Unleaded Double Walled Underground Storage Tanks. Note: Update Tank Information section for all 3 tanks to reflect "Riser Pipe Secondary Containment" as "Fiberglass". The sump/tank acts as secondary containment for the Risers.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-10-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTE: When Overfill Prevention Equipment Inspection Report is completed, results must be submitted to this department.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-16-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-19-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health

CHEVRON #200374 (Continued) **S101590158**

Eval Program:	HMRRP
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-03-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-12-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	12-10-2018
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	01-24-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	01-28-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewing submitted Overfill prevention equipment inspection report form. Passed.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Other/Unknown
Eval Date:	08-25-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Note to file
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

CHEVRON #200374 (Continued) **S101590158**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-08-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Observed Tanknology and ICC Certified Francisco Castro on site to perform annual monitoring certification. All functions normal was observed on the Veeder-Root and Alarm Set Up and History were given by technician.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-11-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Generator inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-16-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-19-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Other/Unknown
Eval Date:	01-11-2018
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Follow up inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-11-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Disclosure inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS,

CHEVRON #200374 (Continued) **S101590158**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-12-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-19-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 10-27-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Enforcement Action:
Site ID: 18346
Site Name: Chevron SS #1483/200374
Site Address: 720 W RAMONA EXPWY
Site City: SAN JACINTO
Site Zip: 92583
Enf Action Date: 11-03-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: Pedro R Carranza
Entity Title: RETAIL OE/HES SPECIALIST
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON USA)
Entity Title: Not reported
Affiliation Address: Not reported

CHEVRON #200374 (Continued) **S101590158**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 487-9637,
Affiliation Type Desc:	Property Owner
Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON USA)
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004 (Attn: Permit Desk)
Affiliation City:	SAN RAMON
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94583
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	CHARLES BITTLE - 8/25/2015
Entity Title:	RETAIL HES
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	UST Tank Owner
Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004, ATTN: PERMIT DESK
Affiliation City:	SAN RAMON
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94583
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055,
Affiliation Type Desc:	Legal Owner
Entity Name:	Chevron Products Company
Entity Title:	Not reported
Affiliation Address:	PO Box 6004 ATTN PERMIT DESK
Affiliation City:	San Ramon
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94583
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	UST Tank Operator

CHEVRON #200374 (Continued) **S101590158**

Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004, ATTN: PERMIT DESK
Affiliation City:	SAN RAMON
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94583
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	Environmental Contact
Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON USA)
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004 (Attn: Permit Desk)
Affiliation City:	San Ramon
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94583-0904
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004 (Attn: Permit Desk)
Affiliation City:	San Ramon
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94583
Affiliation Phone:	,
Affiliation Type Desc:	Parent Corporation
Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	CHEVRON PRODUCTS COMPANY (A DIVISION OF CHEVRON U.S.A. INC.)
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 6004, ATTN: PERMIT DESK
Affiliation City:	SAN RAMON
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94583
Affiliation Phone:	(925) 842-9002,
Affiliation Type Desc:	Document Preparer
Entity Name:	Pedro R Carranza
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

CHEVRON #200374 (Continued) **S101590158**

Affiliation Phone: ,

A4 **CHEVRON SS #1483/0374/** **UST** **U004344708**
WNW **720 W RAMONA EXPY** **N/A**
< 1/8 **SAN JACINTO, CA 92582**
0.041 mi.
214 ft. **Site 3 of 5 in cluster A**

Relative: UST:
Lower
Name: CHEVRON SS #1483/0374/
Actual: Address: 720 W RAMONA EXPY
1523 ft. City,State,Zip: SAN JACINTO, CA 92582
Facility ID: 186
Permitting Agency: RIVERSIDE COUNTY
CERSID: Not reported
Latitude: 33.8025991
Longitude: -116.9713645

A5 **CHEVRON SS #1483/200374** **UST** **U004353773**
WNW **720 W RAMONA EXPWY** **N/A**
< 1/8 **SAN JACINTO, CA 92583**
0.041 mi.
214 ft. **Site 4 of 5 in cluster A**

Relative: RIVERSIDE CO. UST:
Lower
Name: CHEVRON SS #1483/200374
Actual: Address: 720 W RAMONA EXPWY
1523 ft. City,State,Zip: SAN JACINTO, CA 92583
Region: RIVERSIDE
Total Tanks: 3

UST:
Name: CHEVRON SS #1483/200374
Address: 720 W RAMONA EXPWY
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: FA0015781
Permitting Agency: Riverside County Department of Environmental Health
CERSID: 10316935
Latitude: 33.80141
Longitude: -116.97259

A6 **CHEVRON STATION NO 200374** **RCRA-SQG** **1006805058**
WNW **720 W RAMONA EXPY** **FINDS** **CAR000120311**
< 1/8 **SAN JACINTO, CA 92582** **ECHO**
0.041 mi. **HAZNET**
214 ft. **Site 5 of 5 in cluster A**

Relative: RCRA-SQG:
Lower
Date Form Received by Agency: 20020516
Actual: Handler Name: CHEVRON STATION NO 200374
1523 ft. Handler Address: 720 W RAMONA EXPY
Handler City,State,Zip: SAN JACINTO, CA 92582-2547
EPA ID: CAR000120311

CHEVRON STATION NO 200374 (Continued) **1006805058**

Contact Name:	KATHY NORRIS
Contact Address:	P O BOX 6004
Contact City,State,Zip:	SAN RAMON, CA 94583
Contact Telephone:	925-842-5931
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	P O BOX 6004
Mailing City,State,Zip:	SAN RAMON, CA 94583
Owner Name:	CHEVRON PRODUCTS CO
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

CHEVRON STATION NO 200374 (Continued) **1006805058**

Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20021007
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D018
Waste Description:	BENZENE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CHEVRON PRODUCTS CO
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P O BOX 6004
Owner/Operator City,State,Zip:	SAN RAMON, CA 94583
Owner/Operator Telephone:	925-842-5931
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20020516
Handler Name:	CHEVRON STATION NO 200374
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110013310595

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1006805058
Registry ID:	110013310595
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110013310595
Name:	CHEVRON STATION NO 200374
Address:	720 W RAMONA EXPY
City,State,Zip:	SAN JACINTO, CA 92582

HAZNET:

Name:	CHEVRON STATION NO 200374
Address:	720 W RAMONA EXPY
Address 2:	Not reported
City,State,Zip:	SAN JACINTO, CA 945830000
Contact:	KWAME AWUKU
Telephone:	8773866044
Mailing Name:	Not reported
Mailing Address:	PO BOX 6004
Year:	2019
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.05000

CHEVRON STATION NO 200374 (Continued) **1006805058**

Year:	2019
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.01250
Year:	2018
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.12750
Year:	2018
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.06000
Year:	2017
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2025
Year:	2017
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.13
Year:	2016
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.095
Year:	2016
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

CHEVRON STATION NO 200374 (Continued) **1006805058**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0275
Year:	2015
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.1001
Year:	2015
Gepaid:	CAR000120311
TSD EPA ID:	CAD044429835
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.18

Click this hyperlink while viewing on your computer to access
35 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2017
Gen EPA ID:	CAR000120311
Shipment Date:	20171214
Creation Date:	8/20/2018 18:30:11
Receipt Date:	20171229
Manifest ID:	011290991FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171214
Creation Date:	8/20/2018 18:30:11
Receipt Date:	20171229
Manifest ID:	011290991FLE

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171214
Creation Date:	8/20/2018 18:30:11
Receipt Date:	20171229
Manifest ID:	011290991FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0425
Waste Quantity:	85
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170928
Creation Date:	5/30/2018 18:31:28
Receipt Date:	20171016
Manifest ID:	011241042FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170706
Creation Date:	5/21/2018 18:32:48
Receipt Date:	20170720
Manifest ID:	010225562FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170706
Creation Date:	5/21/2018 18:32:48
Receipt Date:	20170720
Manifest ID:	010225562FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20

CHEVRON STATION NO 200374 (Continued) **1006805058**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170706
Creation Date:	5/21/2018 18:32:48
Receipt Date:	20170720
Manifest ID:	010225562FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170413
Creation Date:	5/4/2018 18:31:04
Receipt Date:	20170413
Manifest ID:	010341384FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Shipment Date:	20170213
Creation Date:	5/16/2017 18:30:23
Receipt Date:	20170213
Manifest ID:	010338225FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS OF WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170213
Creation Date:	5/16/2017 18:30:23
Receipt Date:	20170213
Manifest ID:	010338225FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS OF WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2005
Gen EPA ID:	CAR000120311

Shipment Date:	20051103
Creation Date:	7/12/2006 18:31:35
Receipt Date:	20051110

CHEVRON STATION NO 200374 (Continued) **1006805058**

Manifest ID:	24329811
Trans EPA ID:	CAR000152785
Trans Name:	CALIFORNIA HAZARDOUS SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	ONYX ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	CAD008302903
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D001
Meth Code:	R01 - Recycler
Quantity Tons:	0.1554
Waste Quantity:	37
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050824
Creation Date:	12/16/2005 18:31:03
Receipt Date:	20050825
Manifest ID:	24745495
Trans EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	CAD982444481
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050425
Creation Date:	7/28/2005 18:30:54
Receipt Date:	20050425
Manifest ID:	24404418
Trans EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	CAD982444481
TSDF Alt Name:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Waste Code Description:	352 - Other organic solids
RCRA Code:	NONE
Meth Code:	R01 - Recycler
Quantity Tons:	0.06
Waste Quantity:	120
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2011
Gen EPA ID:	CAR000120311
Shipment Date:	20111129
Creation Date:	3/16/2012 20:30:29
Receipt Date:	20111212
Manifest ID:	009215680JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111024
Creation Date:	2/16/2012 20:30:13
Receipt Date:	20111103
Manifest ID:	008883564JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

CHEVRON STATION NO 200374 (Continued) **1006805058**

Quantity Tons:	0.17
Waste Quantity:	50
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110909
Creation Date:	6/4/2013 22:15:22
Receipt Date:	Not reported
Manifest ID:	008893839JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	- Not reported
Quantity Tons:	0.017
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110909
Creation Date:	11/8/2011 18:30:28
Receipt Date:	20110912
Manifest ID:	008893840JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Shipment Date:	20110909
Creation Date:	6/4/2013 22:15:22
Receipt Date:	Not reported
Manifest ID:	008893839JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	- Not reported
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20110722
Creation Date:	5/17/2013 22:15:06
Receipt Date:	Not reported
Manifest ID:	008697299JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	- Not reported
Quantity Tons:	0.034
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20110404
Creation Date:	10/1/2011 18:30:39
Receipt Date:	20110414
Manifest ID:	008108660JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.085
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110404
Creation Date:	10/1/2011 18:30:39
Receipt Date:	20110414
Manifest ID:	008108660JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20110404
Creation Date:	5/27/2011 18:30:22
Receipt Date:	20110405
Manifest ID:	008108661JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.0325

CHEVRON STATION NO 200374 (Continued) **1006805058**

Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2003
Gen EPA ID:	CAR000120311
Shipment Date:	20030507
Creation Date:	8/5/2003 18:31:37
Receipt Date:	20030512
Manifest ID:	22265788
Trans EPA ID:	CAR000031211
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD008302903
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D001
Meth Code:	R01 - Recycler
Quantity Tons:	1.848
Waste Quantity:	440
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20030317
Creation Date:	7/2/2003 11:34:32
Receipt Date:	20030325
Manifest ID:	22265630
Trans EPA ID:	CAR000031211
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD008302903
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.6255
Waste Quantity:	150
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20030305
Creation Date: 6/18/2003 11:46:51
Receipt Date: 20030310
Manifest ID: 22259984
Trans EPA ID: CAR000031211
Trans Name: Not reported
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD008302903
Trans Name: Not reported
TSDF Alt EPA ID: CAD008302903
TSDF Alt Name: Not reported
Waste Code Description: 134 - Aqueous solution with <10% total organic residues
RCRA Code: D001
Meth Code: R01 - Recycler
Quantity Tons: 1.7514
Waste Quantity: 417
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2004
Gen EPA ID: CAR000120311

Shipment Date: 20040604
Creation Date: 11/1/2004 9:00:46
Receipt Date: 20040611
Manifest ID: 23750913
Trans EPA ID: CAD983649880
Trans Name: GENERAL ENVIRONMENTAL MANAGEMENT INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD982444481
Trans Name: FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID: CAD982444481
TSDF Alt Name: Not reported
Waste Code Description: 343 - Unspecified organic liquid mixture
RCRA Code: NONE
Meth Code: H01 - Transfer Station
Quantity Tons: 0.2
Waste Quantity: 400
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:

CHEVRON STATION NO 200374 (Continued) **1006805058**

Year:	2007
Gen EPA ID:	CAR000120311
Shipment Date:	20071203
Creation Date:	3/6/2008 18:30:06
Receipt Date:	20071204
Manifest ID:	003426182JJK
Trans EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.114
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20071203
Creation Date:	3/6/2008 18:30:06
Receipt Date:	20071204
Manifest ID:	003426182JJK
Trans EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAR000120311
Shipment Date:	20131017

CHEVRON STATION NO 200374 (Continued) **1006805058**

Creation Date:	12/4/2013 22:15:12
Receipt Date:	20131018
Manifest ID:	006967863FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131017
Creation Date:	12/4/2013 22:15:12
Receipt Date:	20131018
Manifest ID:	006967863FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.035
Waste Quantity:	70
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131017
Creation Date:	12/4/2013 22:15:12
Receipt Date:	20131018
Manifest ID:	006967863FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0325
Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130509
Creation Date:	7/15/2013 22:15:07
Receipt Date:	20130510
Manifest ID:	006068577FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130509
Creation Date:	7/15/2013 22:15:07
Receipt Date:	20130510
Manifest ID:	006068577FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

CHEVRON STATION NO 200374 (Continued) **1006805058**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130509
Creation Date:	7/15/2013 22:15:07
Receipt Date:	20130510
Manifest ID:	006068577FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130401
Creation Date:	6/11/2013 22:15:20
Receipt Date:	20130402
Manifest ID:	006055133FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.925
Waste Quantity:	1850
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2006
Gen EPA ID:	CAR000120311
Shipment Date:	20060302
Creation Date:	7/27/2006 18:31:16
Receipt Date:	20060303
Manifest ID:	25151785
Trans EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	CAD982444481
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.05
Waste Quantity:	100
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2010
Gen EPA ID:	CAR000120311
Shipment Date:	20101216
Creation Date:	2/11/2011 18:30:08
Receipt Date:	20101222
Manifest ID:	007288598JJK
Trans EPA ID:	CAR000209023
Trans Name:	CALIFORNIA HAZARDOUS SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008302903
Trans Name:	VEOLIA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.021
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20101118
Creation Date:	1/3/2011 18:31:25
Receipt Date:	20101118
Manifest ID:	007927173JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20101118
Creation Date:	5/5/2011 18:30:32
Receipt Date:	20101124
Manifest ID:	007927174JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20101118
Creation Date:	5/5/2011 18:30:32
Receipt Date:	20101124
Manifest ID:	007927174JJK

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.102
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20100712
Creation Date:	9/10/2010 18:30:25
Receipt Date:	20100713
Manifest ID:	007025020JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.0175
Waste Quantity:	35
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20100712
Creation Date:	12/16/2010 18:30:33
Receipt Date:	20100716
Manifest ID:	007025021JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20100510
Creation Date:	8/6/2010 18:31:05
Receipt Date:	20100511
Manifest ID:	007025960JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20100309
Creation Date:	8/6/2010 18:31:13
Receipt Date:	20100312
Manifest ID:	007044552JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20100309
Creation Date:	8/6/2010 18:31:13
Receipt Date:	20100312
Manifest ID:	007044552JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0612
Waste Quantity:	18
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20100202
Creation Date:	5/27/2010 18:30:08
Receipt Date:	20100210
Manifest ID:	006598814JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014

CHEVRON STATION NO 200374 (Continued) **1006805058**

Gen EPA ID:	CAR000120311
Shipment Date:	20141124
Creation Date:	1/15/2015 22:15:01
Receipt Date:	20141125
Manifest ID:	008066362FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141124
Creation Date:	1/15/2015 22:15:01
Receipt Date:	20141125
Manifest ID:	008066362FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0175
Waste Quantity:	35
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140819
Creation Date:	10/22/2014 22:15:11
Receipt Date:	20140820
Manifest ID:	007454170FLE
Trans EPA ID:	MAD039322250

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140819
Creation Date:	10/22/2014 22:15:11
Receipt Date:	20140820
Manifest ID:	007454170FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140819
Creation Date:	10/22/2014 22:15:11
Receipt Date:	20140820
Manifest ID:	007454170FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0275
Waste Quantity:	55
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140303
Creation Date:	4/30/2014 22:15:24
Receipt Date:	20140304
Manifest ID:	006978237FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.03
Waste Quantity:	60
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140224
Creation Date:	4/5/2014 22:15:21
Receipt Date:	20140225
Manifest ID:	006978281FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAR000120311
Shipment Date:	20151110
Creation Date:	1/11/2016 22:16:49
Receipt Date:	20151110
Manifest ID:	009018917FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151110
Creation Date:	1/11/2016 22:16:49
Receipt Date:	20151110
Manifest ID:	009018917FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.05
Waste Quantity:	100
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151110
Creation Date:	1/11/2016 22:16:49
Receipt Date:	20151110
Manifest ID:	009018917FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151020
Creation Date:	12/22/2015 22:15:07
Receipt Date:	20151021
Manifest ID:	008302703FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0325
Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150831
Creation Date:	10/14/2015 22:15:09
Receipt Date:	20150831
Manifest ID:	008816954FLE

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150604
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150605
Manifest ID:	008318696FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.045
Waste Quantity:	90
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150604
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150605
Manifest ID:	008318696FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0126
Waste Quantity:	3
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150604
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150605
Manifest ID:	008318696FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150115
Creation Date:	3/23/2015 22:15:20
Receipt Date:	20150116
Manifest ID:	008057570FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25

CHEVRON STATION NO 200374 (Continued) **1006805058**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150115
Creation Date:	3/23/2015 22:15:20
Receipt Date:	20150116
Manifest ID:	008057570FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0375
Waste Quantity:	75
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2012
Gen EPA ID:	CAR000120311
Shipment Date:	20121214
Creation Date:	2/18/2013 22:15:20
Receipt Date:	20121229
Manifest ID:	010608893JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0068
Waste Quantity:	2
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121214
Creation Date:	2/18/2013 22:15:20
Receipt Date:	20121229
Manifest ID:	010608893JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20121214
Creation Date:	2/15/2013 22:15:28
Receipt Date:	20121217
Manifest ID:	010608892JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.0325
Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120629
Creation Date:	10/3/2012 22:15:14
Receipt Date:	20120629
Manifest ID:	009945972JJK

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120629
Creation Date:	6/22/2015 12:47:22
Receipt Date:	20120712
Manifest ID:	009945969JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120629
Creation Date:	6/22/2015 12:47:22
Receipt Date:	20120712
Manifest ID:	009945969JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.042
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120206
Creation Date:	3/27/2012 20:30:43
Receipt Date:	20120207
Manifest ID:	009502556JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120206
Creation Date:	6/22/2015 12:46:52
Receipt Date:	20120217
Manifest ID:	009504638JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20

CHEVRON STATION NO 200374 (Continued) **1006805058**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20120206
Creation Date:	6/22/2015 12:46:52
Receipt Date:	20120217
Manifest ID:	009504638JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.105
Waste Quantity:	25
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2009
Gen EPA ID:	CAR000120311
Shipment Date:	20090825
Creation Date:	10/29/2009 18:30:19
Receipt Date:	20090826
Manifest ID:	005986050JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090825
Creation Date:	10/29/2009 18:30:19
Receipt Date:	20090903
Manifest ID:	005986049JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090825
Creation Date:	10/29/2009 18:30:19
Receipt Date:	20090903
Manifest ID:	005986049JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.034
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090423
Creation Date:	6/27/2009 18:30:08
Receipt Date:	20090424
Manifest ID:	005428200JJK

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090311
Creation Date:	4/15/2009 18:30:09
Receipt Date:	20090312
Manifest ID:	005488421JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090311
Creation Date:	5/27/2009 18:30:20
Receipt Date:	20090326
Manifest ID:	005488420JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090311
Creation Date:	5/27/2009 18:30:20
Receipt Date:	20090326
Manifest ID:	005488420JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.051
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20090123
Creation Date:	4/3/2009 18:30:08
Receipt Date:	20090130
Manifest ID:	005385187JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0175
Waste Quantity:	35
Quantity Unit:	P

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2016
Gen EPA ID:	CAR000120311
Shipment Date:	20151110
Creation Date:	1/11/2016 22:16:49
Receipt Date:	20151110
Manifest ID:	009018917FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151110
Creation Date:	1/11/2016 22:16:49
Receipt Date:	20151110
Manifest ID:	009018917FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151110
Creation Date:	1/11/2016 22:16:49
Receipt Date:	20151110
Manifest ID:	009018917FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.05
Waste Quantity:	100
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151020
Creation Date:	12/22/2015 22:15:07
Receipt Date:	20151021
Manifest ID:	008302703FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0325
Waste Quantity:	65
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150831
Creation Date:	10/14/2015 22:15:09
Receipt Date:	20150831
Manifest ID:	008816954FLE

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150604
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150605
Manifest ID:	008318696FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.045
Waste Quantity:	90
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150604
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150605
Manifest ID:	008318696FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150604
Creation Date:	8/18/2015 22:15:22
Receipt Date:	20150605
Manifest ID:	008318696FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0126
Waste Quantity:	3
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150115
Creation Date:	3/23/2015 22:15:20
Receipt Date:	20150116
Manifest ID:	008057570FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25

CHEVRON STATION NO 200374 (Continued) **1006805058**

Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150115
Creation Date:	3/23/2015 22:15:20
Receipt Date:	20150116
Manifest ID:	008057570FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2008
Gen EPA ID:	CAR000120311
Shipment Date:	20081211
Creation Date:	3/9/2009 18:30:54
Receipt Date:	20081212
Manifest ID:	000274902JJK
Trans EPA ID:	CAR000189431
Trans Name:	ADAMS SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.2
Waste Quantity:	400
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20081002
Creation Date:	1/14/2009 18:30:08
Receipt Date:	20081010
Manifest ID:	004854421JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.034
Waste Quantity:	10
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20081002
Creation Date:	1/14/2009 18:30:08
Receipt Date:	20081010
Manifest ID:	004854421JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20081002
Creation Date:	2/20/2009 18:30:20
Receipt Date:	20081003
Manifest ID:	004854422JJK

CHEVRON STATION NO 200374 (Continued) **1006805058**

Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.015
Waste Quantity:	30
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20080714
Creation Date:	9/4/2008 18:30:07
Receipt Date:	20080715
Manifest ID:	004847241JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H010 - Metals Recovery Including Retoring,Smelting,Chemicals,Ect
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20080714
Creation Date:	9/4/2008 18:30:07
Receipt Date:	20080721
Manifest ID:	004847240JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste

CHEVRON STATION NO 200374 (Continued) **1006805058**

RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0225
Waste Quantity:	45
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080604
Creation Date:	9/4/2008 18:30:07
Receipt Date:	20080616
Manifest ID:	003419031JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.102
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080604
Creation Date:	8/8/2008 18:30:23
Receipt Date:	20080605
Manifest ID:	003419048JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H129 - Other Treatment
Quantity Tons:	0.0175
Waste Quantity:	35
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

CHEVRON STATION NO 200374 (Continued) **1006805058**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080226
Creation Date:	5/30/2008 18:30:22
Receipt Date:	20080310
Manifest ID:	004055593JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	MAD039322250
Trans 2 Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES INC
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	D018
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.051
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20080107
Creation Date:	3/12/2008 18:30:18
Receipt Date:	20080108
Manifest ID:	003807872JJK
Trans EPA ID:	CAR000172460
Trans Name:	ENVIRONMENTAL LOGISTICS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982444481
Trans Name:	FILTER RECYCLING SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

B7 **WALGREENS #10172** **RCRA NonGen / NLR** **1017785837**
NW **1181 N STATE ST** **CAR000253294**
< 1/8 **SAN JACINTO, CA 92583**
0.055 mi.
291 ft. **Site 1 of 2 in cluster B**

Relative: **Lower**

Actual: **1523 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20160415
Handler Name:	WALGREENS #10172	
Handler Address:		1181 N STATE ST
Handler City,State,Zip:		SAN JACINTO, CA 92583
EPA ID:		CAR000253294
Contact Name:		KARINA ROMERO
Contact Address:		GREYHAWK CT
Contact City,State,Zip:		CARLSBAD, CA 92010
Contact Telephone:		760-602-8700
Contact Fax:		760-918-4025
Contact Email:		REGULATORY@3ECOMPANY.COM
Contact Title:		BUSINESS SOLUTIONS SPECIALIST
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		2015
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		GREYHAWK CT
Mailing City,State,Zip:		CARLSBAD, CA 92010
Owner Name:		RAMONA STATE PARTNERS LLC
Owner Type:		Private
Operator Name:		WALGREEN CO.
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		NN
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

WALGREENS #10172 (Continued) **1017785837**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20161104
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2015

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D003
Waste Description:	REACTIVE WASTE
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D024

WALGREENS #10172 (Continued) **1017785837**

Waste Description: M-CRESOL

Waste Code: D026
Waste Description: CRESOL

Waste Code: P001
Waste Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste Code: P075
Waste Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Waste Code: P105
Waste Description: SODIUM AZIDE

Waste Code: U034
Waste Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Waste Code: U044
Waste Description: CHLOROFORM (OR) METHANE, TRICHLORO-

Waste Code: U122
Waste Description: FORMALDEHYDE

Waste Code: U165
Waste Description: NAPHTHALENE

Waste Code: U188
Waste Description: PHENOL

Waste Code: U201
Waste Description: 1,3-BENZENEDIOL (OR) RESORCINOL

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	WALGREEN CO.
Legal Status:	Private
Date Became Current:	20070804
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	WALGREEN CO
Legal Status:	Private
Date Became Current:	20070716
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported

WALGREENS #10172 (Continued) **1017785837**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	RAMONA STATE PARTNERS LLC
Legal Status:	Private
Date Became Current:	20070716
Date Ended Current:	Not reported
Owner/Operator Address:	2603 MAIN ST
Owner/Operator City,State,Zip:	IRVINE, CA 92614
Owner/Operator Telephone:	949-833-8334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	RAMONA STATE PARTNERS LLC
Legal Status:	Private
Date Became Current:	20070716
Date Ended Current:	Not reported
Owner/Operator Address:	2603 MAIN ST STE 210
Owner/Operator City,State,Zip:	IRVINE, CA 92614
Owner/Operator Telephone:	949-833-8334
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20160415
Handler Name: WALGREENS #10172	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20150420
Handler Name: WALGREEN NO 10172	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	42421

WALGREENS #10172 (Continued) **1017785837**

NAICS Description: DRUGS AND DRUGGISTS' SUNDRIES MERCHANT WHOLESALERS

NAICS Code: 44611
NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B8 **WALGREENS #10172** **RCRA NonGen / NLR** **1016954448**
NW **1181 N STATE ST** **CAL000324972**
< 1/8 **SAN JACINTO, CA 92583**
0.055 mi.
291 ft. **Site 2 of 2 in cluster B**

Relative: **Lower**

Actual: **1523 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20160418
Handler Name:	WALGREENS #10172	
Handler Address:		1181 N STATE ST
Handler City,State,Zip:		SAN JACINTO, CA 92583
EPA ID:		CAL000324972
Contact Name:		KARINA ROMERO
Contact Address:		GREYHAWK CT
Contact City,State,Zip:		CARLSBAD, CA 92010
Contact Telephone:		760-602-8700
Contact Fax:		760-918-4025
Contact Email:		REGULATORY@3ECOMPANY.COM
Contact Title:		BUSINESS SOLUTIONS SPECIALIST
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		2015
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		GREYHAWK CT
Mailing City,State,Zip:		CARLSBAD, CA 92010
Owner Name:		RAMONA STATE PARTNERS LLC
Owner Type:		Private
Operator Name:		WALGREEN CO.
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No

WALGREENS #10172 (Continued) **1016954448**

Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20161104
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2015

Click Here for Biennial Reporting System Data:
Year: 2013

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001
Waste Description: IGNITABLE WASTE

WALGREENS #10172 (Continued) **1016954448**

Waste Code: D002
Waste Description: CORROSIVE WASTE

Waste Code: D007
Waste Description: CHROMIUM

Waste Code: D009
Waste Description: MERCURY

Waste Code: D010
Waste Description: SELENIUM

Waste Code: D024
Waste Description: M-CRESOL

Waste Code: P001
Waste Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste Code: P075
Waste Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Waste Code: U034
Waste Description: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

Waste Code: U165
Waste Description: NAPHTHALENE

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: WALGREEN CO
Legal Status: Private
Date Became Current: 20070804
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: RAMONA STATE PARTNERS LLC
Legal Status: Private
Date Became Current: 20070716
Date Ended Current: Not reported
Owner/Operator Address: 2603 MAIN ST STE 210
Owner/Operator City,State,Zip: IRVINE, CA 92614
Owner/Operator Telephone: 949-833-8334
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: WALGREEN CO.

WALGREENS #10172 (Continued) **1016954448**

Legal Status: Private
Date Became Current: 20070804
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: WALGREEN CO
Legal Status: Private
Date Became Current: 20070804
Date Ended Current: Not reported
Owner/Operator Address: 200 WILMOT RD
Owner/Operator City,State,Zip: DEERFIELD, IL 60015
Owner/Operator Telephone: 847-914-2264
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20140609
Handler Name: WALGREENS #10172
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20160418
Handler Name: WALGREENS #10172
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 44611
NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

WALGREENS #10172 (Continued) **1016954448**

Evaluation Action Summary:
Evaluations: No Evaluations Found

C9 **SAN JACINTO CO** **UST** **U003111525**
SW **699 N STATE ST** **N/A**
< 1/8 **SAN JACINTO, CA 92383**
0.072 mi.
380 ft. **Site 1 of 5 in cluster C**

Relative: RIVERSIDE CO. UST:
Higher
Name: SAN JACINTO CO
Actual: Address: 699 N STATE ST
1527 ft. City,State,Zip: SAN JACINTO, CA 92383
Region: RIVERSIDE
Total Tanks: 1

C10 **GTE CALIFORNIA SAN JACINTO CENTRAL OFFICE** **UST** **U004346985**
SW **699 N STATE ST** **N/A**
< 1/8 **SAN JACINTO, CA 92583**
0.072 mi.
380 ft. **Site 2 of 5 in cluster C**

Relative: UST:
Higher
Name: GTE CALIFORNIA SAN JACINTO CENTRAL OFFICE
Actual: Address: 699 N STATE ST
1527 ft. City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 357
Permitting Agency: RIVERSIDE COUNTY
CERSID: Not reported
Latitude: 33.79888
Longitude: -116.97196

C11 **FRONTIER CALIFORNIA INC.** **RCRA NonGen / NLR** **1024752766**
SW **699 N STATE ST** **CAC002972575**
< 1/8 **SAN JACINTO, CA 92583**
0.072 mi.
380 ft. **Site 3 of 5 in cluster C**

Relative: RCRA NonGen / NLR:
Higher
Date Form Received by Agency: 20180725
Actual: Handler Name: FRONTIER CALIFORNIA INC.
1527 ft. Handler Address: 699 N STATE ST
Handler City,State,Zip: SAN JACINTO, CA 92583
EPA ID: CAC002972575
Contact Name: MASOOD CHOUDHURY
Contact Address: PO BOX 725
Contact City,State,Zip: CHINO, CA 91708
Contact Telephone: 909-957-0911
Contact Fax: Not reported
Contact Email: MASOOD.CHOUDHURY@FTR.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported

FRONTIER CALIFORNIA INC. (Continued) **1024752766**

Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 725
Mailing City,State,Zip:	CHINO, CA 91708
Owner Name:	FRONTIER CALIFORNIA INC.
Owner Type:	Other
Operator Name:	MASOOD CHOUDHURY
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No

FRONTIER CALIFORNIA INC. (Continued) **1024752766**

Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	FRONTIER CALIFORNIA INC.
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 725
Owner/Operator City,State,Zip:	CHINO, CA 91708
Owner/Operator Telephone:	909-620-5962
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MASOOD CHOUDHURY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 725
Owner/Operator City,State,Zip:	CHINO, CA 91708
Owner/Operator Telephone:	909-957-0911
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180725
Handler Name: FRONTIER CALIFORNIA INC.	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	56299
NAICS Description:	ALL OTHER WASTE MANAGEMENT SERVICES

FRONTIER CALIFORNIA INC. (Continued) **1024752766**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C12 **GTE SAN JACINTO C O** **SWEEPS UST** **S101590001**
SW **699 N STATE ST** **CA FID UST** **N/A**
< 1/8 **SAN JACINTO, CA 92383** **EMI**
0.072 mi.
380 ft. **Site 4 of 5 in cluster C**

Relative:
Higher

Actual:
1527 ft.

SWEEPS UST:

Name:	GTE SAN JACINTO C O
Address:	699 N STATE ST
City:	SAN JACINTO
Status:	Active
Comp Number:	67044
Number:	1
Board Of Equalization:	44-018497
Referral Date:	10-29-92
Action Date:	10-29-92
Created Date:	02-16-89
Owner Tank Id:	000546
SWRCB Tank Id:	33-000-067044-000001
Tank Status:	A
Capacity:	4000
Active Date:	10-29-92
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

CA FID UST:

Facility ID:	33002221
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7146276261
Mail To:	Not reported
Mailing Address:	P O BOX 725 RC1603
Mailing Address 2:	Not reported
Mailing City,St,Zip:	SAN JACINTO 92383
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

EMI:

Name:	GEN TEL OF CAL, SAN JACINTO CE
Address:	699 N STATE ST

GTE SAN JACINTO C O (Continued) **S101590001**

City,State,Zip:	SAN JACINTO, CA 92383
Year:	1987
County Code:	33
Air Basin:	SC
Facility ID:	52223
Air District Name:	SC
SIC Code:	9999
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	GTE CALIFORNIA
Address:	699 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92383
Year:	1990
County Code:	33
Air Basin:	SC
Facility ID:	52223
Air District Name:	SC
SIC Code:	4813
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	GTE CALIFORNIA
Address:	699 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92383
Year:	1993
County Code:	33
Air Basin:	SC
Facility ID:	52223
Air District Name:	SC
SIC Code:	4813
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

GTE SAN JACINTO C O (Continued) **S101590001**

Name:	GTE CALIFORNIA
Address:	699 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92383
Year:	1995
County Code:	33
Air Basin:	SC
Facility ID:	52223
Air District Name:	SC
SIC Code:	4813
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

C13 **FRONTIER CALIFORNIA, INC.; SAN JACINTO CO** **UST** **U004350251**
SW **699 N STATE ST** **N/A**
< 1/8 **SAN JACINTO, CA 92583**
0.072 mi.
380 ft. **Site 5 of 5 in cluster C**

Relative: UST:
Higher

Name:	FRONTIER CALIFORNIA, INC.; SAN JACINTO CO
Address:	699 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Facility ID:	82061
Permitting Agency:	Riverside County Department of Environmental Health
CERSID:	10141819
Latitude:	Not reported
Longitude:	Not reported

Actual:
1527 ft.

D14 **RITE AID #6486** **RCRA-LQG** **1018155092**
WNW **1180 N STATE STREET** **CAR000254482**
< 1/8 **SAN JACINTO, CA 92583**
0.082 mi.
431 ft. **Site 1 of 5 in cluster D**

Relative: RCRA-LQG:
Lower

Date Form Received by Agency:		20200218
Handler Name:	RITE AID #6486	
Handler Address:		1180 N STATE STREET
Handler City,State,Zip:		SAN JACINTO, CA 92583
EPA ID:		CAR000254482
Contact Name:		JOSEPH A CHEST
Contact Address:		HUNTER LANE
Contact City,State,Zip:		CAMP HILL, PA 17011
Contact Telephone:		717-976-8643
Contact Fax:		717-972-3989
Contact Email:		EHS@RITEAID.COM
Contact Title:		MANAGER, ENVIRONMENTAL HEALTH SERVICES
EPA Region:		09

Actual:
1521 ft.

RITE AID #6486 (Continued) **1018155092**

Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2019
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	HUNTER LANE
Mailing City,State,Zip:	CAMP HILL, PA 17011
Owner Name:	GEORGE AND DEBRA B. TASH, TRUSTEES
Owner Type:	Private
Operator Name:	THRIFTY PAYLESS, INC
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No

RITE AID #6486 (Continued) **1018155092**

Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20201009
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2019

Click Here for Biennial Reporting System Data:
Year: 2017

Click Here for Biennial Reporting System Data:
Year: 2015

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D024
Waste Description:	M-CRESOL
Waste Code:	D026
Waste Description:	CRESOL
Waste Code:	P001
Waste Description:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Waste Code:	P075
Waste Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, &

RITE AID #6486 (Continued) **1018155092**

SALTS

Waste Code: U165
Waste Description: NAPHTHALENE

Waste Code: U188
Waste Description: PHENOL

Waste Code: U201
Waste Description: 1,3-BENZENEDIOL (OR) RESORCINOL

Waste Code: U279
Waste Description: U279

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: THRIFTY PAYLESS, INC
Legal Status: Private
Date Became Current: 20071004
Date Ended Current: Not reported
Owner/Operator Address: 30 HUNTER LANE
Owner/Operator City,State,Zip: CAMP HILL, PA 17011
Owner/Operator Telephone: 717-761-2633
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: EHS@RITEAID.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE AND DEBRA B TASH TRUSTEES
Legal Status: Private
Date Became Current: 20071004
Date Ended Current: Not reported
Owner/Operator Address: 5777 BALCOM CANYON RD
Owner/Operator City,State,Zip: SOMIS, CA 93066
Owner/Operator Telephone: 805-529-8108
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: GEORGE AND DEBRA B TASH TRUSTEES
Legal Status: Private
Date Became Current: 20071004
Date Ended Current: Not reported
Owner/Operator Address: 5777 BALCOM CANYON RD
Owner/Operator City,State,Zip: SOMIS, CA 93066
Owner/Operator Telephone: 805-529-8108
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: THRIFTY PAYLESS, INC
Legal Status: Private
Date Became Current: 20071004
Date Ended Current: Not reported
Owner/Operator Address: 30 HUNTER LANE

RITE AID #6486 (Continued) **1018155092**

Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Owner
Owner/Operator Name:	GEORGE AND DEBRA B. TASH, TRUSTEES
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	5777 BALCOM CANYON RD
Owner/Operator City,State,Zip:	SOMIS, CA 93066
Owner/Operator Telephone:	805-529-8108
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Owner
Owner/Operator Name:	GEORGE AND DEBRA B TASH TRUSTEES
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	5777 BALCOM CANYON RD
Owner/Operator City,State,Zip:	SOMIS, CA 93066
Owner/Operator Telephone:	805-529-8108
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	GEORGE AND DEBRA B. TASH, TRUSTEES
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	5777 BALCOM CANYON RD
Owner/Operator City,State,Zip:	SOMIS, CA 93066
Owner/Operator Telephone:	805-529-8108
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	GEORGE AND DEBRA B. TASH, TRUSTEES
Legal Status:	Private

RITE AID #6486 (Continued) **1018155092**

Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	5777 BALCOM CANYON RD
Owner/Operator City,State,Zip:	SOMIS, CA 93066
Owner/Operator Telephone:	805-529-8108
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS, INC
Legal Status:	Private
Date Became Current:	20071004
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LANE
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	EHS@RITEAID.COM

Historic Generators:

Receive Date:	20170414
Handler Name: RITE AID #6486	
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported

RITE AID #6486 (Continued) **1018155092**

Electronic Manifest Broker:	Not reported
Receive Date:	20180202
Handler Name: RITE AID #6486	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	20200218
Handler Name: RITE AID #6486	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	20150623
Handler Name: RITE AID NO 6486	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20160725
Handler Name: RITE AID NO 6486	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20190429
Handler Name: RITE AID #6486	
Federal Waste Generator Description:	Small Quantity Generator

RITE AID #6486 (Continued) **1018155092**

State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 44611
NAICS Description: PHARMACIES AND DRUG STORES

NAICS Code: 446110
NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

D15 **RITE AID #6486** **CERS HAZ WASTE** **S113797777**
WNW **1180 N STATE ST** **N/A**
< 1/8 **SAN JACINTO, CA 92583**
0.082 mi.
431 ft. **Site 2 of 5 in cluster D**

Relative: **Lower**
Actual: **1521 ft.**

CERS HAZ WASTE:
Name: RITE AID #6486
Address: 1180 N STATE ST
City,State,Zip: SAN JACINTO, CA 92583
Site ID: 62067
CERS ID: 10328566
CERS Description: Hazardous Waste Generator

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-10-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-12-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a retail and pharmaceutical store that generates retail hazardous waste and pharmaceutical wastes.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

RITE AID #6486 (Continued) **S113797777**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	07-27-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Coordinates:

Site ID:	62067
Facility Name:	Rite Aid #6486
Env Int Type Code:	HWG
Program ID:	10328566
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.,
Latitude:	33.802480
Longitude:	-116.972790

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055,

Affiliation Type Desc:	Identification Signer
Entity Name:	Joseph A. Chest
Entity Title:	Manager, EHS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Property Owner
Entity Name:	George and Debra Tash
Entity Title:	Not reported
Affiliation Address:	5777 Balcom Canyon Road
Affiliation City:	Somis
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93066
Affiliation Phone:	(805) 529-8108,

Affiliation Type Desc:	Document Preparer
Entity Name:	Jordan Anderson
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported

RITE AID #6486 (Continued) **S113797777**

Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Rite Aid #6486
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 487-1915,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane, Attn EHS
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Thrifty Payless, Inc
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	United States
Affiliation Zip:	17011
Affiliation Phone:	(717) 761-2633,
Affiliation Type Desc:	Parent Corporation
Entity Name:	RITE AID CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Joseph A. Chest
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	,
Name:	RITE AID #6486
Address:	1180 N STATE ST

RITE AID #6486 (Continued) **S113797777**

City,State,Zip: SAN JACINTO, CA 92583
Site ID: 62067
CERS ID: 10328566
CERS Description: RCRA LQ HW Generator

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-10-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-12-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a retail and pharmaceutical store that generates retail hazardous waste and pharmaceutical wastes.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-27-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Coordinates:
Site ID: 62067
Facility Name: Rite Aid #6486
Env Int Type Code: HWG
Program ID: 10328566
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.802480
Longitude: -116.972790

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055,

Affiliation Type Desc: Identification Signer
Entity Name: Joseph A. Chest

RITE AID #6486 (Continued) **S113797777**

Entity Title:	Manager, EHS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Property Owner
Entity Name:	George and Debra Tash
Entity Title:	Not reported
Affiliation Address:	5777 Balcom Canyon Road
Affiliation City:	Somis
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93066
Affiliation Phone:	(805) 529-8108,
Affiliation Type Desc:	Document Preparer
Entity Name:	Jordan Anderson
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Rite Aid #6486
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 487-1915,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane, Attn EHS
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Thrifty Payless, Inc
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	United States
Affiliation Zip:	17011
Affiliation Phone:	(717) 761-2633,

RITE AID #6486 (Continued) **S113797777**

Affiliation Type Desc:	Parent Corporation
Entity Name:	RITE AID CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Environmental Contact
Entity Name:	Joseph A. Chest
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	,

D16 **DOLLAR TREE #07789** **RCRA NonGen / NLR** **1026490261**
NW **1210 N STATE ST** **CAL000454984**
< 1/8 **SAN JACINTO, CA 92583**
0.107 mi.
564 ft. **Site 3 of 5 in cluster D**

Relative: **Lower**

Actual: **1521 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200609
Handler Name:	DOLLAR TREE #07789	
Handler Address:		1210 N STATE ST
Handler City,State,Zip:		SAN JACINTO, CA 92583
EPA ID:		CAL000454984
Contact Name:		JOSE FIGUEROA
Contact Address:		500 VOLVO PKWY
Contact City,State,Zip:		CHESAPEAKE, VA 23320-1604
Contact Telephone:		661-808-4202
Contact Fax:		Not reported
Contact Email:		JFIGUE79@DOLLARTREE.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		500 VOLVO PKWY
Mailing City,State,Zip:		CHESAPEAKE, VA 23320
Owner Name:		DOLLAR TREE STORES INC
Owner Type:		Other
Operator Name:		JOSE FIGUEROA
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No

DOLLAR TREE #07789 (Continued) **1026490261**

Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200710
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	DOLLAR TREE STORES INC

DOLLAR TREE #07789 (Continued) **1026490261**

Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	500 VOLVO PKWY
Owner/Operator City,State,Zip:	CHESAPEAKE, VA 23320
Owner/Operator Telephone:	757-321-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOSE FIGUEROA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	500 VOLVO PKWY
Owner/Operator City,State,Zip:	CHESAPEAKE, VA 23320-1604
Owner/Operator Telephone:	661-808-4202
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200609
Handler Name: DOLLAR TREE #07789	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	452319
NAICS Description:	ALL OTHER GENERAL MERCHANDISE STORES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

D17 **7-ELEVEN INC #33587** **CERS HAZ WASTE** **S123535599**
NW **1210 N. STATE STREET** **CERS TANKS** **N/A**
< 1/8 **SAN JACINTO, CA 92583** **CERS**
0.107 mi. **HWTS**
564 ft. **Site 4 of 5 in cluster D**

Relative: **Lower**

Actual: **1521 ft.**

CERS HAZ WASTE:

Name:	DOLLAR TREE #07789
Address:	1210 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	568726
CERS ID:	10852564
CERS Description:	Hazardous Waste Generator

Name:	7-ELEVEN INC #33587
Address:	1210 N. STATE STREET
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	87943
CERS ID:	10166129
CERS Description:	Hazardous Waste Generator

CERS TANKS:

Name:	7-ELEVEN INC #33587
Address:	1210 N. STATE STREET
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	87943
CERS ID:	10166129
CERS Description:	Underground Storage Tank

CERS:

Name:	7-ELEVEN INC #33587
Address:	1210 N. STATE STREET
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	87943
CERS ID:	10166129
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs.
Violation Notes:	Returned to compliance on 05/25/2016. 91 Line leak detector was non functional
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666

7-ELEVEN INC #33587 (Continued) **S123535599**

Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Returned to compliance on 05/25/2016. 87 Line leak detector was non functional
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	06-24-2014
Citation:	23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Returned to compliance on 06/24/2014.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-02-2019
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 05/02/2019.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	07-03-2013
Citation:	23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Returned to compliance on 07/03/2013. The MLLD on the 91 STP failed and had to be replaced. The tech on site had a like for like replacement. The new MLLD was tested and passed.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Description:	Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.
Violation Notes:	Returned to compliance on 05/22/2017. 87 turbine sump contained liquid/debris
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

7-ELEVEN INC #33587 (Continued) **S123535599**

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-02-2019
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 05/02/2019. OBSERVATION: An overfill equipment inspection was not completed by the October 13, 2018 deadline. CORRECTIVE ACTION: Owner/operator shall immediately schedule and complete an overfill equipment inspection providing the required 48 hour notification prior to conducting the inspection. Inspection results and all supporting documentation (inspection procedures used, tank charts, printouts, etc.) must be submitted to this Department within 30 days upon completion of the inspection.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs.
Violation Notes:	Returned to compliance on 05/25/2016. 87 Line leak detector was non functional
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

7-ELEVEN INC #33587 (Continued) **S123535599**

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	06-08-2015
Citation:	23 CCR 16 2666(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666(c)
Violation Description:	Failure of line leak detector to detect a leak and/or failure of audible and visual alarm.
Violation Notes:	Returned to compliance on 06/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-06-2020
Citation:	23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description:	Failure of the leak detection equipment to have an audible and visual alarm as required.
Violation Notes:	Returned to compliance on 06/18/2020. OBSERVATION: Observed smart sensors S2 and S4 fail to activate an audible and visual alarm when tested. Technicians on site unable to repair at time of inspection. Tanknology attempting to dispatch repair technician today, 05/06/2020. CORRECTIVE ACTION: Owner/operator shall repair/replace inoperable vacuum sensors S2 and S4 and certify that sensor will activate an audible visual alarm when a leak is detected.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-26-2021
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the functional line leak detector (LLD) monitoring pressurized piping to meet one or more of the following requirements: Monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour leak at 10 pounds per square inch and restrict or shut off the flow of product through the piping when a leak is detected.
Violation Notes:	Returned to compliance on 05/26/2021. OBSERVATION: Observed 91 MLLD fail to detect a 3.0 gallon per hour leak and restrict or shut off flow of product when tested. Technician replaced 91 MLLD and tested with passing results. This violation was corrected on site. CORRECTIVE ACTION: Owner/operator shall repair/replace failed leak detector and certify that leak detector is capable of detecting a 3.0 gallon per hour leak and slowing/stopping the flow of product. 48 hour notification required to be submitted to this Department prior to re-testing failed leak detector. This violation was corrected on site.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	06-08-2015

7-ELEVEN INC #33587 (Continued) **S123535599**

Citation:	HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286
Violation Description:	Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes:	Returned to compliance on 05/22/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-22-2017
Citation:	40 CFR 1 265.35 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.35
Violation Description:	Failure to maintain aisle space to allow the unobstructed movement of personnel, fire protection equipment, spill control equipment, and decontamination equipment to any area of facility operation in an emergency, unless aisle space is not needed for any of these purposes.
Violation Notes:	Returned to compliance on 06/29/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-06-2020
Citation:	Un-Specified
Violation Description:	Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes:	Returned to compliance on 07/10/2020. OBSERVATION: Owner/ operator failed to maintain Safety Data Sheets for all hazardous material stored on site. Specifically, the Safety Data Sheet for most materials were outdated Material Safety Data Sheets. Ensure updated Safety Data Sheets are available on site. CORRECTIVE ACTION: Owner/operator shall have Safety Data Sheets as defined in Title 8 CCR, readily accessible or maintained on site for each hazardous material stored/handled at the facility.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-09-2018
Citation:	23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description:	Failure of the leak detection equipment to have an audible and visual alarm as required.
Violation Notes:	Returned to compliance on 05/09/2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-06-2020
Citation:	Un-Specified

7-ELEVEN INC #33587 (Continued) **S123535599**

Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 05/06/2020. OBSERVATION: Observed CO2 tank to be blocked by overstock supplies. CORRECTIVE ACTION: Owner/operator shall ensure CO2 tank is able to be accessed and is not blocked. This is a recalcitrant violation and has been upgraded to a Class II violation . This violation has been corrected on site. Further noncompliance may result in enforcement action.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	07-15-2021
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 09/21/2021.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	06-24-2014
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 08/01/2014.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

7-ELEVEN INC #33587 (Continued) **S123535599**

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description:	Failure to comply with one or more of the following: maintain the spill bucket in good condition, containment free of debris/liquid, and/or to remove the contents of the spill bucket when a release/leak/spill was observed.
Violation Notes:	Returned to compliance on 05/22/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-26-2021
Citation:	23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description:	Failure to have an approved UST Monitoring Plan.
Violation Notes:	Returned to compliance on 09/21/2021. OBSERVATION: Observed UST Monitoring Site Plan to be inaccurate and/or missing information. Annular sensor is listed as a VR 302 sensor, it is a VR 303 sensor. For both tanks, "Vent Piping Transition Sumps" is marked "None"; this site has a Vent Box and should be marked "Yes". CORRECTIVE ACTION: Owner/operator shall make the mentioned corrections to the UST Monitoring Plan(s) and submit in CERS.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-02-2019
Citation:	23 CCR 16 2712(i), 2632(d)(2), 2634(e), 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i), 2632(d)(2), 2634(e), 2641(h)
Violation Description:	Failure to submit a current UST Response Plan available on site.
Violation Notes:	Returned to compliance on 07/02/2019. OBSERVATION: Observed an outdated, inaccurate, and/or incomplete UST response plan on site. CORRECTIVE ACTION: Owner/operator shall maintain on site and available for review a copy of the current UST Response Plan that has been accepted in CERS.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-09-2018
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Returned to compliance on 05/30/2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST

7-ELEVEN INC #33587 (Continued) **S123535599**

Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description:	Failure of the leak detection equipment to be properly programmed or properly operated.
Violation Notes:	Returned to compliance on 05/25/2016. 91 Line leak detector was non functional
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	06-08-2015
Citation:	HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Description:	Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.
Violation Notes:	Returned to compliance on 06/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-25-2016
Citation:	HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Description:	Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.
Violation Notes:	Returned to compliance on 05/22/2017. 91 turbine sump contained liquid/debris
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	05-06-2020
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 07/10/2020. OBSERVATION: Observed fire extinguishers that have not been serviced in the past year. Observed two eye wash bottles that are in need of replacement. CORRECTIVE ACTION: Owner/operator shall properly maintain all emergency equipment.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587

7-ELEVEN INC #33587 (Continued) **S123535599**

Violation Date:	07-03-2013
Citation:	HSC 6.7 Multiple Sections - California Health and Safety Code, Chapter 6.7, Section(s) Multiple Sections
Violation Description:	UST Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 07/03/2013. The VPH sensor box provided positive shut down in the 91 STP sump but not the 87 STP sump. Upon reviewing the monitoring plan I learned that both tanks were supposed to be programmed identically and provide positive shut down when either a high liquid alarm or a vacuum loss alarm was triggered. The tech on site reprogrammed the system and we tested to make sure both tanks were in compliance with the monitoring plan during the inspection.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	87943
Site Name:	7-ELEVEN INC #33587
Violation Date:	06-08-2015
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs.
Violation Notes:	Returned to compliance on 06/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS,

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-02-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	NOTE: overfill results shall be submitted within 30 days after the inspection has been completed; overfill inspection completed at time of CMD.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-24-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Generator inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-24-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Monitoring Certification

7-ELEVEN INC #33587 (Continued) **S123535599**

Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-03-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual monitoring certification
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 07-06-2021
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Cal OES #21-3573
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-09-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-13-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 06-29-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

7-ELEVEN INC #33587 (Continued) **S123535599**

Eval General Type: Other/Unknown
Eval Date: 07-15-2021
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-02-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-06-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-25-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-24-2014
Violations Found: No

7-ELEVEN INC #33587 (Continued) **S123535599**

Eval Type: Routine done by local agency
Eval Notes: Handler inspection
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-06-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-06-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-26-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility is a gas station with an 87 and 91 underground storage tanks.
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-08-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-03-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Generator inspection
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 87943
Site Name: 7-ELEVEN INC #33587
Site Address: 1210 N. STATE STREET
Site City: SAN JACINTO
Site Zip: 92583

7-ELEVEN INC #33587 (Continued) **S123535599**

Enf Action Date: 06-08-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 87943
Site Name: 7-ELEVEN INC #33587
Site Address: 1210 N. STATE STREET
Site City: SAN JACINTO
Site Zip: 92583
Enf Action Date: 06-24-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Steve Skanderson, Stantec
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: JAMIL HERSHEWE
Entity Title: Not reported
Affiliation Address: PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
Affiliation City: DALLAS
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 75221
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
Affiliation City: DALLAS
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 75221
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: 7-ELEVEN INC.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

7-ELEVEN INC #33587 (Continued) **S123535599**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	UST Tank Owner
Entity Name:	7-ELEVEN INC.
Entity Title:	Not reported
Affiliation Address:	P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148
Affiliation City:	DALLAS
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	75211
Affiliation Phone:	(800) 828-0711,
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055,
Affiliation Type Desc:	Identification Signer
Entity Name:	STEPHEN BOYD
Entity Title:	REGIONAL GASOLINE ENVIRONMENTAL COMPLIANCE MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	7-ELEVEN INC
Entity Title:	Not reported
Affiliation Address:	PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
Affiliation City:	DALLAS
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	75221
Affiliation Phone:	(800) 828-0711,
Affiliation Type Desc:	Operator
Entity Name:	ASIM BUTT
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 654-4822,
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	7-ELEVEN INC.

7-ELEVEN INC #33587 (Continued) **S123535599**

Entity Title: Not reported
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148
Affiliation City: DALLAS
Affiliation State: TX
Affiliation Country: United States
Affiliation Zip: 75221
Affiliation Phone: (800) 828-0711,

Affiliation Type Desc: Property Owner
Entity Name: 7-ELEVEN INC
Entity Title: Not reported
Affiliation Address: PO BOX 711, ATTN: ENVIRONMENTAL DEPARTMENT
Affiliation City: DALLAS
Affiliation State: TX
Affiliation Country: United States
Affiliation Zip: 75221
Affiliation Phone: (800) 828-0711,

Affiliation Type Desc: UST Permit Applicant
Entity Name: STEPHEN BOYD
Entity Title: REGIONAL GASOLINE ENVIRONMENTAL COMPLIANCE MANAGER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (714) 771-5484,

Affiliation Type Desc: UST Tank Operator
Entity Name: ASIM BUTT
Entity Title: Not reported
Affiliation Address: P.O. BOX 711 ATTN: GASOLINE COMPLIANCE, LOC 148
Affiliation City: DALLAS
Affiliation State: TX
Affiliation Country: United States
Affiliation Zip: 75221
Affiliation Phone: (951) 654-4822,

Name: DOLLAR TREE #07789
Address: 1210 N STATE ST
City,State,Zip: SAN JACINTO, CA 92583
Site ID: 568726
CERS ID: 10852564
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-04-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a retail store that generates retail hazardous waste. Facility opened April 2021 and has not generated any waste or had any pickups. Procedures are in place to properly handle hazardous waste when they occur. Various sections marked as Not Applicable due to not having generated any hazardous waste yet.
Eval Division: Riverside County Department of Env Health
Eval Program: HW

7-ELEVEN INC #33587 (Continued) **S123535599**

Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-04-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a retail store that handles compressed gas cylinders of helium for balloons.
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:
Site ID: 568726
Facility Name: Dollar Tree #07789
Env Int Type Code: HMBP
Program ID: 10852564
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.803260
Longitude: -116.972590

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 500 Volvo Parkway EH&S
Affiliation City: Chesapeake
Affiliation State: VA
Affiliation Country: Not reported
Affiliation Zip: 23320
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: Dollar Tree Stores, Inc.
Entity Title: Not reported
Affiliation Address: 500 Volvo Parkway
Affiliation City: Chesapeake
Affiliation State: VA
Affiliation Country: United States
Affiliation Zip: 23320
Affiliation Phone: (757) 321-5000,

Affiliation Type Desc: Operator
Entity Name: Dollar Tree Stores, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (757) 321-5000,

Affiliation Type Desc: Parent Corporation
Entity Name: Dollar Tree Stores, Inc.
Entity Title: Not reported

7-ELEVEN INC #33587 (Continued) **S123535599**

Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055,

Affiliation Type Desc: Environmental Contact
Entity Name: Sherry Aebersold
Entity Title: Not reported
Affiliation Address: 1122 Runway Drive
Affiliation City: Stockton
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95206
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: Jose Figueroa
Entity Title: EH&S, Specialist
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Document Preparer
Entity Name: JOSE FIGUEROA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

HWTS:
Name: DOLLAR TREE #07789
Address: 1210 N STATE ST
Address 2: Not reported
City,State,Zip: SAN JACINTO, CA 92583
EPA ID: CAL000454984
Inactive Date: Not reported
Create Date: 06/09/2020
Last Act Date: 09/07/2020

7-ELEVEN INC #33587 (Continued) **S123535599**

Mailing Name: Not reported
Mailing Address: 500 VOLVO PKWY
Mailing Address 2: Not reported
Mailing City,State,Zip: CHESAPEAKE, VA 233201604
Owner Name: DOLLAR TREE STORES, INC.
Owner Address: 500 VOLVO PKWY
Owner Address 2: Not reported
Owner City,State,Zip: CHESAPEAKE, VA 233201604
Contact Name: JESSICA DUBUQUE
Contact Address: 500 VOLVO PKWY
Contact Address 2: Not reported
City,State,Zip: CHESAPEAKE, VA 233201604

NAICS:
EPA ID: CAL000454984
Create Date: 2020-06-09 12:46:25.293
NAICS Code: 452319
NAICS Description: All Other General Merchandise Stores
Issued EPA ID Date: 2020-06-09 12:46:25.27700
Inactive Date: Not reported
Facility Name: DOLLAR TREE #07789
Facility Address: 1210 N STATE ST
Facility Address 2: Not reported
Facility City: SAN JACINTO
Facility County: Not reported
Facility State: CA
Facility Zip: 92583

D18 **SEVEN-ELEVEN #33587** **UST** **U004120307**
NW **1210 N STATE STREET** **N/A**
< 1/8 **SAN JACINTO, CA 92583**
0.107 mi.
564 ft. **Site 5 of 5 in cluster D**

Relative: **Lower**

Actual: **1521 ft.**

RIVERSIDE CO. UST:
Name: SEVEN-ELEVEN #33587
Address: 1210 N STATE STREET
City,State,Zip: SAN JACINTO, CA 92583
Region: RIVERSIDE
Total Tanks: 2

UST:
Name: 7-ELEVEN INC #33587
Address: 1210 N. STATE STREET
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: Not reported
Permitting Agency: Riverside County Department of Environmental Health
CERSID: Not reported
Latitude: 33.80311
Longitude: -116.97254

Name: 7-ELEVEN INC #33587
Address: 1210 N. STATE STREET
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: Not reported
Permitting Agency: Riverside County Department of Environmental Health
CERSID: 10166129

SEVEN-ELEVEN #33587 (Continued) **U004120307**

Latitude:	33.80311
Longitude:	-116.97254
Name:	7-ELEVEN INC #33587
Address:	1210 N. STATE STREET
City,State,Zip:	SAN JACINTO, CA 92583
Facility ID:	Not reported
Permitting Agency:	Riverside County Department of Environme
CERSID:	Not reported
Latitude:	33.80311
Longitude:	-116.97254

E19 **GIN & CHUNG INC DBA RAMONA CLEANERS** **DRYCLEANERS** **S109519688**
NNW **1261 N STATE ST STE D** **N/A**
1/8-1/4 **SAN JACINTO, CA 92583**
0.153 mi.
809 ft. **Site 1 of 5 in cluster E**

Relative: **Lower**

Actual: **1523 ft.**

DRYCLEANERS:

Name:	GIN & CHUNG INC DBA RAMONA CLEANERS
Address:	1261 N STATE ST STE D
City,State,Zip:	SAN JACINTO, CA 925836312
EPA Id:	CAL000337020
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	10/07/2008
Facility Active:	No
Inactive Date:	06/30/2009
Facility Addr2:	Not reported
Owner Name:	GIN & CHUNG INC
Owner Address:	273 S LEANDRO ST
Owner Address 2:	Not reported
Owner Telephone:	7144022355
Contact Name:	YOUNG GIN
Contact Address:	1261 N STATE ST STE D
Contact Address 2:	Not reported
Contact Telephone:	7144022355
Contact Fax:	7145227061
Mailing Name:	Not reported
Mailing Address 1:	1261 N STATE ST STE D
Mailing Address 2:	Not reported
Mailing City:	SAN JACINTO
Mailing State:	CA
Mailing Zip:	925836312
Owner Fax:	7145227061
Region Code:	4
Latitude:	33.803897
Longitude:	-116.972078

E20 **RAMONA CLEANERS, BYUNG CHOI** **DRYCLEANERS** **S121696458**
NNW **1261 N STATE ST #D 4** **N/A**
1/8-1/4 **SAN JACINTO, CA 92583**
0.153 mi.
809 ft. **Site 2 of 5 in cluster E**

Relative: DRYCLEAN SOUTH COAST:
Lower

Actual:
1523 ft.

Name:	RAMONA CLEANERS, BYUNG CHOI
Address:	1261 N STATE ST #D 4
City,State,Zip:	SAN JACINTO, CA 92583
Facility ID:	162363
Application Number:	504400
Permit Number:	G6796
Status:	A
Representative Name:	BYUNG CHOI
Representative Telephone:	909 5202776
Permit Status:	INACT_NR
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	502.57998657
UTM North:	3740.1599121
Application Date:	12/10/2009
PO Issue Date:	01/14/2010
NAICS Code:	812320
SIC Code:	7216

E21 **RAMONA CLEANERS** **DRYCLEANERS** **S121696382**
NNW **1261 N STATE ST #D 4** **N/A**
1/8-1/4 **SAN JACINTO, CA 92583**
0.153 mi.
809 ft. **Site 3 of 5 in cluster E**

Relative: DRYCLEAN SOUTH COAST:
Lower

Actual:
1523 ft.

Name:	RAMONA CLEANERS
Address:	1261 N STATE ST #D 4
City,State,Zip:	SAN JACINTO, CA 92583
Facility ID:	158455
Application Number:	495063
Permit Number:	G1351
Status:	S
Representative Name:	YOUNG GIN
Representative Telephone:	951 6540663
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	502.57998657
UTM North:	3740.1599121
Application Date:	01/20/2009
PO Issue Date:	01/30/2009
NAICS Code:	Not reported
SIC Code:	7216

E22
NNW
1/8-1/4
0.181 mi.
957 ft.

STATER BROS MARKETS #180
1271 N STATE ST
SAN JACINTO, CA 92583

Site 4 of 5 in cluster E

RCRA-LQG **1016954487**
CAL000334457

Relative:
Lower

Actual:
1522 ft.

RCRA-LQG:

Date Form Received by Agency:	20140301
Handler Name:	STATER BROS MARKETS #180
Handler Address:	1271 N STATE ST
Handler City,State,Zip:	SAN JACINTO, CA 92583
EPA ID:	CAL000334457
Contact Name:	CHERYL L SKALICKY
Contact Address:	PO BOX 150
Contact City,State,Zip:	SAN BERNARDINO, CA 92402
Contact Telephone:	909-733-5288
Contact Fax:	909-733-4288
Contact Email:	CHERYL.SKALICKY@STATERBROS.COM
Contact Title:	FINANCIAL SPECIALIST
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2013
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	PO BOX 150
Mailing City,State,Zip:	SAN BERNARDINO, CA 92402
Owner Name:	STATER BROS MARKETS
Owner Type:	Private
Operator Name:	STATER BROS. MARKETS
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported

STATER BROS MARKETS #180 (Continued) **1016954487**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20141120
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2013

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: P001
Waste Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	STATER BROS. MARKETS
Legal Status:	Private
Date Became Current:	20070523
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator: Owner

STATER BROS MARKETS #180 (Continued) **1016954487**

Owner/Operator Name:	STATER BROS MARKETS
Legal Status:	Private
Date Became Current:	20070523
Date Ended Current:	Not reported
Owner/Operator Address:	301 S TIPPECANOE AVE
Owner/Operator City,State,Zip:	SAN BERNARDINO, CA 92408
Owner/Operator Telephone:	909-733-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20140301
Handler Name:	STATER BROS MARKETS #180
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44511
NAICS Description:	SUPERMARKETS AND OTHER GROCERY RETAILERS (EXCEPT CONVENIENCE RETAILERS)

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E23 **STATER BROS. MARKETS 180** **CERS HAZ WASTE** **S108991939**
NNW **1271 N STATE ST** **HAZNET** **N/A**
1/8-1/4 **SAN JACINTO, CA 92583** **CERS**
0.181 mi. **HWTS**
957 ft. **Site 5 of 5 in cluster E**

Relative: Lower
Actual: 1522 ft.

CERS HAZ WASTE:

Name:	STATER BROS. MARKETS 180
Address:	1271 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	157028
CERS ID:	10325443
CERS Description:	Hazardous Waste Generator

HAZNET:

Name:	STATER BROS MARKETS # 180
Address:	1271 N STATE ST
Address 2:	Not reported

STATER BROS. MARKETS 180 (Continued) **S108991939**

City,State,Zip: SAN JACINTO, CA 925836315
Contact: CHERYL SKALICKY
Telephone: 9097335288
Mailing Name: Not reported
Mailing Address: PO BOX 150

Year: 2017
Gepaid: CAL000334457
TSD EPA ID: CAD044429835
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0025

Year: 2015
Gepaid: CAL000334457
TSD EPA ID: CAD028409019
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.005

Year: 2015
Gepaid: CAL000334457
TSD EPA ID: AZR000515924
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.075

Year: 2014
Gepaid: CAL000334457
TSD EPA ID: CAD028409019
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.005

Year: 2013
Gepaid: CAL000334457
TSD EPA ID: CAD028409019
CA Waste Code: 311 - Pharmaceutical waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.004

Additional Info:
Year: 2017
Gen EPA ID: CAL000334457

Shipment Date: 20171023
Creation Date: 6/13/2018 18:30:55
Receipt Date: 20171101
Manifest ID: 016090459JJK
Trans EPA ID: CAR000267260
Trans Name: ALPHA PETROLEUM TRANSPORT INC II DBA AEEC

STATER BROS. MARKETS 180 (Continued) **S108991939**

Trans 2 EPA ID:	CAR000265140
Trans 2 Name:	MEDIWASTE DISPOSAL
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P081
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	P042
Additional Code 2:	P001
Additional Code 3:	U205
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAL000334457
Shipment Date:	20130927
Creation Date:	11/27/2013 22:15:07
Receipt Date:	20131004
Manifest ID:	011294400JJK
Trans EPA ID:	CAT080012800
Trans Name:	HAZ MAT TRANS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.004
Waste Quantity:	8
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000334457
Shipment Date:	20150915
Creation Date:	2/9/2016 22:15:26
Receipt Date:	20150925
Manifest ID:	014918621JJK

STATER BROS. MARKETS 180 (Continued) **S108991939**

Trans EPA ID: CAT080012800
Trans Name: HAZ MAT TRANS INC
Trans 2 EPA ID: CAR000175422
Trans 2 Name: WORLDWIDE
TSDF EPA ID: AZR000515924
Trans Name: YUMA ENVIRONMENTAL SERVICES
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 352 - Other organic solids
RCRA Code: Not reported
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.075
Waste Quantity: 150
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20150915
Creation Date: 11/17/2015 22:15:24
Receipt Date: 20150918
Manifest ID: 014918620JJK
Trans EPA ID: CAT080012800
Trans Name: HAZ MAT TRANS INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD028409019
Trans Name: CROSBY & OVERTON
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 311 - Pharmaceutical waste
RCRA Code: P001
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.005
Waste Quantity: 10
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Additional Info:
Year: 2014
Gen EPA ID: CAL000334457

Shipment Date: 20140904
Creation Date: 11/8/2014 22:15:16
Receipt Date: 20140912
Manifest ID: 013085632JJK
Trans EPA ID: CAT080012800
Trans Name: HAZ MAT TRANS INC
Trans 2 EPA ID: Not reported

STATER BROS. MARKETS 180 (Continued) **S108991939**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	311 - Pharmaceutical waste
RCRA Code:	P001
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	STATER BROS. MARKETS 180
Address:	1271 N STATE ST
City,State,Zip:	SAN JACINTO, CA 92583
Site ID:	157028
CERS ID:	10325443
CERS Description:	Chemical Storage Facilities

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-05-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-20-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-12-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Hazardous waste manifest section left blank as facility has not had any hazardous waste pickups due to not generating threshold quantity.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS,

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-20-2018

STATER BROS. MARKETS 180 (Continued) **S108991939**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-05-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-12-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:
Site ID: 157028
Facility Name: Stater Bros. Markets 180
Env Int Type Code: HWG
Program ID: 10325443
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 33.804250
Longitude: -116.970680

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Chris Ramirez
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055,

STATER BROS. MARKETS 180 (Continued) **S108991939**

Affiliation Type Desc:	Environmental Contact
Entity Name:	Chris Ramirez
Entity Title:	Not reported
Affiliation Address:	P O BOX 150
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92402
Affiliation Phone:	,

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1271 N. State St
Affiliation City:	San Jacinto
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92583
Affiliation Phone:	,

Affiliation Type Desc:	Operator
Entity Name:	Stater Bros. Markets 180
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(909) 733-5000,

Affiliation Type Desc:	Parent Corporation
Entity Name:	Stater Bros. Markets
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Identification Signer
Entity Name:	Chris Ramirez
Entity Title:	Supervisor of Support Services
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Legal Owner
Entity Name:	Stater Bros. Markets
Entity Title:	Not reported
Affiliation Address:	P O BOX 150
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	United States

STATER BROS. MARKETS 180 (Continued) **S108991939**

Affiliation Zip:	92402
Affiliation Phone:	(909) 733-5000,
Affiliation Type Desc:	Property Owner
Entity Name:	Stater Bros. Markets
Entity Title:	Not reported
Affiliation Address:	P O BOX 150
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92402
Affiliation Phone:	(909) 733-5000,

HWTS:

Name:	STATER BROS MARKETS # 180
Address:	1271 N STATE ST
Address 2:	Not reported
City,State,Zip:	SAN JACINTO, CA 925836315
EPA ID:	CAL000334457
Inactive Date:	Not reported
Create Date:	07/15/2008
Last Act Date:	09/17/2020
Mailing Name:	Not reported
Mailing Address:	PO BOX 150
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SAN BERNARDINO, CA 924020000
Owner Name:	STATER BROS MARKETS
Owner Address:	301 S TIPPECANOE AVE
Owner Address 2:	Not reported
Owner City,State,Zip:	SAN BERNARDINO, CA 924080121
Contact Name:	JAMIE JACOBSON
Contact Address:	301 S. TIPPECANOE AVE.
Contact Address 2:	Not reported
City,State,Zip:	SAN BERNARDINO, CA 92408

NAICS:

EPA ID:	CAL000334457
Create Date:	2008-07-15 08:54:18.767
NAICS Code:	44511
NAICS Description:	Supermarkets and Other Grocery (except Convenience) Stores
Issued EPA ID Date:	2008-07-15 08:54:18.75000
Inactive Date:	Not reported
Facility Name:	STATER BROS MARKETS # 180
Facility Address:	1271 N STATE ST
Facility Address 2:	Not reported
Facility City:	SAN JACINTO
Facility County:	Not reported
Facility State:	CA
Facility Zip:	925836315

24
WNW
1/8-1/4
0.216 mi.
1142 ft.

RECORD FARMS
920 W RAMONA EXPY
SAN JACINTO, CA 92383

SWEEPS UST **U001968019**
CA FID UST **N/A**

Relative:
Lower

Actual:
1517 ft.

SWEEPS UST:

Name:	RECORD FARMS
Address:	920 W RAMONA EXPY
City:	SAN JACINTO
Status:	Active
Comp Number:	52744
Number:	1
Board Of Equalization:	44-018333
Referral Date:	11-18-92
Action Date:	11-18-92
Created Date:	04-17-89
Owner Tank Id:	001531
SWRCB Tank Id:	33-000-052744-000001
Tank Status:	A
Capacity:	5000
Active Date:	11-18-92
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	3

Name:	RECORD FARMS
Address:	920 W RAMONA EXPY
City:	SAN JACINTO
Status:	Active
Comp Number:	52744
Number:	1
Board Of Equalization:	44-018333
Referral Date:	11-18-92
Action Date:	11-18-92
Created Date:	04-17-89
Owner Tank Id:	001531
SWRCB Tank Id:	33-000-052744-000002
Tank Status:	A
Capacity:	5000
Active Date:	11-18-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	RECORD FARMS
Address:	920 W RAMONA EXPY
City:	SAN JACINTO
Status:	Active
Comp Number:	52744
Number:	1
Board Of Equalization:	44-018333
Referral Date:	11-18-92
Action Date:	11-18-92
Created Date:	04-17-89
Owner Tank Id:	001531
SWRCB Tank Id:	33-000-052744-000003

RECORD FARMS (Continued) **U001968019**

Tank Status: A
Capacity: 5000
Active Date: 11-18-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 33007091
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7146548835
Mail To: Not reported
Mailing Address: 920 W RAMONA EXPY
Mailing Address 2: Not reported
Mailing City,St,Zip: SAN JACINTO 92383
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

---

25 **MT. SAN JACINTO LEARNING CENTER** **ENVIROSTOR** **S106568098**
NE **COUNTRY VILLAGE DRIVE/EAGLE ROAD** **SCH** **N/A**
1/8-1/4 **SAN JACINTO, CA 92583**
0.229 mi.
1207 ft.

Relative:
Higher

Actual:
1533 ft.

ENVIROSTOR:
Name: MT. SAN JACINTO LEARNING CENTER
Address: COUNTRY VILLAGE DRIVE/EAGLE ROAD
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 33010089
Status: Inactive - Withdrawn
Status Date: 02/20/2013
Site Code: 404496
Site Type: School Cleanup
Site Type Detailed: School
Acres: 2.5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 42
Senate: 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.8042

MT. SAN JACINTO LEARNING CENTER (Continued) **S106568098**

Longitude: -116.9654
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Arsenic DDT
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: MT. SAN JACINTO LEARNING CENTER
Alias Type: Alternate Name
Alias Name: RIVERSIDE COE-PRPSD MT JACINTO LRNG CTR
Alias Type: Alternate Name
Alias Name: RIVERSIDE COUNTY OFFICE OF EDUCATION
Alias Type: Alternate Name
Alias Name: 404496
Alias Type: Project Code (Site Code)
Alias Name: 33010089
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/04/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/25/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/02/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 12/16/2004
Comments: DTSC approved the PEA report for an SSI.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 04/13/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 02/01/2005
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

MT. SAN JACINTO LEARNING CENTER (Continued) **S106568098**

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: MT. SAN JACINTO LEARNING CENTER
Address: COUNTRY VILLAGE DRIVE/EAGLE ROAD
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 33010089
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 2.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404496
Assembly: 42
Senate: 23
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 02/20/2013
Restricted Use: NO
Funding: School District
Latitude: 33.8042
Longitude: -116.9654
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Arsenic, Arsenic, DDT
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: MT. SAN JACINTO LEARNING CENTER
Alias Type: Alternate Name
Alias Name: RIVERSIDE COE-PRPSD MT JACINTO LRNG CTR
Alias Type: Alternate Name
Alias Name: RIVERSIDE COUNTY OFFICE OF EDUCATION
Alias Type: Alternate Name
Alias Name: 404496
Alias Type: Project Code (Site Code)
Alias Name: 33010089
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/04/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE

MT. SAN JACINTO LEARNING CENTER (Continued) **S106568098**

Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 05/25/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/02/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 12/16/2004
Comments: DTSC approved the PEA report for an SSI.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 04/13/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 02/01/2005
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

26
NNW
1/4-1/2
0.279 mi.
1472 ft.

SAN JACINTO NEW ELEMENTARY SCHOOL NO. 3 **ENVIROSTOR** **S107737252**
COMMUNITY COLLEGE/STATE STREET **SCH** **N/A**
SAN JACINTO, CA 92583

Relative:
Lower

Actual:
1519 ft.

ENVIROSTOR:
Name: SAN JACINTO NEW ELEMENTARY SCHOOL NO. 3
Address: COMMUNITY COLLEGE/STATE STREET
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 33010024
Status: No Further Action
Status Date: 04/17/2002
Site Code: 404129
Site Type: School Investigation
Site Type Detailed: School
Acres: 10.5
NPL: NO
Regulatory Agencies: SMBRP

SAN JACINTO NEW ELEMENTARY SCHOOL NO. 3 (Continued) **S107737252**

Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 42
Senate: 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.7938
Longitude: -116.92
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: NMA
Alias Name: NEW ELEMENTARY SCHOOL #3 (PROPOSED)
Alias Type: Alternate Name
Alias Name: SAN JACINTO NEW ELEM. SCH. #3
Alias Type: Alternate Name
Alias Name: SAN JACINTO NEW ELEM. SCH. #3 (PROP)
Alias Type: Alternate Name
Alias Name: SAN JACINTO NEW ELEM. SCHOOL #3
Alias Type: Alternate Name
Alias Name: SAN JACINTO UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SAN JACINTO USD/NEW ES NO. 3/VCA
Alias Type: Alternate Name
Alias Name: 404129
Alias Type: Project Code (Site Code)
Alias Name: 33010024
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 09/18/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/13/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 04/17/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported

SAN JACINTO NEW ELEMENTARY SCHOOL NO. 3 (Continued) **S107737252**

Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SAN JACINTO NEW ELEMENTARY SCHOOL NO. 3
Address: COMMUNITY COLLEGE/STATE STREET
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 33010024
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 10.5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404129
Assembly: 42
Senate: 23
Special Program Status: Not reported
Status: No Further Action
Status Date: 04/17/2002
Restricted Use: NO
Funding: School District
Latitude: 33.7938
Longitude: -116.92
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: NONE SPECIFIED, No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: NMA
Alias Name: NEW ELEMENTARY SCHOOL #3 (PROPOSED)
Alias Type: Alternate Name
Alias Name: SAN JACINTO NEW ELEM. SCH. #3
Alias Type: Alternate Name
Alias Name: SAN JACINTO NEW ELEM. SCH. #3 (PROP)
Alias Type: Alternate Name
Alias Name: SAN JACINTO NEW ELEM. SCHOOL #3
Alias Type: Alternate Name
Alias Name: SAN JACINTO UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SAN JACINTO USD/NEW ES NO. 3/VCA
Alias Type: Alternate Name
Alias Name: 404129
Alias Type: Project Code (Site Code)
Alias Name: 33010024
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SAN JACINTO NEW ELEMENTARY SCHOOL NO. 3 (Continued) **S107737252**

Completed Document Type:	Environmental Oversight Agreement
Completed Date:	09/18/2000
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	05/13/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	04/17/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

27
SW
1/4-1/2
0.331 mi.
1750 ft.

MT. VIEW CONTINUATION HIGH SCHOOL
RAMONA BOULEVARD
SAN JACINTO, CA 92583

ENVIROSTOR SCH **S118757146 N/A**

Relative:
Lower

Actual:
1525 ft.

ENVIROSTOR:

Name:	MT. VIEW CONTINUATION HIGH SCHOOL
Address:	RAMONA BOULEVARD
City,State,Zip:	SAN JACINTO, CA 92583
Facility ID:	60000656
Status:	No Action Required
Status Date:	08/03/2007
Site Code:	404751
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	4.86
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Aslam Shareef
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	42
Senate:	23
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.79634
Longitude:	-116.9752
APN:	NONE SPECIFIED

MT. VIEW CONTINUATION HIGH SCHOOL (Continued) **S118757146**

Past Use: NONE
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: 31000-NO
Potential Description: NMA
Alias Name: 404751
Alias Type: Project Code (Site Code)
Alias Name: 60000656
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 08/08/2007
Comments: CRU Memo

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/03/2007
Comments: DTSC comments sent to the district

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: MT. VIEW CONTINUATION HIGH SCHOOL
Address: RAMONA BOULEVARD
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 60000656
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 4.86
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Aslam Shareef
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404751
Assembly: 42
Senate: 23
Special Program Status: Not reported
Status: No Action Required
Status Date: 08/03/2007
Restricted Use: NO
Funding: School District

MT. VIEW CONTINUATION HIGH SCHOOL (Continued) **S118757146**

Latitude:	33.79634
Longitude:	-116.9752
APN:	NONE SPECIFIED
Past Use:	NONE
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	31000-NO
Potential Description:	NMA
Alias Name:	404751
Alias Type:	Project Code (Site Code)
Alias Name:	60000656
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	08/08/2007
Comments:	CRU Memo
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	08/03/2007
Comments:	DTSC comments sent to the district
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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28 **SAN JACINTO HIGH SCHOOL** **ENVIROSTOR** **S103662276**
SSE **600 IDYLLWILD DRIVE** **SCH** **N/A**
1/4-1/2 **SAN JACINTO, CA 92583** **CERS**
0.353 mi.
1865 ft.

Relative:
Higher

Actual:
1538 ft.

ENVIROSTOR:

Name:	SAN JACINTO HIGH SCHOOL
Address:	600 IDYLLWILD DRIVE
City,State,Zip:	SAN JACINTO, CA 92583
Facility ID:	33010026
Status:	No Further Action
Status Date:	10/11/2000
Site Code:	404139
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	0.89
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach

SAN JACINTO HIGH SCHOOL (Continued) **S103662276**

Assembly: 42
Senate: 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.79527
Longitude: -116.9667
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Chlordane DDD DDE DDT
Confirmed COC: 30004-NO 30006-NO 30007-NO 30008-NO
Potential Description: SOIL
Alias Name: SAN JACINTO HIGH SCHOOL SITE
Alias Type: Alternate Name
Alias Name: SAN JACINTO HIGH SCHOOL SITE (EXISTING)
Alias Type: Alternate Name
Alias Name: SAN JACINTO UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SAN JACINTO USD-SAN JACINTO HS EXPANSION
Alias Type: Alternate Name
Alias Name: 404139
Alias Type: Project Code (Site Code)
Alias Name: 33010026
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/25/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 10/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 11/02/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

SAN JACINTO HIGH SCHOOL (Continued) **S103662276**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SAN JACINTO HIGH SCHOOL
Address: 600 IDYLLWILD DRIVE
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 33010026
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.89
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404139
Assembly: 42
Senate: 23
Special Program Status: Not reported
Status: No Further Action
Status Date: 10/11/2000
Restricted Use: NO
Funding: School District
Latitude: 33.79527
Longitude: -116.9667
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Chlordane, DDD, DDE, DDT
Confirmed COC: 30004-NO, 30006-NO, 30007-NO, 30008-NO
Potential Description: SOIL
Alias Name: SAN JACINTO HIGH SCHOOL SITE
Alias Type: Alternate Name
Alias Name: SAN JACINTO HIGH SCHOOL SITE (EXISTING)
Alias Type: Alternate Name
Alias Name: SAN JACINTO UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: SAN JACINTO USD-SAN JACINTO HS EXPANSION
Alias Type: Alternate Name
Alias Name: 404139
Alias Type: Project Code (Site Code)
Alias Name: 33010026
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/25/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

SAN JACINTO HIGH SCHOOL (Continued) **S103662276**

Completed Document Type: Environmental Oversight Agreement
Completed Date: 10/11/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/31/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 11/02/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CERS:
Name: SAN JACINTO HIGH SCH
Address: 600 IDYLLWILD DRIVE
City,State,Zip: SAN JACINTO, CA 92583
Site ID: 342586
CERS ID: 33010026
CERS Description: School Investigation

Affiliation:
Affiliation Type Desc: Supervisor
Entity Name: YOLANDA GARZA
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

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29 **RICE DEVELOPMENT** **LUST** **S110654917**
South **NE CORNER STATE ST & RAMONA** **Cortese** **N/A**
1/4-1/2 **SAN JACINTO, CA 92583** **CERS**
0.402 mi.
2122 ft.

Relative:
Higher

Actual:
1534 ft.

LUST:
Name: RICE DEVELOPMENT
Address: NE CORNER STATE ST & RAMONA
City,State,Zip: SAN JACINTO, CA 92583
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site

RICE DEVELOPMENT (Continued) **S110654917**

Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500350
Global Id:	T0606500350
Latitude:	33.7943710872341
Longitude:	-116.971048626581
Status:	Completed - Case Closed
Status Date:	05/17/1994
Case Worker:	RIV
RB Case Number:	083302373T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	931043
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0606500350
Contact Type:	Local Agency Caseworker
Contact Name:	Riverside County LOP
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	Not reported
Phone Number:	9519558980

Global Id:	T0606500350
Contact Type:	Regional Board Caseworker
Contact Name:	CARL BERNHARDT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	carl.bernhardt@waterboards.ca.gov
Phone Number:	9517824495

LUST:

Global Id:	T0606500350
Action Type:	Other
Date:	11/15/1993
Action:	Leak Discovery

Global Id:	T0606500350
Action Type:	ENFORCEMENT
Date:	05/17/1994
Action:	Closure/No Further Action Letter

Global Id:	T0606500350
Action Type:	ENFORCEMENT
Date:	01/27/2009
Action:	Closure/No Further Action Letter - #Site Closure

Global Id:	T0606500350
Action Type:	Other
Date:	11/15/1993
Action:	Leak Reported

Global Id:	T0606500350
Action Type:	ENFORCEMENT

RICE DEVELOPMENT (Continued) **S110654917**

Date: 01/26/2009
Action: File review - #RCDEH Upload Site File 9/30/2015

Global Id: T0606500350
Action Type: Other
Date: 11/15/1993
Action: Leak Stopped

LUST:
Global Id: T0606500350
Status: Open - Case Begin Date
Status Date: 11/15/1993

Global Id: T0606500350
Status: Open - Remediation
Status Date: 11/15/1993

Global Id: T0606500350
Status: Completed - Case Closed
Status Date: 05/17/1994

RIVERSIDE CO. LUST:
Name: RICE DEVELOPMENT
Address: NE CORNER STATE ST & RAMONA
City,State,Zip: SAN JACINTO, CA
Region: RIVERSIDE
Facility ID: 931043
Employee: Brown
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

CORTESE:
Name: RICE DEVELOPMENT
Address: NE CORNER STATE ST & RAMONA
City,State,Zip: SAN JACINTO, CA 92583
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500350
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported

RICE DEVELOPMENT (Continued) **S110654917**

WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

CERS:
Name: RICE DEVELOPMENT
Address: NE CORNER STATE ST & RAMONA
City,State,Zip: SAN JACINTO, CA 92583
Site ID: 187992
CERS ID: T0606500350
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: CARL BERNHARDT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824495,

Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980,

30
SSE
1/4-1/2
0.455 mi.
2403 ft.

SAN JACINTO HIGH SCHOOL EXPANSION SITE
500 IDYLLWILD DRIVE
SAN JACINTO, CA 92583

ENVIROSTOR **S118757086**
SCH **N/A**

Relative:
Higher

Actual:
1542 ft.

ENVIROSTOR:
Name: SAN JACINTO HIGH SCHOOL EXPANSION SITE
Address: 500 IDYLLWILD DRIVE
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 60000229
Status: No Action Required
Status Date: 05/08/2006
Site Code: 404689
Site Type: School Investigation
Site Type Detailed: School
Acres: 5
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Yolanda Garza
Division Branch: Southern California Schools & Brownfields Outreach

SAN JACINTO HIGH SCHOOL EXPANSION SITE (Continued) **S118757086**

Assembly: 42
Senate: 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.794
Longitude: -116.9682
APN: NONE SPECIFIED
Past Use: NONE, AGRICULTURAL - LIVESTOCK
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: NMA
Alias Name: 404689
Alias Type: Project Code (Site Code)
Alias Name: 60000229
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/14/2006
Comments: Phase I approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 04/19/2006
Comments: Phase I approved and closed.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SAN JACINTO HIGH SCHOOL EXPANSION SITE
Address: 500 IDYLLWILD DRIVE
City,State,Zip: SAN JACINTO, CA 92583
Facility ID: 60000229
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Yolanda Garza

SAN JACINTO HIGH SCHOOL EXPANSION SITE (Continued) **S118757086**

Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404689
Assembly:	42
Senate:	23
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	05/08/2006
Restricted Use:	NO
Funding:	School District
Latitude:	33.794
Longitude:	-116.9682
APN:	NONE SPECIFIED
Past Use:	NONE, AGRICULTURAL - LIVESTOCK
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	No Contaminants found
Potential Description:	NMA
Alias Name:	404689
Alias Type:	Project Code (Site Code)
Alias Name:	60000229
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	04/14/2006
Comments:	Phase I approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	04/19/2006
Comments:	Phase I approved and closed.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

---

31 **PROPOSED ALESSANDRO AVENUE ES** **ENVIROSTOR** **S107737068**
ESE **22500 ALESSANDRO AVENUE** **SCH** **N/A**
1/2-1 **UNICORPORATED RIVERSIDE, CA 92583** **CERS**
0.827 mi.
4369 ft.

Relative:
Higher

Actual:
1557 ft.

ENVIROSTOR:

Name:	PROPOSED ALESSANDRO AVENUE ES
Address:	22500 ALESSANDRO AVENUE
City,State,Zip:	UNICORPORATED RIVERSIDE, CA 92583
Facility ID:	70000186
Status:	Inactive - Withdrawn
Status Date:	01/02/2007
Site Code:	404675

PROPOSED ALESSANDRO AVENUE ES (Continued) **S107737068**

Site Type: School Investigation
Site Type Detailed: School
Acres: 13
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 42
Senate: 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.79584
Longitude: -116.9525
APN: 431-180-003, 434180003
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS
Potential COC: DDD DDE DDT Lead Methane
Confirmed COC: 30006-NO 30007-NO 30008-NO 30013-NO 30015-NO
Potential Description: SOIL, SV, IA
Alias Name: 431-180-003
Alias Type: APN
Alias Name: 434180003
Alias Type: APN
Alias Name: 404675
Alias Type: Project Code (Site Code)
Alias Name: 70000186
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/10/2006
Comments: DTSC conditionally approved PEA workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/02/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/06/2006
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported

PROPOSED ALESSANDRO AVENUE ES (Continued) **S107737068**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: PROPOSED ALESSANDRO AVENUE ES
Address: 22500 ALESSANDRO AVENUE
City,State,Zip: UNICORPORATED RIVERSIDE, CA 92583
Facility ID: 70000186
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 13
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Southern California Schools & Brownfields Outreach
Site Code: 404675
Assembly: 42
Senate: 23
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 01/02/2007
Restricted Use: NO
Funding: School District
Latitude: 33.79584
Longitude: -116.9525
APN: 431-180-003, 434180003
Past Use: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS
Potential COC: DDD, DDE, DDT, Lead, Methane
Confirmed COC: 30006-NO, 30007-NO, 30008-NO, 30013-NO, 30015-NO
Potential Description: SOIL, SV, IA
Alias Name: 431-180-003
Alias Type: APN
Alias Name: 434180003
Alias Type: APN
Alias Name: 404675
Alias Type: Project Code (Site Code)
Alias Name: 70000186
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 08/10/2006
Comments: DTSC conditionally approved PEA workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/02/2007
Comments: Not reported

PROPOSED ALESSANDRO AVENUE ES (Continued) **S107737068**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 02/06/2006
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CERS:
Name: PROPOSED ALESSANDRO
Address: 22500 ALESSANDRO AVENUE
City,State,Zip: UNICORPORATED RIVERSIDE, CA 92583
Site ID: 341760
CERS ID: 70000186
CERS Description: School Investigation

Affiliation:
Affiliation Type Desc: Lead Project Manager
Entity Name: IVY OSORNIO
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Supervisor
Entity Name: SHAHIR HADDAD
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SAN JACINTO	S102435843	RICE DEVELOPMENT	STATE ST	92583	LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/16/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 84

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/19/2021
Date Data Arrived at EDR: 11/19/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/19/2021
Date Data Arrived at EDR: 11/19/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/01/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 9

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/22/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/25/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/25/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/08/2021
Date Data Arrived at EDR: 11/09/2021
Date Made Active in Reports: 01/28/2022
Number of Days to Update: 80

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 03/02/2022
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/25/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/15/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/15/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/14/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 11/23/2021
Number of Days to Update: 12

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 11/16/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 82
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/25/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/16/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Quarterly

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/11/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 80

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/16/2022
Number of Days to Update: 78

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/15/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 84

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 04/06/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/26/2021
Date Data Arrived at EDR: 11/16/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 84

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/15/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2021
Date Data Arrived at EDR: 12/17/2021
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/01/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/03/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/18/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/19/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/12/2021
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 22

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/24/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 87

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/04/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/28/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/08/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/03/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/02/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/14/2021
Date Data Arrived at EDR: 12/15/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 85

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/04/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 95

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/22/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 01/10/2022
Number of Days to Update: 6
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 78
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/16/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 77
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/29/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 77

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/17/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/07/2022
Number of Days to Update: 81

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 84

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/18/2021
Date Data Arrived at EDR: 11/19/2021
Date Made Active in Reports: 02/07/2022
Number of Days to Update: 80

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 80

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/15/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/15/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/18/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/17/2022
Number of Days to Update: 79
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 11/09/2021
Date Made Active in Reports: 01/27/2022
Number of Days to Update: 79
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/17/2022
Number of Days to Update: 79
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 11/29/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/13/2021
Date Data Arrived at EDR: 12/14/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 79
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/09/2022
Next Scheduled EDR Contact: 06/26/2022
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 12/03/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/24/2022
Number of Days to Update: 79
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/16/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29
Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 84
Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 12/28/2021
Date Data Arrived at EDR: 12/28/2021
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 80

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 11/01/2021
Date Data Arrived at EDR: 11/02/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 83

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/28/2021
Date Data Arrived at EDR: 12/28/2021
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 80

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 79

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 12/01/2021
Date Made Active in Reports: 02/16/2022
Number of Days to Update: 77

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/12/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 82

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/12/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 82

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 03/24/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 80

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 8

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 83

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/23/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82
Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/13/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/23/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/24/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 70

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/08/2021
Date Data Arrived at EDR: 11/02/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/01/2022
Date Made Active in Reports: 04/18/2022
Number of Days to Update: 76

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 12/02/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 85

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 11/02/2021
Number of Days to Update: 90

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 80

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 12/02/2021
Date Made Active in Reports: 02/17/2022
Number of Days to Update: 77

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/16/2022
Number of Days to Update: 78

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/16/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 79

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/11/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/19/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/07/2022
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/23/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 81

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/29/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/24/2022
Number of Days to Update: 79

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 73

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/24/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/26/2022
Date Data Arrived at EDR: 01/27/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 77

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/11/2021
Date Data Arrived at EDR: 11/12/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 81

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/07/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/14/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PROPOSED RETAIL CENTER
SEC STATE STREET AND W RAMONA EXPRESSWAY
SAN JACINTO, CA 92583

TARGET PROPERTY COORDINATES

Latitude (North):	33.800944 - 33ˆ 48’ 3.40’’
Longitude (West):	116.969695 - 116ˆ 58’ 10.90’’
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	502805.2
UTM Y (Meters):	3739892.0
Elevation:	1527 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12002892 SAN JACINTO, CA
Version Date:	2018

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

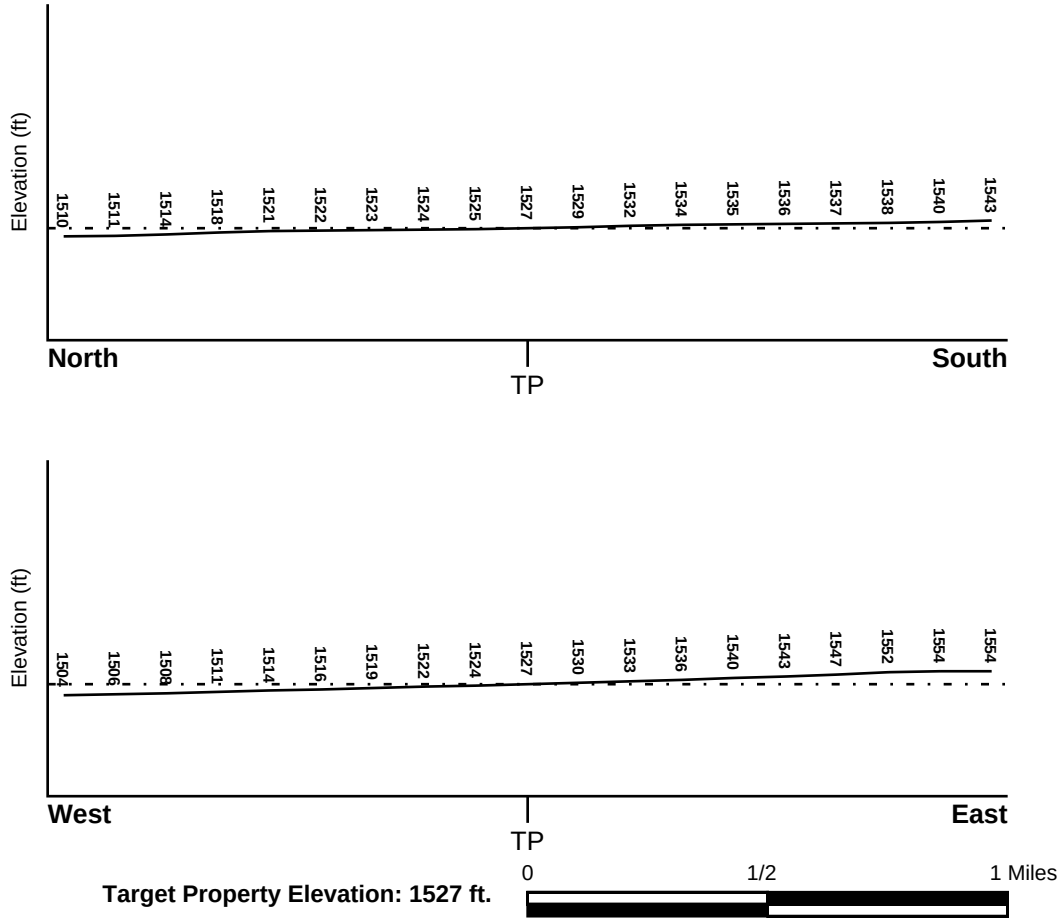
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 1527 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06065C1490G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06065C1480G	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAN JACINTO	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

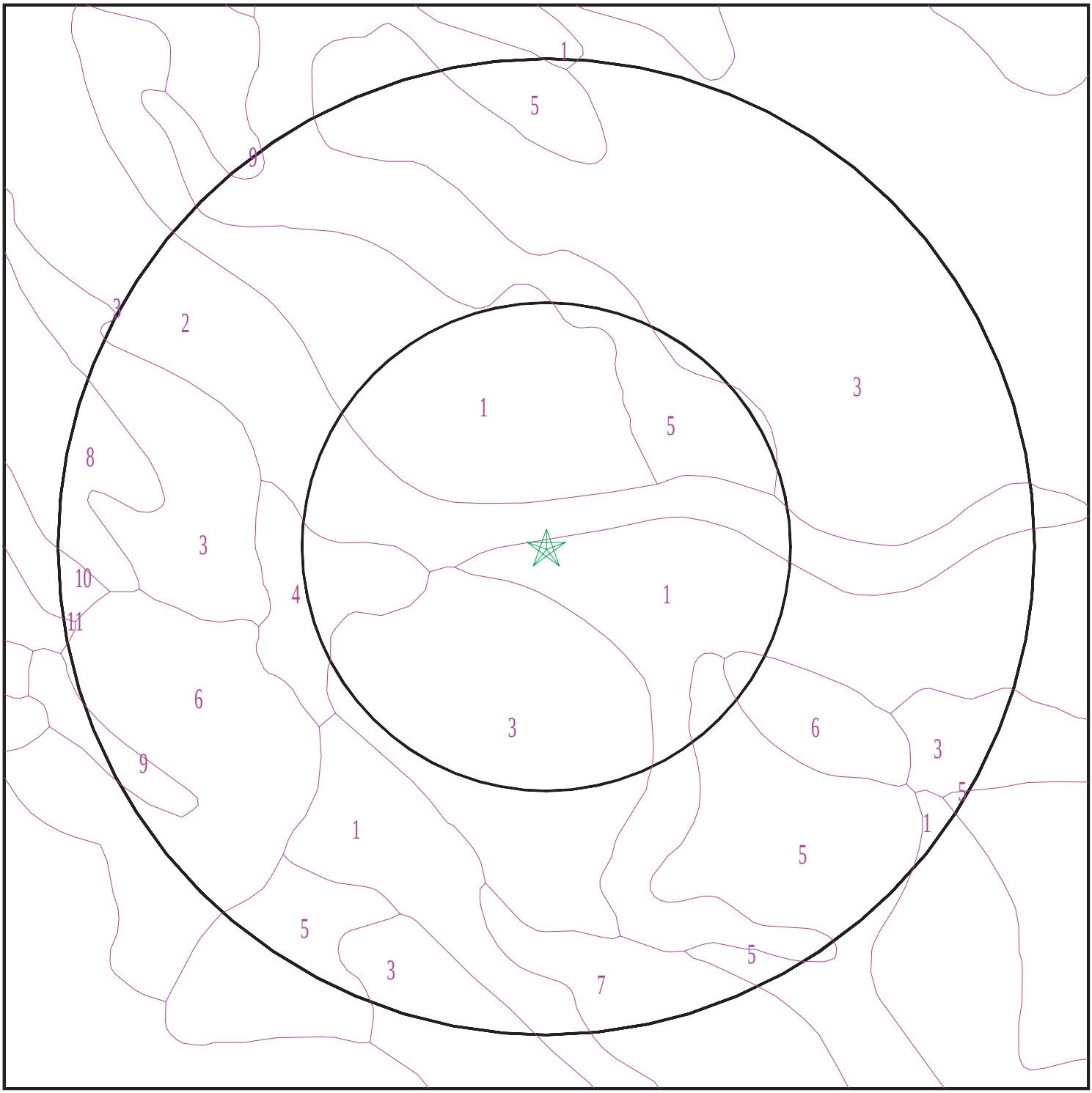
Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6955806.2s



★ Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Proposed Retail Center	CLIENT:	Salem Engineering Group
ADDRESS:	SEC State Street and W Ramona Expressway San Jacinto CA 92583	CONTACT:	Maria G. Ruvalcaba
LAT/LONG:	33.800944 / 116.969695	INQUIRY #:	6955806.2s
		DATE:	April 26, 2022 3:26 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: DELLO

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	7 inches	35 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	35 inches	59 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: DELLO

Soil Surface Texture: loamy sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	7 inches	35 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	35 inches	59 inches	gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

Soil Map ID: 3

Soil Component Name: GRANGEVILLE

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	16 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 4

Soil Component Name: DELLO

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4
2	7 inches	61 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Map ID: 5

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 9 Min: 7.9
2	16 inches	35 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 9 Min: 7.9
3	35 inches	59 inches	stratified loamy sand to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 9 Min: 7.9

Soil Map ID: 6

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4
2	35 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4

Soil Map ID: 7

Soil Component Name: DELLO

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	7 inches	61 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.4

Soil Map ID: 8

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6
2	35 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 8.4 Min: 6.6

Soil Map ID: 9

Soil Component Name: GRANGEVILLE

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4
2	35 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4

Soil Map ID: 10

Soil Component Name: GRANGEVILLE

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4
2	16 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 42 Min: 14	Max: 9 Min: 7.4

Soil Map ID: 11

Soil Component Name: GRANGEVILLE

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	16 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4
2	16 inches	59 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	USGS40000138307	1/8 - 1/4 Mile NNE
B6	USGS40000138324	1/4 - 1/2 Mile NNE
15	USGS40000138301	1/2 - 1 Mile East
D17	USGS40000138298	1/2 - 1 Mile West
E19	USGS40000138309	1/2 - 1 Mile ENE
E23	USGS40000138321	1/2 - 1 Mile ENE
F24	USGS40000138263	1/2 - 1 Mile WSW
27	USGS40000138320	1/2 - 1 Mile ENE
30	USGS40000138300	1/2 - 1 Mile East
H32	USGS40000138177	1/2 - 1 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

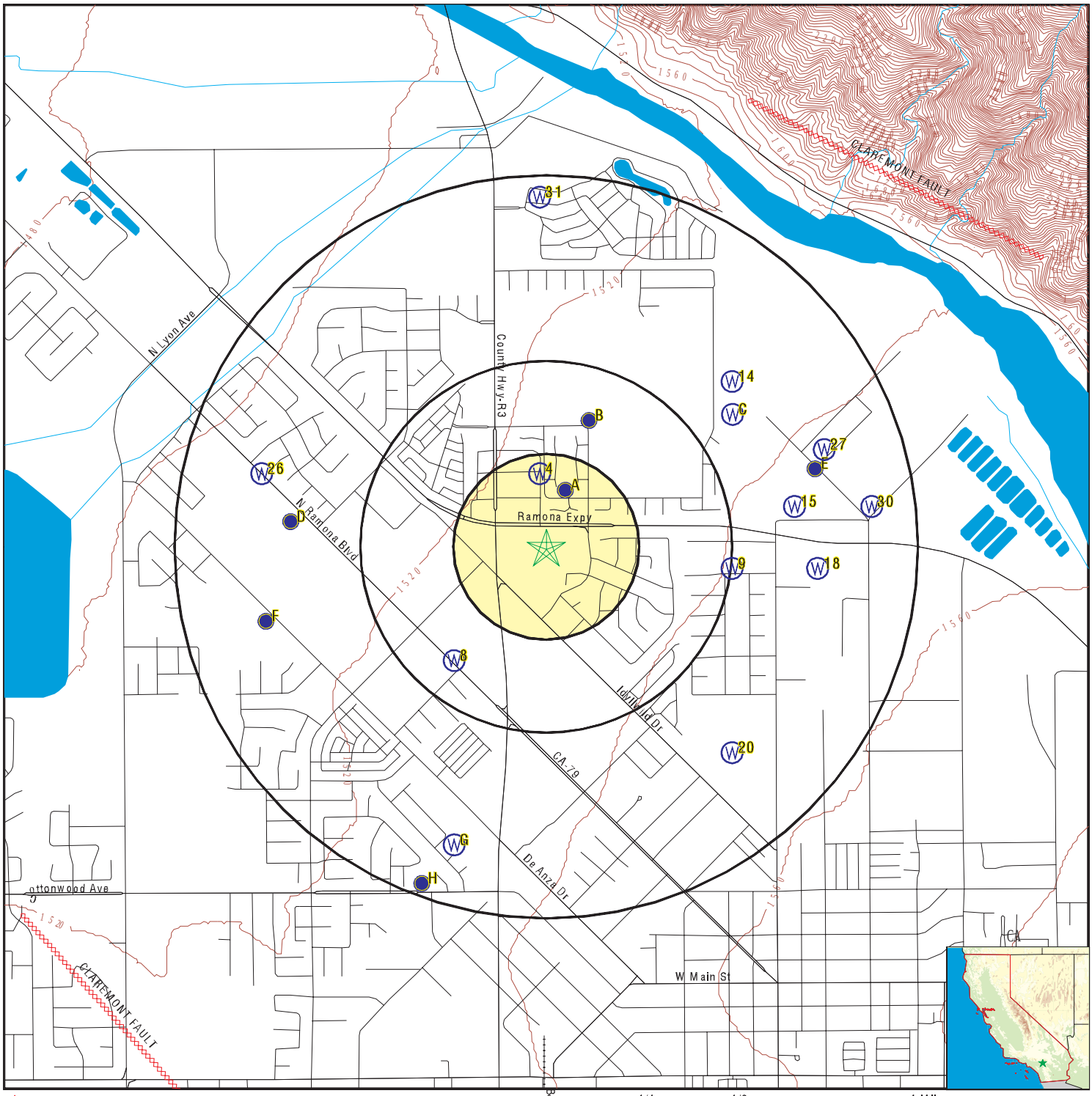
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CAUSGSN00010635	1/8 - 1/4 Mile NNE
A3	CALLNL000000969	1/8 - 1/4 Mile NNE
4	CADWR0000031724	1/8 - 1/4 Mile North
B5	CAUSGSN00014576	1/4 - 1/2 Mile NNE
B7	CADWR9000005626	1/4 - 1/2 Mile NNE
8	CADWR0000026806	1/4 - 1/2 Mile SW
9	CADWR0000030748	1/2 - 1 Mile East
C10	4760	1/2 - 1 Mile NE
C11	4761	1/2 - 1 Mile NE
C12	CADDW0000010835	1/2 - 1 Mile NE
C13	CADDW0000001885	1/2 - 1 Mile NE
14	CADWR0000037379	1/2 - 1 Mile NE
D16	CAUSGSN00005251	1/2 - 1 Mile West
18	CADWR0000021808	1/2 - 1 Mile East
20	CADWR0000026200	1/2 - 1 Mile SE
E21	CADWR0000022618	1/2 - 1 Mile ENE
E22	CADWR0000033016	1/2 - 1 Mile ENE
F25	CAUSGSN00012193	1/2 - 1 Mile WSW
26	CADWR0000024923	1/2 - 1 Mile WNW
G28	CADWR0000027351	1/2 - 1 Mile SSW
G29	CADWR0000028319	1/2 - 1 Mile SSW
31	CADWR0000011772	1/2 - 1 Mile North
H33	CADWR9000005531	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 6955806.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Proposed Retail Center	CLIENT:	Salem Engineering Group
ADDRESS:	SEC State Street and W Ramona Expressway San Jacinto CA 92583	CONTACT:	Maria G. Ruvalcaba
		INQUIRY #:	6955806.2s
LAT/LONG:	33.800944 / 116.969695	DATE:	April 26, 2022 3:26 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
NNE
1/8 - 1/4 Mile
Higher

CA WELLS **CAUSGSN00010635**

Well ID:	USGS-334811116580801	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-334811116580801	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-334811116580801&store_num=		
GeoTracker Data:	Not Reported		

A2
NNE
1/8 - 1/4 Mile
Higher

FED USGS **USGS40000138307**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W22Q002S	Type:	Well
Description:	Not Reported	HUC:	Not Reported
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Unconfined single aquifer
Construction Date:	Not Reported	Well Depth:	1550
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	2001-04-10
Feet below surface:	241.6	Feet to sea level:	Not Reported
Note:	Not Reported		

A3
NNE
1/8 - 1/4 Mile
Higher

CA WELLS **CALLNL000000969**

Well ID:	100806	Well Type:	MUNICIPAL
Source:	Lawrence Livermore National Laboratory		
Other Name:	04S/01W-22Q02 M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	Not Reported		
GeoTracker Data:	Not Reported		

Chemical:	Neon	Results:	.000000299557
Units:	cm3STP/g	Date:	07/06/2001
Chemical:	Helium-4	Results:	.0000000739586
Units:	cm3STP/g	Date:	07/06/2001
Chemical:	Argon	Results:	.000458682
Units:	cm3STP/g	Date:	07/06/2001

Chemical:	Helium-3/Helium-4	Results:	.0000012681
Units:	atom ratio	Date:	07/06/2001
Chemical:	Tritium (Hydrogen 3)	Results:	.08
Units:	pCi/L	Date:	11/28/2001

4
North
1/8 - 1/4 Mile
Lower

CA WELLS **CADWR0000031724**

Well ID:	04S01W22Q001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W22Q001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W22Q001S&store_num=		
GeoTracker Data:	Not Reported		

B5
NNE
1/4 - 1/2 Mile
Higher

CA WELLS **CAUSGSN00014576**

Well ID:	USGS-334821116580201	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-334821116580201	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-334821116580201&store_num=		
GeoTracker Data:	Not Reported		

B6
NNE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000138324**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W22K001S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	400
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

	Database	EDR ID Number
B7 **NNE** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**CADWR9000005626**

State Well #:	Not Reported	Station ID:	48166
Well Name:	EMWD13050	Basin Name:	San Jacinto
Well Use:	Irrigation	Well Type:	Single Well
Well Depth:	442	Well Completion Rpt #:	Not Reported

	Database	EDR ID Number
8 **SW** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**CADWR0000026806**

Well ID:	04S01W27F001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W27F001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W27F001S&store_num=		
GeoTracker Data:	Not Reported		

	Database	EDR ID Number
9 **East** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**CADWR0000030748**

Well ID:	04S01W26D001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W26D001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W26D001S&store_num=		
GeoTracker Data:	Not Reported		

	Database	EDR ID Number
C10 **NE** **1/2 - 1 Mile** **Higher**	**CA WELLS**	**4760**

Seq:	4760	Prim sta c:	04S/01W-22Q01 S
Frds no:	3310009007	County:	33
District:	14	User id:	WAT
System no:	3310009	Water type:	G
Source nam:	WELL 0043 QUANDT - DESTROYED	Station ty:	WELL/AMBNT
Latitude:	334822.0	Longitude:	1165738.0
Precision:	2	Status:	DS
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3310009	System nam:	Eastern Municipal Wd
Hqname:	EASTERN MUNICIPAL WATER DIST	Address:	P.O. Box 8300
City:	San Jacinto	State:	CA

Zip:	92381	Zip ext:	1300
Pop serv:	253705	Connection:	84839
Area serve:	HEMET-SAN JACINTO-SUN CITY		

C11
NE
1/2 - 1 Mile
Higher

CA WELLS 4761

Seq:	4761	Prim sta c:	04S/01W-22Q02 S
Frds no:	3310009008	County:	33
District:	14	User id:	WAT
System no:	3310009	Water type:	G
Source nam:	WELL 0044 NEW QUANDT	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	334822.0	Longitude:	1165738.0
Precision:	2	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3310009	System nam:	Eastern Municipal Wd
Hqname:	EASTERN MUNICIPAL WATER DIST	Address:	P.O. Box 8300
City:	San Jacinto	State:	CA
Zip:	92381	Zip ext:	1300
Pop serv:	253705	Connection:	84839
Area serve:	HEMET-SAN JACINTO-SUN CITY		

Sample date:	06-FEB-18	Finding:	36.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	02-JAN-18	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	05-DEC-17	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	05-DEC-17	Finding:	0.2
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		

Sample date:	07-NOV-17	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	02-OCT-17	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	05-SEP-17	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		

Sample date:	05-SEP-17	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

Sample date:	08-AUG-17	Finding:	11.2

Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.601
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.506
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.363
Chemical:	RADIUM 226 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.47
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.588
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.698
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.537
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	300.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	7.2
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	130.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	160.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	100.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	36.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	2.4
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	28.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		

Sample date:	08-AUG-17	Finding:	10.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	9.6
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	08-AUG-17	Finding:	0.22
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	08-AUG-17	Finding:	39.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-AUG-17	Finding:	150.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.2
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	08-AUG-17	Finding:	0.638
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	0.638
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	08-AUG-17	Finding:	6.4e-002
Chemical:	RADIUM 226 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	01-AUG-17	Finding:	45.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	24-JUL-17	Finding:	54.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-MAR-17	Finding:	42.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-FEB-17	Finding:	57.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-JAN-17	Finding:	37.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-DEC-16	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-NOV-16	Finding:	34.
Chemical:	MANGANESE	Report units:	UG/L

Dlr:	20.		
Sample date:	04-OCT-16	Finding:	42.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-SEP-16	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-AUG-16	Finding:	36.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	11.8
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	0.3
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	02-AUG-16	Finding:	7.38e-003
Chemical:	LANGELIER INDEX AT SOURCE TEMP.	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	150.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	37.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-AUG-16	Finding:	22.
Chemical:	SILICA	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	0.24
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	02-AUG-16	Finding:	11.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	02-AUG-16	Finding:	10.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	28.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	2.4
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	450.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		

Sample date:	02-AUG-16	Finding:	7.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	120.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	150.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	02-AUG-16	Finding:	100.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	05-JUL-16	Finding:	39.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-JUN-16	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-MAY-16	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-MAR-16	Finding:	44.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-FEB-16	Finding:	58.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-JAN-16	Finding:	53.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-DEC-15	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-NOV-15	Finding:	53.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-OCT-15	Finding:	52.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-SEP-15	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-AUG-15	Finding:	320.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	7.8
Chemical:	PH, LABORATORY	Report units:	Not Reported

Dlr:	0.		
Sample date:	05-AUG-15	Finding:	140.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	170.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	0.71
Chemical:	TOTAL ORGANIC CARBON (TOC)	Report units:	MG/L
Dlr:	0.3		
Sample date:	05-AUG-15	Finding:	97.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	35.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	2.3
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	29.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	10.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	13.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	05-AUG-15	Finding:	0.27
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-AUG-15	Finding:	21.
Chemical:	SILICA	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	35.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-AUG-15	Finding:	200.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	8.65e-002
Chemical:	LANGELIER INDEX AT SOURCE TEMP.	Report units:	Not Reported
Dlr:	0.		
Sample date:	05-AUG-15	Finding:	0.2
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		

Sample date:	05-AUG-15	Finding:	11.9
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	07-JUL-15	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-JUN-15	Finding:	33.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-MAY-15	Finding:	33.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-APR-15	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	07-APR-15	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-MAR-15	Finding:	39.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-FEB-15	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-FEB-15	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	05-JAN-15	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-JAN-15	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	01-DEC-14	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-AUG-14	Finding:	340.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	11.9
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.4
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	05-AUG-14	Finding:	9.5e-002
Chemical:	LANGELIER INDEX AT SOURCE TEMP.	Report units:	Not Reported

Dlr:	0.		
Sample date:	05-AUG-14	Finding:	180.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	57.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-AUG-14	Finding:	0.915
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.836
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.475
Chemical:	RADIUM 228 COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.428
Chemical:	URANIUM COUNTING ERROR	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.566
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.3
Chemical:	URANIUM MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.253
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.866
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.174
Chemical:	RA-226 OR TOTAL RA BY 903.0 C.E.	Report units:	PCI/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	0.418
Chemical:	RADIUM, TOTAL, MDA95-NTNC ONLY, BY 903.0		
Report units:	PCI/L	Dlr:	0.
Sample date:	05-AUG-14	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	05-AUG-14	Finding:	7.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	140.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		

Sample date:	05-AUG-14	Finding:	160.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	110.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	38.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	2.9
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	25.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	2.5
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	10.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	05-AUG-14	Finding:	12.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	05-AUG-14	Finding:	0.22
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	05-AUG-14	Finding:	21.
Chemical:	SILICA	Report units:	MG/L
Dlr:	0.		
Sample date:	03-JUN-14	Finding:	69.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-JUN-14	Finding:	3780.
Chemical:	IRON	Report units:	UG/L
Dlr:	100.		
Sample date:	12-MAY-14	Finding:	47.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	28-APR-14	Finding:	61.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-NOV-13	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	05-NOV-13	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L

Dlr:	20.		
Sample date:	01-OCT-13	Finding:	37.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	01-OCT-13	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	03-SEP-13	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	03-SEP-13	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	06-AUG-13	Finding:	160.
Chemical:	ALKALINITY (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	0.2
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dlr:	0.1		
Sample date:	06-AUG-13	Finding:	170.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	37.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-AUG-13	Finding:	20.
Chemical:	SILICA	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	0.22
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dlr:	0.1		
Sample date:	06-AUG-13	Finding:	10.
Chemical:	SULFATE	Report units:	MG/L
Dlr:	0.5		
Sample date:	06-AUG-13	Finding:	10.
Chemical:	CHLORIDE	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	2.5
Chemical:	POTASSIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	30.
Chemical:	SODIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	2.3
Chemical:	MAGNESIUM	Report units:	MG/L
Dlr:	0.		

Sample date:	06-AUG-13	Finding:	36.
Chemical:	CALCIUM	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	99.
Chemical:	HARDNESS (TOTAL) AS CACO3	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	190.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	5.
Chemical:	COLOR	Report units:	UNITS
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	4.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	06-AUG-13	Finding:	310.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dlr:	0.		
Sample date:	06-AUG-13	Finding:	8.1
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dlr:	0.		
Sample date:	02-JUL-13	Finding:	39.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	04-JUN-13	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	04-JUN-13	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-MAY-13	Finding:	37.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	02-APR-13	Finding:	34.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-MAR-13	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	05-MAR-13	Finding:	36.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-FEB-13	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	05-FEB-13	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON

Dlr:	1.		
Sample date:	08-JAN-13	Finding:	43.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	08-JAN-13	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	04-DEC-12	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	04-DEC-12	Finding:	51.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-NOV-12	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-NOV-12	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	02-OCT-12	Finding:	38.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	04-SEP-12	Finding:	36.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-AUG-12	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	17-JUL-12	Finding:	56.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-MAR-12	Finding:	37.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	06-MAR-12	Finding:	6.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	07-FEB-12	Finding:	40.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		
Sample date:	07-FEB-12	Finding:	3.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dlr:	1.		
Sample date:	03-JAN-12	Finding:	41.
Chemical:	MANGANESE	Report units:	UG/L
Dlr:	20.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C12
NE
1/2 - 1 Mile
Higher

CA WELLS **CADDW0000010835**

Well ID:	3310009-008	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 29 - NEW QUANDT	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3310009-008&store_num=		
GeoTracker Data:	Not Reported		

C13
NE
1/2 - 1 Mile
Higher

CA WELLS **CADDW0000001885**

Well ID:	3310009-007	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 43 - QUANDT - DESTROYED		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3310009-007&store_num=		
GeoTracker Data:	Not Reported		

14
NE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000037379**

Well ID:	04S01W23M001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W23M001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W23M001S&store_num=		
GeoTracker Data:	Not Reported		

15
East
1/2 - 1 Mile
Higher

FED USGS **USGS40000138301**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W23P004S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	296
Well Depth Units:	ft	Well Hole Depth:	296
Well Hole Depth Units:	ft		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D16
West
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00005251**

Well ID:	USGS-334807116585101	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-334807116585101	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-334807116585101&store_num=		
GeoTracker Data:	Not Reported		

D17
West
1/2 - 1 Mile
Lower

FED USGS **USGS40000138298**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W21R001S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	100
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

18
East
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000021808**

Well ID:	04S01W26C003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W26C003S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W26C003S&store_num=		
GeoTracker Data:	Not Reported		

E19
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000138309**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W23P011S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported

Construction Date:	Not Reported	Well Depth:	515
Well Depth Units:	ft	Well Hole Depth:	515
Well Hole Depth Units:	ft		

20
SE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000026200**

Well ID:	04S01W26M001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W26M001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W26M001S&store_num=		
GeoTracker Data:	Not Reported		

E21
ENE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000022618**

Well ID:	04S01W23P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W23P001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W23P001S&store_num=		
GeoTracker Data:	Not Reported		

E22
ENE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000033016**

Well ID:	04S01W23P011S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W23P011S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W23P011S&store_num=		
GeoTracker Data:	Not Reported		

E23
ENE
1/2 - 1 Mile
Higher

FED USGS **USGS40000138321**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W23P003S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	201

Well Depth Units:	ft	Well Hole Depth:	201
Well Hole Depth Units:	ft		

F24
WSW **FED USGS** **USGS40000138263**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W28H001S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	47
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

F25
WSW **CA WELLS** **CAUSGSN00012193**
1/2 - 1 Mile
Lower

Well ID:	USGS-334753116585501	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-334753116585501	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-334753116585501&store_num=		
GeoTracker Data:	Not Reported		

26
WNW **CA WELLS** **CADWR0000024923**
1/2 - 1 Mile
Lower

Well ID:	04S01W21R001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W21R001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W21R001S&store_num=		
GeoTracker Data:	Not Reported		

27
ENE **FED USGS** **USGS40000138320**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W23P001S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported

Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	458
Well Depth Units:	ft	Well Hole Depth:	458
Well Hole Depth Units:	ft		

G28
SSW **CA WELLS** **CADWR0000027351**
1/2 - 1 Mile
Higher

Well ID:	04S01W27P004S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W27P004S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W27P004S&store_num=		
GeoTracker Data:	Not Reported		

G29
SSW **CA WELLS** **CADWR0000028319**
1/2 - 1 Mile
Higher

Well ID:	04S01W27P001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W27P001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W27P001S&store_num=		
GeoTracker Data:	Not Reported		

30
East **FED USGS** **USGS40000138300**
1/2 - 1 Mile
Higher

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W23Q003S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

31
North
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000011772**

Well ID:	04S01W22B001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	04S01W22B001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=04S01W22B001S&store_num=		
GeoTracker Data:	Not Reported		

H32
SSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000138177**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	004S001W27P005S	Type:	Well
Description:	Not Reported	HUC:	18070202
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	California Coastal Basin aquifers		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1945	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1991-03-07
Feet below surface:	170.30	Feet to sea level:	Not Reported
Note:	Not Reported		

H33
SSW
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000005531**

State Well #:	04S01W27P005S	Station ID:	39318
Well Name:	Not Reported	Basin Name:	San Jacinto
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92583	12	0

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX

H

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Environmental Project Manager

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OSHA 40-Hour Hazardous Waste Operations and Emergency Response Training (29 CFR 110.120) (HAZWOPER) and 8-Hour Refresher Courses
Certified Hazardous Materials Manager
Certified Hazardous Waste Operator and Emergency Response Worker
EPA/AHERA Accredited Asbestos Project Manager
EPA/AHERA Accredited Asbestos Building Inspector

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Certificate of Hazardous Materials Management, University of California, Riverside, CA
Bachelor of Science in Environmental Science (in progress), California State University, San Bernardino, California

EXPERIENCE

2007 to Present – Environmental Project Manager, Salem Engineering Group, Inc., Rancho Cucamonga, California
2002 to 2007 – Environmental Project Manager, Krazan & Associates, Inc., Ontario, California

PROFESSIONAL BACKGROUND

Environmental Engineering: Responsible for managing and conducting Phase I Environmental Site Assessments of commercial and multi-tenant properties located throughout the United States; responsible for conducting numerous asbestos and lead-based paint surveys of commercial and multi-tenant residential buildings located throughout California; Management of Phase II Environmental Site Assessment projects located in Southern California.

Specializes in managing and conducting large portfolios of Phase I Environmental Site Assessments located throughout the United States. Her expertise extends to assisting large commercial lending institutions and industrial clients with a wide range of regulatory issues regarding hazardous material storage and handling.

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers (ASCE)

SALEM

CLARENCE JIANG

Senior Geotechnical Engineer

REGISTRATION

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Registered Civil Engineer - California
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2003 to 2007 – Senior Engineer, Krazan & Associates, Inc., Ontario, California
1994 to 2003 – Senior Engineer/Vice President, Morhol, Inc., Anaheim, California
1988 to 1994 – Project Engineer, Leighton & Associates, Inc., Irvine, California

PROFESSIONAL BACKGROUND

Geotechnical Investigations: Responsible for staff supervision, client relations, technical review, budget preparations, and profit/loss statements. Provided project management for geotechnical engineering projects for industrial plants, school and hospital sites, wastewater treatment plants, bridges and culverts, sewer lines, stadiums, embankments, service stations, commercial developments, industrial facilities, and landfills. Experienced in a broad range of geotechnical engineering applications such as shallow and deep foundation investigation, slope stability, pavement design, liquefaction potential, ground improvement, soil suitability and availability assessment, soil-cement treatment, soil-lime stabilization, erosion control, landfill construction, septic system design, as well as field and laboratory soil testing.

Construction Testing & Inspection Services: Responsible for overseeing Special Inspectors, testing laboratory personnel and procedures, client relations, technical review of reports, and insure conscientious cost management. Oversee the testing of concrete, post-tension cables, soil, welding, and construction materials to insure conformance to current building standards and codes. Report the results of materials tested to the appropriate agencies and companies.

Environmental Engineering: Provide detailed Phase I investigative site reports. Conduct environmental audits and provide recommendations for corrective measures. Extensive experience in lithologic logging and sampling in consolidated and unconsolidated material for environmental exploration. Provide recommendations for the management of underground storage tanks and hazardous waste.

PROFESSIONAL ORGANIZATIONS

American Society of Civil Engineers (ASCE)

SOUTHEAST CORNER OF RAMONA EXPRESSWAY AND STATE STREET COMMERCIAL PROJECT NOISE IMPACT ANALYSIS

City of San Jacinto

Prepared for

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December 1, 2023

Project & Doc No. 0043-2023-01.03

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APPENDIX A: NOISE MEASUREMENT DATA

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GLOSSARY

ADT	Average Daily Traffic
ANSI	American National Standards Institute
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dB	decibel
dBA	A-weighted decibel
dBA/DD	A-weighted decibel per each doubling of distance
DOT	Department of Transportation
FAA	Federal Aviation Administration
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise
FTA	Federal Transit Administration
Hz	Hertz
Ldn	Day-Night Average Sound Level
Leq	Equivalent Sound Level
LV	Vibration Level
ONAC	Federal Office of Noise Abatement Control
ONC	California Department of Health Services Office of Noise Control
OSHA	Occupational Safety and Health Administration
PPV	peak particle velocity
RMS	root mean square
SEL	Single Event Level
sq ft	square feet
UMTA	Urban Mass Transit Administration
VdB	LV at 1 microinch per second

1.0 INTRODUCTION & PROJECT DESCRIPTION

1.1 Purpose of Report & Study Objectives

This Noise Impact Study has been prepared to determine the offsite and onsite noise impacts associated with the proposed Southeast corner of Ramona Expressway and State Street Commercial Project (project). The following is provided in this report:

- A description of the study area and the proposed project.
- Information regarding the fundamentals of noise.
- Information regarding the fundamentals of vibration.
- A description of the local noise guidelines and standards.
- An evaluation of the current noise environment.
- An analysis of the potential short-term construction-related noise and vibration impacts from the proposed project.
- An analysis of long-term operations-related noise impacts from the proposed project.

1.2 Site Location & Project Description

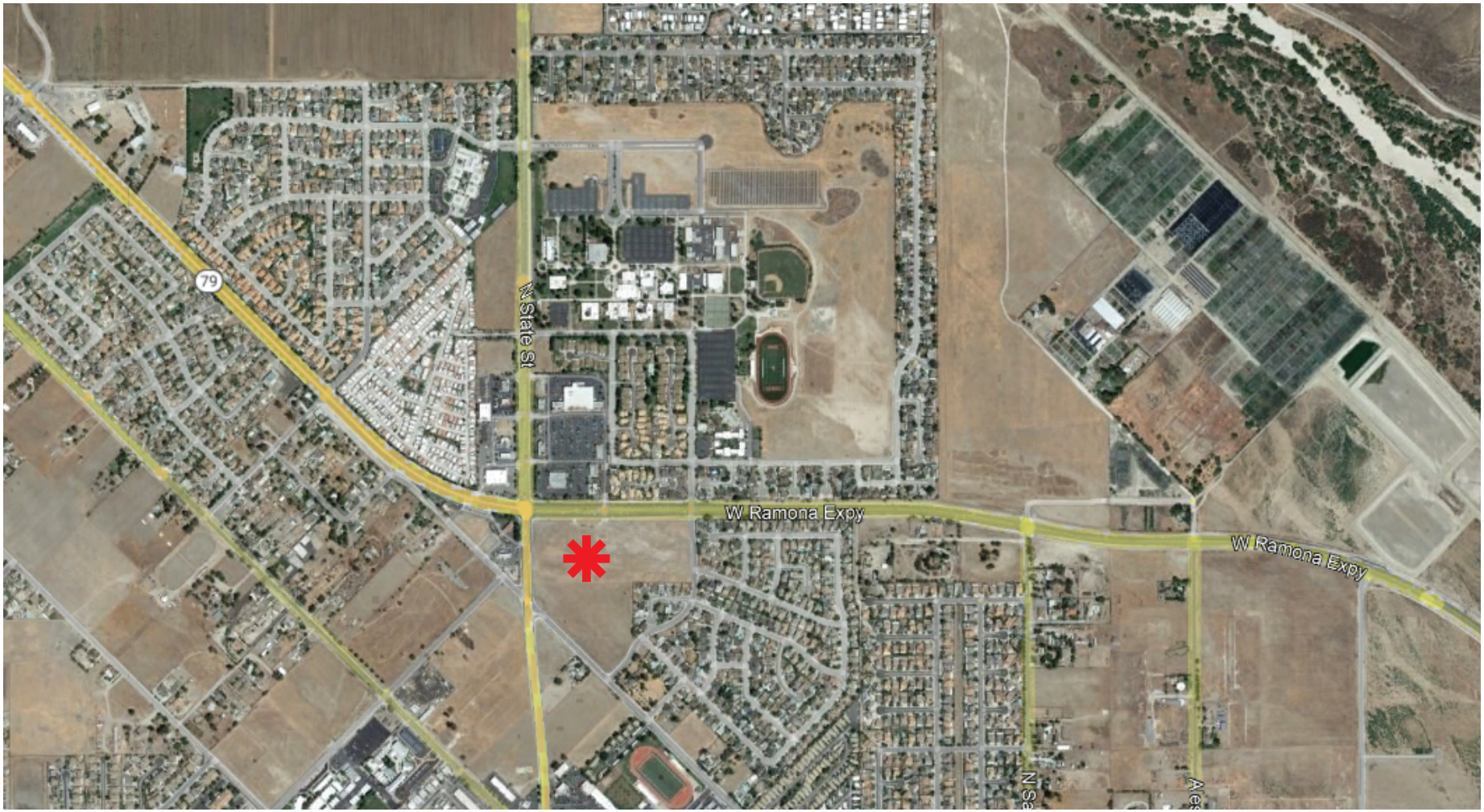
The project site is located on the Southeast corner of Ramona Expressway and State Street, in the City of San Jacinto and is currently vacant. The project site is surrounded by existing residential uses to the north, east and southeast and commercial uses to the north and west.

The proposed project consists of construction and operation of approximately 94,490 square feet of retail commercial use, approximately 257,130 square feet of Gasoline Service Station with Convenience Store and approximately 3,589 square feet of automated car wash. The project construction activities are expected to begin in May 2024 and would occur over a period of eight months. The project will be operational in the year 2025.

Exhibit A shows the project site location. Exhibit B shows the proposed site plan.

1.3 Sensitive Receptors

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential



Legend:

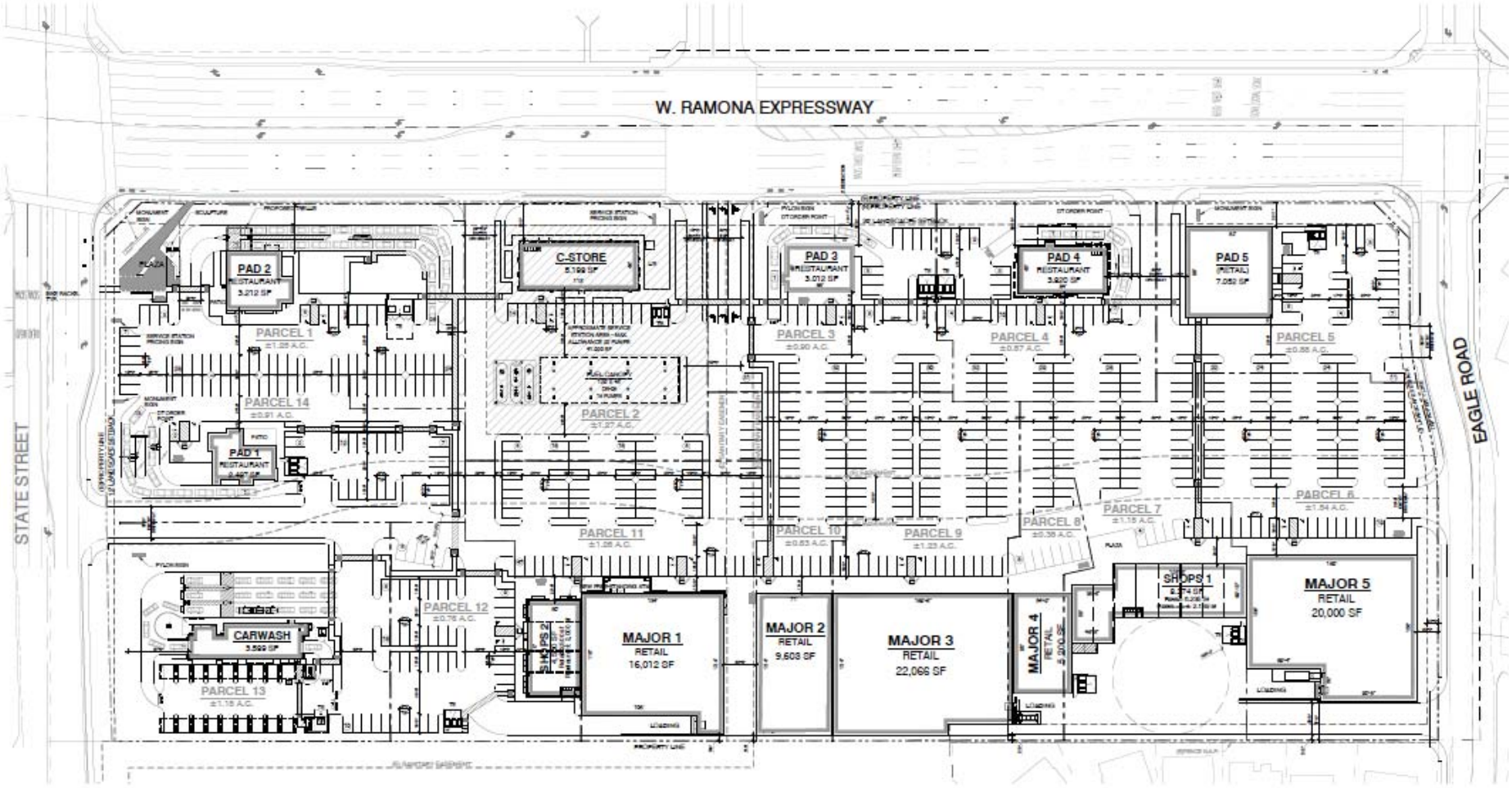
Site Location

Not to Scale

ENGINEERING, INC.

Location

Exhibit A



Not to Scale

ENGINEERING, INC.

Site Plan

Exhibit B

element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels.

Several sensitive land uses are located surrounding the project site. The closest existing sensitive receptors to the project site are the single-family residential uses located immediately to the southeast of the project site. Single-family residential uses are also located at approximately 55 feet to the east and approximately 125 feet to the north of the project site.

2.0 FUNDAMENTAL OF NOISE

2.1 Noise

Noise is defined as unwanted sound. Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Sound is produced by the vibration of sound pressure waves in the air. Sound pressure levels are used to measure the intensity of sound and are described in terms of decibels. The decibel (dB) is a logarithmic unit, which expresses the ratio of the sound pressure level being measured to a standard reference level. A-weighted decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies that are audible to the human ear.

2.1.1 Noise Description

Noise equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in dBA. The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. The peak traffic hour Leq is the noise metric used by California Department of Transportation (Caltrans) for all traffic noise impact analyses.

The Day-Night Average Sound Level (Ldn) is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The time-of-day corrections require the addition of ten decibels to sound levels at night between 10 p.m. and 7 a.m. While the Community Noise Equivalent Level (CNEL) is like the Ldn, except that it has another addition of 4.77 dB to sound levels during the evening hours between 7 p.m. and 10 p.m. These additions are made to the sound levels at these times because during the evening and nighttime hours, when compared to daytime hours, there is a decrease in the ambient noise levels, which creates an increased sensitivity to sounds. For this reason, the sound is perceived to be louder in the evening and nighttime hours and is weighted accordingly. Many cities rely on the CNEL noise standard to assess transportation- related impacts on noise sensitive land uses.

Another noise descriptor that is used primarily for the assessment of aircraft noise impacts is the Sound Exposure Level, which is also called the Single Event Level (SEL). The SEL descriptor represents the acoustic energy of a single event (i.e., an aircraft overflight) normalized to one-second event duration. This is useful for comparing the acoustical energy of different events involving different durations of the noise sources. The SEL is based on an integration of the noise during the period when the noise first rises within 10 dBA of its maximum value and last falls below 10 dBA of its maximum value. The SEL is often 10 dBA greater, or more, than the LMAX since the SEL logarithmetically adds the Leq for each second of the duration of the noise.

2.1.2 Tone Noise

A pure tone noise is a noise produced at a single frequency and laboratory tests have shown the humans are more perceptible to changes in noise levels of a pure tone (Caltrans 1998). For a noise source to contain a “pure tone,” there must be a significantly higher A-weighted sound energy in a given frequency band than in the neighboring bands, thereby causing the noise source to “stand out” against other noise sources. A pure tone occurs if the sound pressure level in the one-third octave band with the tone exceeds the average of the sound pressure levels of the two contagious one-third octave bands by: 5 dB for center frequencies of 500 Hertz (Hz) and above; by 8 dB for center frequencies between 160 and 400 Hz; and by 15 dB for center frequencies of 125 Hz or less (Department of Health Services 1977).

2.1.3 Noise Propagation

From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source as well as ground absorption, atmospheric effects and refraction, and shielding by natural and manmade features.

Sound from point sources, such as air conditioning condensers, radiate uniformly outward as it travels away from the source in a spherical pattern. The noise drop-off rate associated with this geometric spreading is 6 dBA per each doubling of the distance (dBA/DD). Transportation noise sources such as roadways are typically analyzed as line sources, since at any given moment the receiver may be impacted by noise from multiple vehicles at various locations along the roadway. Because of the geometry of a line source, the noise drop-off rate associated with the geometric spreading of a line source is 3 dBA/DD.

2.1.4 Ground Absorption

The sound drop-off rate is highly dependent on the conditions of the land between the noise source and receiver. To account for this ground-effect attenuation (absorption), two types of site conditions are commonly used in traffic noise models: soft-site and hard-site conditions. Soft-site conditions account for the sound propagation loss over natural surfaces such as normal earth and ground vegetation. For point sources, a drop-off rate of 7.5 dBA/DD is typically observed over soft ground with landscaping, as compared with a 6.0 dBA/DD drop-off rate over hard ground such as asphalt, concrete, stone and very hard packed earth. For line sources a 4.5 dBA/DD is typically observed for soft-site conditions compared to the 3.0 dBA/DD drop-off rate for hard-site conditions. To be conservative, hard-site conditions were used in this analysis.

2.1.5 Traffic Noise Prediction

The level of traffic noise depends on the three primary factors: (1) the volume of the traffic, (2) the speed of the traffic, and (3) the number of trucks in the flow of traffic. Generally, the loudness of traffic noise is increased by heavier traffic volumes, higher speeds, and greater number of trucks.

Vehicle noise is a combination of the noise produced by the engine, exhaust, and tires. Because of the logarithmic nature of traffic noise levels, a doubling of the traffic volume (assuming that the speed and truck mix do not change) results in a noise level increase of 3 dBA. Based on the FHWA community noise assessment criteria, this change is "barely perceptible," for reference a doubling of perceived noise levels would require an increase of approximately 10 dBA. However, the 1992 findings of Federal Interagency Committee on Noise (FICON), which assessed changes in ambient noise levels resulting from aircraft operations, found that noise increases as low as 1.5 dB can cause annoyance, when the existing noise levels are already greater than 65 dB. The truck mix on a given roadway also has an effect on community noise levels. As the number of heavy trucks increases and becomes a larger percentage of the vehicle mix, adjacent noise levels increase.

2.2 Vibration Fundamentals

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Groundborne noise is an effect of groundborne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

2.2.1 Vibration Description

Several different methods are used to quantify vibration amplitude such as the maximum instantaneous peak in the vibrations velocity, which is known as the peak particle velocity (PPV) or the root mean square (RMS) amplitude of the vibration velocity. Because of the typically small amplitudes of vibrations, vibration velocity is often expressed in decibels and is denoted as LV and is based on the RMS velocity amplitude. A commonly used abbreviation is VdB, which in this text, is when vibration level (LV) is based on the reference quantity of 1 microinch per second.

2.2.2 Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Offsite sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible groundborne noise or vibration.

2.2.3 Vibration Propagation

The propagation of groundborne vibration is not as simple to model as airborne noise. This is because noise in the air travels through a relatively uniform median, while groundborne vibrations travel through the earth, which may contain significant geological differences. There are three main types of vibration propagation: surface, compression, and shear waves. Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wave front, similar to ripples produced by throwing a rock into a pool of water. P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wave front. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves. S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wave front. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. As stated above, this drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

2.2.4 Construction Related Vibration Level Prediction

Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 1 gives approximate vibration levels for particular construction activities. The data in Table 1 provides a reasonable estimate for a wide range of soil conditions.

Table 1
Vibration Source Levels for Construction Equipment

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Pile driver (impact)	1.518 (upper range) 0.644 (typical)	112 104
Pile driver (sonic)	0.734 upper range 0.170 typical	105 93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil 0.017 in rock	66 75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, September 2018.

3.0 REGULATORY SETTING

The proposed project is located in the City of San Jacinto and noise regulations are addressed through the efforts of various federal, State, and local government agencies. The agencies responsible for regulating noise are discussed below.

3.1 Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Promulgating noise emission standards for interstate commerce.
- Assisting state and local abatement efforts.
- Promoting noise education and research.

The Federal Office of Noise Abatement and Control (ONAC) was initially tasked with implementing the Noise Control Act. However, the ONAC has since been eliminated, leaving the development of federal noise policies and programs to other federal agencies and interagency committees. For example, the Occupational Safety and Health Administration (OSHA) agency limits noise exposure of workers to 90 dB Leq or less for 8 continuous hours or 105 dB Leq or less for 1 continuous hour.

The Department of Transportation (DOT) assumed a significant role in noise control through its various operating agencies. The Federal Aviation Administration (FAA) regulates noise of aircraft and airports. Surface transportation system noise is regulated by a host of agencies, including the Federal Transit Administration (FTA). Transit noise is regulated by the federal Urban Mass Transit Administration (UMTA), while freeways that are part of the interstate highway system are regulated by the Federal Highway Administration (FHWA). Finally, the federal government actively advocates that local jurisdiction use their land use regulatory authority to arrange new development in such a way that “noise sensitive” uses are either prohibited from being sited adjacent to a highway or, alternately that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by the transportation sources, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

3.2 State Regulations

Though not adopted by law, the State of California General Plan Guidelines 2017, published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), provides guidance for the compatibility of projects within areas of specific noise exposure. The OPR Guidelines identify the suitability of various types of construction relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. Findings presented in the Levels of Environmental Noise Document (EPA 1974) influenced the recommendations of the OPR Guidelines, most importantly in the choice of noise exposure metrics (i.e., Ldn or CNEL) and in the upper limits for the normally acceptable outdoor exposure of noise-sensitive uses.

The OPR Guidelines include a Noise and Land Use Compatibility Matrix which identifies acceptable and unacceptable community noise exposure limits for various land use categories. Where the "normally acceptable" range is used, any special acoustical is defined as the highest noise level that should be considered for the construction of the buildings which do not incorporate treatment or noise mitigation. The "conditionally acceptable" or "normally unacceptable" ranges include conditions calling for detailed acoustical study prior to the construction or operation of the proposed project. The City of Indio has adopted their own version of the State Land Use Compatibility Guidelines for land use planning and to assess potential transportation noise impacts to proposed land uses (see Table 2). Title 24, Chapter 1, Article 4 of the California Administrative Code (California Noise Insulation Standards) requires noise insulation in new hotels, motels, apartment houses, and dwellings (other than single-family detached housing) that provides an annual average noise level of no more than 45 dBA CNEL. When such structures are located within a 60-dBA CNEL (or greater) noise contour, an acoustical analysis is required to ensure that interior levels do not exceed the 45-dBA CNEL annual threshold. In addition, Title 21, Chapter 6, Article 1 of the California Administrative Code requires that all habitable rooms, hospitals, convalescent homes, and places of worship shall have an interior CNEL of 45 dB or less due to aircraft noise.

Government Code Section 65302 mandates that the legislative body of each county and city in California adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable and clearly unacceptable.

3.3 Local Regulations

3.3.1 City of San Jacinto Noise Regulations

The City of San Jacinto outlines their noise regulations and standards within the General Plan 2040 Noise Element and the Municipal Code, Chapter 8.40, Noise Control. The Municipal Code

establishes the residential noise standards for code enforcement purposes during construction and operation.

City of San Jacinto Municipal Code Noise Ordinance

Section 8.040.090 (A) of the City of San Jacinto Municipal Code allows construction activities between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction is allowed on Sunday or federal holidays. Construction occurring consistent with these provisions is exempt from noise regulations.

Section 8.040.040 (A) of the San Jacinto Municipal Code states the maximum exterior noise level for single-family residences is 65 dBA Leq from 7:00 a.m. and 10:00 p.m. and 45 dBA Leq from 10:00 p.m. to 7:00 a.m. Section 8.040.050 (A) states the maximum interior noise level for single family residences is 45 dBA Leq from 7:00 a.m. and 10:00 p.m. and 40 dBA Leq from 10:00 p.m. to 7:00 a.m.

4.0 EXISTING NOISE CONDITIONS

To determine the existing noise level environment, long-term noise measurements were taken in the project study area at three locations in the project vicinity and surrounding receptors. The following describes the measurement procedures, measurement locations, and the noise measurement results.

4.1 Measurement Procedure & Criteria

To ascertain the existing noise at the project site, field monitoring was conducted on November 15, 2023. The field survey noted that noise within the proposed project area is generally characterized by traffic noise propagating from Ramona Expressway, Eagle Road and State Street.

4.2 Measurement Equipment

Noise monitoring was performed using a Piccolo Type-2 sound level meter. The sound level meter was programmed in “slow” mode to record the sound pressure level at one second intervals for in A-weighted form.

The sound level meters and microphones were mounted approximately five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before monitoring. The noise level measurement equipment meets American National Standards Institute (ANSI) specifications for sound level meters.

4.3 Measurement Locations

The noise monitoring locations were selected in order to obtain noise measurements of the current noise sources impacting the vicinity of the project site and the surroundings to provide a baseline for the existing noise levels. The noise measurement locations are shown in Exhibit C.

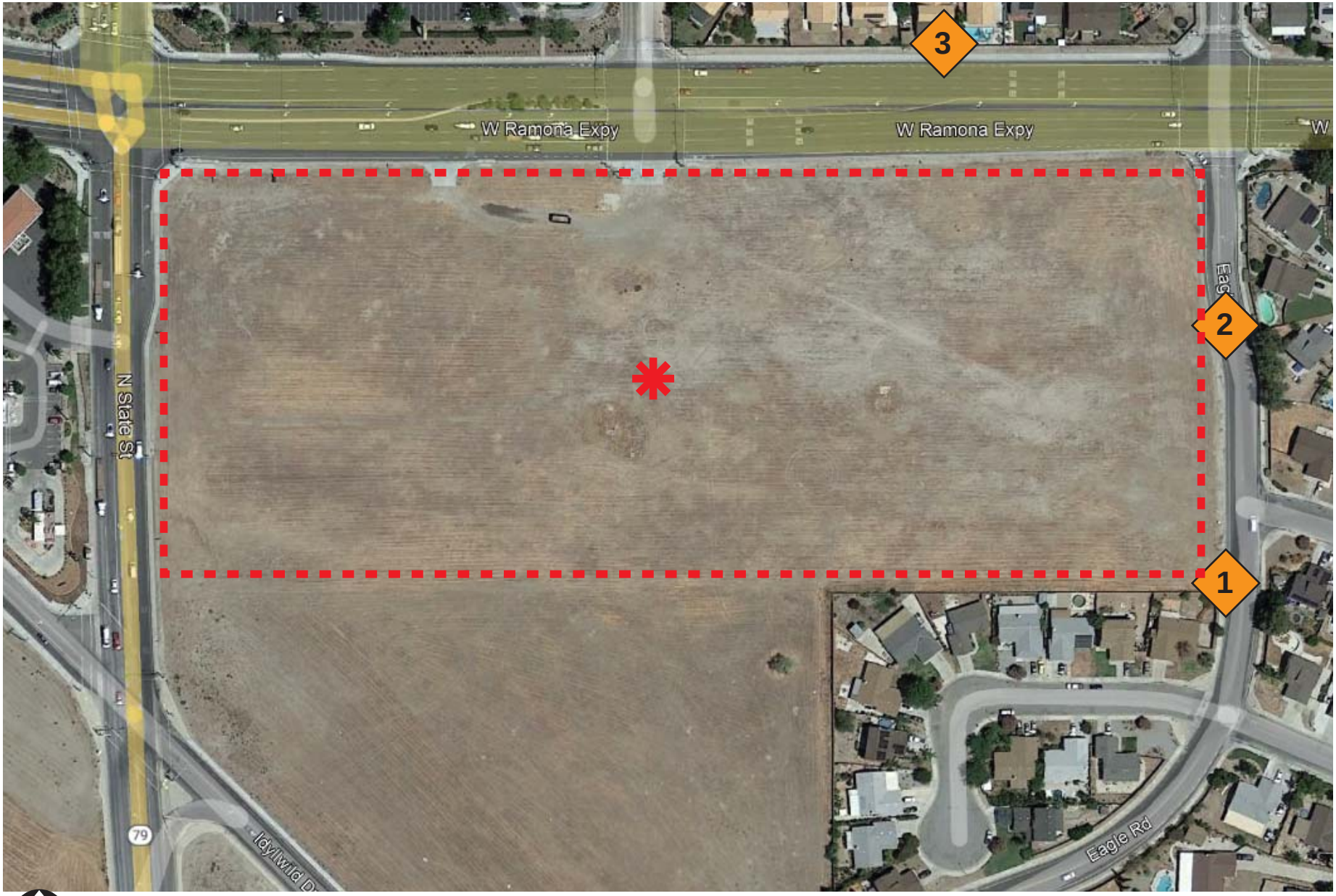
4.4 Noise Measurement and Results

The noise measurements were taken at three locations surrounding the project site near the existing noise sensitive receptors. The results of the noise level measurements are provided below in Table 2.

Table 2
Measured Noise Levels

Site No.	Location	Time	L_{eq} (dBA)	L_{max} (dBA)	L_{min} (dBA)
1	At the Southeastern corner of the project site	11:12 a.m.	62.3	75.8	45.1
2	Along Eagle Road, behind 497 Cambridge Drive	11:33 a.m.	63.7	74.7	47.7
3	Along Ramona Freeway, behind 556 Cumbre Court	12:08 p.m.	74.5	89.2	53.6

Meteorological conditions consisted of cloudy skies, mild temperatures, with light wind speeds (5 miles per hour), and low humidity. Measured daytime noise levels ranged from 62.3 to 74.5 dBA L_{eq}. The results of the field measurements are included in Appendix A. Refer to Exhibit C for the noise measurement locations.



Not to Scale

Legend:

Site Location

Site Boundary

1 Noise Measurement Location

Noise Measurement Locations

Exhibit C

ENGINEERING, INC.

Southeast Corner of Ramona Expressway & State Street Commercial Project, City of San Jacinto California / 0043-2023-01

DEC/2023

5.0 NOISE AND VIBRATION ANALYSES

Consistent with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a significant impact related to noise would occur if a proposed project were determined to result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

b) Generation of excessive groundborne vibration or groundborne noise levels.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

According to the CEQA checklist, to determine whether impacts to noise resources are significant environmental effects, the following thresholds are analyzed and evaluated:

- Exceedance of noise standards for construction and operational noise
- Groundborne vibration.
- Operational noise.
- Short-term construction noise.

Each of these thresholds is analyzed below.

5.1 Impact Analyses

This impact discussion analyzes the potential for project construction noise to cause an exposure of persons to or generation of noise levels in excess of established City of San Jacinto noise standards or applicable standards of other agencies. Noise levels in the project area would be influenced by construction activities.

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

5.1.1 Construction Noise

Construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Construction activities would occur over approximately eight months and would include the following phases: grading, building construction, paving, and architectural coating. Ground-borne noise and other types of construction-related noise impacts typically occur during the initial demolition and grading phase. This phase of construction has the potential to create the highest levels of noise. Typical noise levels generated by construction equipment are shown in Table 3, Maximum Construction Noise Levels. It should be noted that the noise levels identified in Table 3 are maximum sound levels (L_{max}), which are the highest individual sound occurring at an individual time period. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

Table 3
Maximum Construction Noise Levels

Type of Equipment	Acoustical Use Factor[1]	L_{max} at 50 Feet (dBA)[2]	L_{max} at 10 Feet (dBA)
Backhoe	40	78	92
Compressor	40	78	92
Concrete Saw	20	90	104
Dozer	40	82	96
Dump Truck	40	76	90
Excavator	40	81	95
Flatbed Truck	40	74	88
Grader	40	85	99
Loader	40	79	93
Paver	50	77	91
Roller	20	80	94
Scraper	40	85	99
Tractor	40	84	98
Water Truck	40	80	89
Welder	40	74	88

Note:
1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
2. These noise levels represent the A-weighted maximum sound level (L_{max}) measured at a distance of 50 feet from the construction equipment.
Source: Federal Highway Administration, Roadway Construction Noise Model (FHWA-HEP-05-054), January 2006.

As shown, the highest noise levels from construction are predicted to range from approximately 88 dBA Lmax to 104 dBA Lmax at the nearest receivers at 10 feet to the southeast. These maximum noise levels are considered to be a peak exposure, applicable to not more than 10%–15% of the total construction period, only while the construction activity is taking place along the property boundary closest to these nearest off-site receivers. The City does not have established numerical noise standards for construction noise if the construction activities occur within the allowable hours specified by the Municipal Code. Section 8.040.090 (A) of the City of San Jacinto Municipal Code allows construction activities between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction is allowed on Sunday or federal holidays. Construction occurring consistent with these provisions is exempt from noise regulations described in the City of San Jacinto's Noise Ordinance.

5.2 Operational Noise

5.2.1 Stationary Noise Source

Stationary noise sources associated with the project would include the operation of mechanical equipment, parking lot activities, and car wash activities.

Mechanical Equipment Noise

Implementation of the project would result in changes to existing noise levels on and around the project site by developing new stationary sources of noise, including introduction of Heating, ventilation, and air conditioning (HVAC) equipment. These sources may affect noise-sensitive vicinity land uses off the project site. HVAC units would be installed on the roof of the proposed commercial buildings. Typically, mechanical equipment noise is approximately 66 dBA at 3 feet from the source.[1] Based upon the Inverse Square Law, sound levels decrease by 6 dBA for each doubling of distance from the source.[2] The nearest sensitive receptor to the project site is the single-family residences located adjacent to the southeast. However, HVAC units would be located at the center of the rooftop and would be located approximately 72 feet from the nearest sensitive receptor to the southeast. Noise from the proposed HVAC units would be approximately 38 dBA at 72 feet and would not be audible above the existing noise levels. In addition, the proposed HVAC units would be shielded by a screen, which would further attenuate operational noise from the HVAC units. Therefore, the proposed HVAC units would not generate noise levels in excess of City of San Jacinto's maximum exterior noise level of 65 dBA L_{eq} during daytime and 45 dBA L_{eq} during nighttime. Thus, the proposed project would not result in significant noise impacts from HVAC units at the nearest sensitive receptor, and stationary noise levels from the proposed HVAC units would comply with the City's Municipal Code Noise Ordinance. Impacts in this regard would be less than significant.

[1] Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, June 26, 2015.
[2] Cyril M. Harris, *Noise Control in Buildings*, 1994.

Parking Lot Noise

Traffic associated with parking lots is typically not of sufficient volume to exceed community noise standards, which are based on a time-averaged scale such as the CNEL scale. However, the instantaneous maximum sound levels generated by a car door slamming, engine starting up, and car pass-bys may be an annoyance to adjacent noise-sensitive receptors.

The project proposes 532 parking spaces within the project site. The nearest sensitive receptor (single-family uses) to the proposed parking lot would be located approximately 55 feet to the east of the project site. Parking lot noise levels could range between 53 dBA and 63 dBA at 50 feet.[3] However, there is an existing seven-foot noise barrier wall along the western property line of the residential uses to the east which would shield the parking lot noise. Further, parking lot noise would be partially masked by background noise from traffic along Eagle Road and Ramona Expressway. As such, parking lot noise levels would not exceed the City's day-night average exterior sound level standard for residential use (65 dBA) and the City's nighttime noise standards (45 dBA). As such, the noise impacts from parking lot activities would be less than significant.

Car Wash Activity Noise

The proposed automated carwash facility including a machine dryer would be a total of 110 feet long and would be located at the southwestern side of the project site. Typical measured noise level from the car wash activities is approximately 78 dBA at 45 feet from the car wash exit.[4] The nearest sensitive receptor to the project site is the single-family residence located approximately 600 feet to the east of the proposed car wash exit. Noise from the proposed car wash activities would be approximately 55 dBA at 600 feet and would not exceed the City's daytime noise standard of 65 dBA for single-family residential uses. The proposed car wash would not be operational during the nighttime hours. Thus, the proposed project would not result in significant noise impacts from car wash activities to the nearest sensitive receptor, and stationary noise levels from the proposed car wash activities would comply with the City's Municipal Code Noise Ordinance. Impacts in this regard would be less than significant.

5.2.2 Project Generated Traffic Noise Levels

Based on the Trip Generation Data received from LINSCOTT, LAW & GREENSPAN, engineers, the proposed project is expected to generate approximately 11,265 average daily trips (ADT). The project is expected to provide access along Ramona Expressway and State Street. Based on the City of San Jacinto General Plan Noise Impact Study, prepared by MD Acoustics, LLC dated July 15, 2022, existing traffic volumes along Ramona Expressway and State Street would be approximately 20,150 and 22,050 respectively. As a conservative analysis, the proposed

[3] Kariel, H. G., Noise in Rural Recreational Environments, Canadian Acoustics 19(5), 3-10, 1991

[4] Dudek, *Noise Study Report – Splash n Dash Car Wash 222 East Donovan Road, Santa Maria*, September 24, 2014.

project ADT would represent approximately 55 percent and 51 percent increase in the daily traffic compared to the existing traffic conditions on the Ramona Expressway and State Street respectively. According to Caltrans, a doubling of Traffic (100 percent increase) on a roadway would result in a perceptible increase in traffic noise levels (3 dBA)[5].

As a result, project-related increase in traffic volume would not significantly increase the existing traffic noise levels. Thus, project's operational traffic noise levels are not expected to be significant.

b) Generation of excessive groundborne vibration or groundborne noise levels.

5.3 Groundborne Vibration

This impact discussion analyzes the potential for the proposed project to cause an exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Vibration levels in the project area would be influenced by construction activities.

5.3.1 Construction Vibration

Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The Caltrans Transportation and Construction Vibration Manual identifies various vibration damage criteria for different building classes. This evaluation uses the Caltrans architectural damage criterion for continuous vibrations at residential buildings of 0.2 inch-per-second (inch/second) PPV. The types of construction vibration impacts include human annoyance and building damage. Table 4 displays vibration levels for typical construction equipment.

Based on the site plan, construction activities would likely take place as near as approximately 15 feet from the nearest residential uses to the southeast of the project. However, it is acknowledged that construction activities would occur throughout the project site and would not be concentrated at the point closest to the nearest structure.

[5] California Department of Transportation, technical Noise Supplement to the Traffic Noise Analysis Protocol, September 2013.

Table 4
Project Typical Construction Equipment Vibration Levels

Equipment	Approximate peak particle velocity at 15 feet (inches/second)[1]
Large Bulldozer	0.1915
Loaded Trucks	0.1635
Small Bulldozers	0.0065

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018.

Based on the vibration levels presented in Table 4, ground vibration generated by heavy-duty equipment would range from approximately 0.0065 to 0.1915 in/sec PPV at 15 feet from the source of activity. As such, the nearest residential buildings located 15 feet southeast of the project site would not be exposed to vibration levels exceeding the Caltrans 0.2 in/sec PPV significance threshold for vibration. Additionally, groundborne vibration during construction would be a temporary impact and would cease completely when construction ends. Once operational, the project would not be a source of groundborne vibration. Impacts would be less than significant.

The project would not involve operation of trains or heavy trucks, as such operational vibration impacts from the project would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.

The nearest airports are Hemet-Ryan Airport located at approximately 5.2 miles to the southwest of the project site. Furthermore, the project site is not located within the private or public airports within 2 miles radius. Impacts would be less than significant.

APPENDIX A:
Noise Measurement Data

Site Number: NM-1		
Recorded Date: 11/15/2023		
Start Time: 11:12 a.m.		
Meteorological Data		
Sky:	**Wind Speed: (mph or m/s)**	**Temperature: (degree Fahrenheit)**
Cloudy	5 mph	68

Measurement Data			
Location	**L_{eq} (dBA)**	**L_{max} (dBA)**	**L_{min} (dBA)**
At the Southeastern corner of the project site	62.3	75.8	45.1
Ambient Noise Source: Traffic noise along Eagle Street and Romona Freeway			

Noise Measurement Location Photo



Site Number: NM-2		
Recorded Date: 11/15/2023		
Start Time: 11:33 a.m.		
Meteorological Data		
Sky:	**Wind Speed: (mph or m/s)**	**Temperature: (degree Fahrenheit)**
Cloudy	5 mph	68

Measurement Data			
Location	**L_{eq} (dBA)**	**L_{max} (dBA)**	**L_{min} (dBA)**
Along Eagle Road, behind 497 Cambridge Drive	63.7	74.7	47.7
Ambient Noise Source: Traffic noise along Eagle Street and Romona Freeway			

Noise Measurement Location Photo



Site Number: NM-3		
Recorded Date: 11/15/2023		
Start Time: 12:08 p.m.		
Meteorological Data		
Sky:	**Wind Speed: (mph or m/s)**	**Temperature: (degree Fahrenheit)**
Cloudy	5 mph	68

Measurement Data			
Location	**L_{eq} (dBA)**	**L_{max} (dBA)**	**L_{min} (dBA)**
Along Romona Freeway, behind 556 Cumbre Court	74.5	89.2	53.6
Ambient Noise Source: Traffic noise along Romona Freeway			

Noise Measurement Location Photo



LINSCOTT LAW & GREENSPAN engineers

TRAFFIC IMPACT ANALYSIS REPORT

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER

San Jacinto, California
January 25, 2024
(Revision of March 30, 2023 Report)

Prepared for:
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TRAFFIC IMPACT ANALYSIS REPORT

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER

San Jacinto, California
January 25, 2024
(Revision of March 30, 2023 Report)

1.0 INTRODUCTION

This traffic impact analysis addresses the potential traffic impacts and circulation needs associated with the proposed Ramona Expressway and State Street Shopping Center Project (hereinafter referred to as Project). The proposed Project site is located on the southeast corner of the intersection of State Street and Ramona Expressway in the City of San Jacinto, California. The proposed Project will consist of a maximum of 114,135 square foot (SF) shopping center with 105,348 SF of retail/grocery/food uses, a gas station with 16 vehicle fueling positions and a 5,198 SF convenience market, and a 3,589 SF express car wash with a 110-foot wash tunnel.

This traffic report documents the findings and recommendations of a traffic impact analysis conducted by Linscott, Law & Greenspan Engineers (LLG) to determine the potential impacts associated with the proposed Project. The traffic analysis evaluates the operating conditions at seven (7) key study intersections within the Project vicinity, estimates the trip generation potential of the proposed project, and forecasts future operating conditions without and with the proposed Project. Where necessary, intersection improvements are identified.

This traffic report satisfies the *City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated June 2020. The Scope of Work for this traffic study, which is included in ***Appendix A***, was developed in conjunction with City of San Jacinto staff.

The Project site has been visited and an inventory of adjacent area roadways and intersections was performed. Existing weekday traffic count information has been collected at seven (7) key study intersections for use in the preparation of intersection level of service calculations. Information concerning cumulative projects (planned and/or approved) in the vicinity of the proposed Project has been researched at the City of San Jacinto. Based on our research, there are thirty-one (31) cumulative projects in the City of San Jacinto within the vicinity of the subject site. These thirty-one (31) planned and/or approved cumulative projects were considered in the cumulative traffic analysis for this project.

This traffic report analyzes existing and future weekday AM peak hour and PM peak hour traffic conditions for a near-term (Year 2026) traffic setting upon completion of the proposed Project. Peak hour traffic forecasts for the Year 2026 horizon year have been projected by increasing existing traffic volumes by an annual growth rate of 2.0% per year and adding traffic volumes generated by thirty-one (31) cumulative projects, which provides a conservative forecast.

1.1 Study Area

Seven (7) key study intersections were selected for evaluation based on discussions with City of San Jacinto staff. The intersections listed below provide local access to the study area and define the extent of the boundaries for this traffic impact investigation.

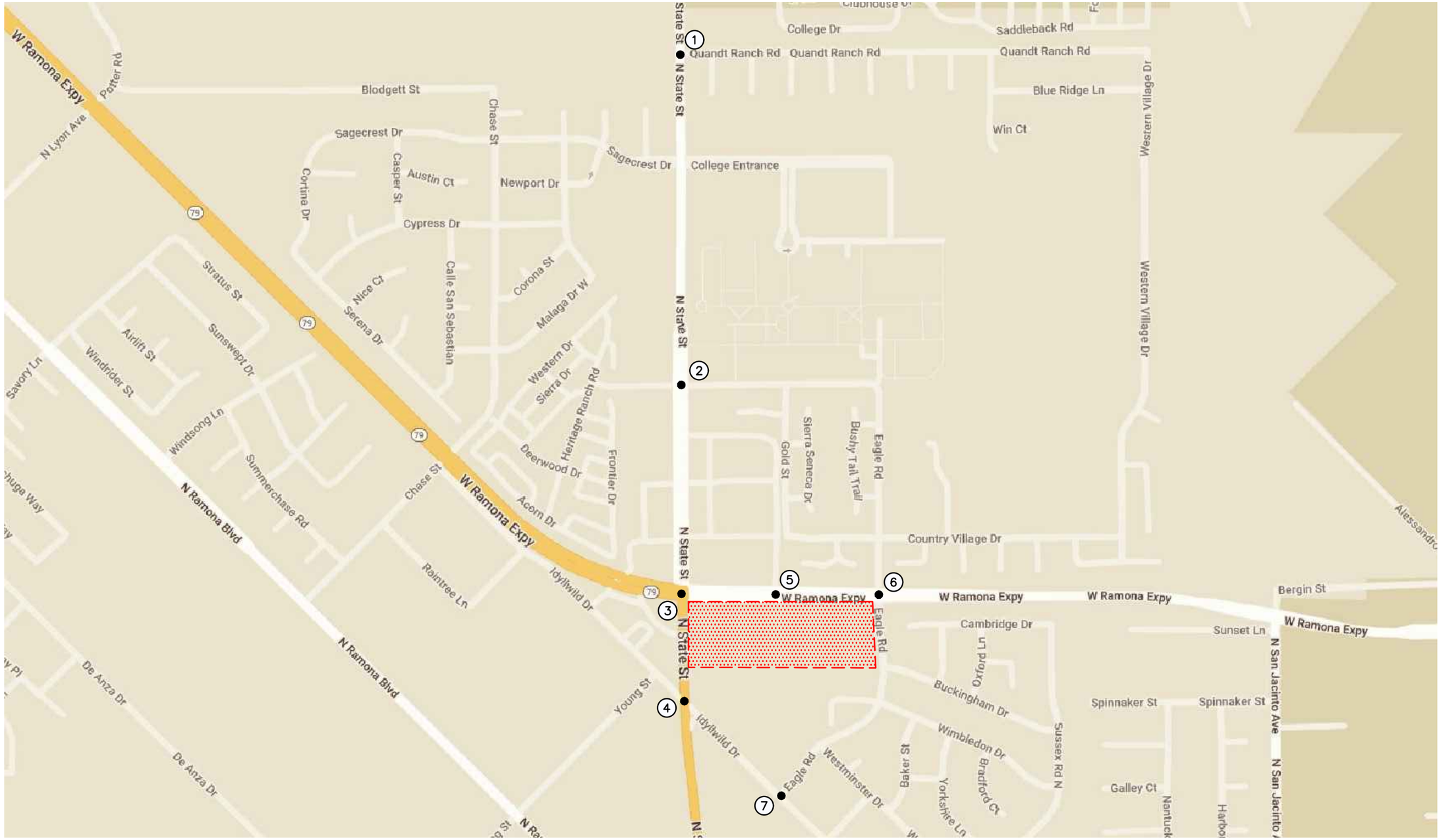
Key Study Intersections

1. State Street at Quandt Ranch Road
2. State Street at Community College Drive
3. State Street at Ramona Expressway
4. State Street at Idyllwild Drive
5. Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway
6. Eagle Road at Ramona Expressway
7. Eagle Road at Idyllwild Drive

Figure 1-1 presents a Vicinity Map, which illustrates the general location of the project and depicts the study locations and surrounding street system. The Level of Service (LOS) investigations at these key locations were used to evaluate the potential traffic-related impacts associated with area growth, cumulative projects and the proposed Project. When necessary, this report recommends intersection and/or roadway improvements that may be required to accommodate future traffic volumes and restore/maintain an acceptable Level of Service and/or improve the impact of the project.

Included in this Traffic Impact Analysis are:

- Existing traffic counts,
- Estimated Project traffic generation/distribution/assignment,
- Estimated cumulative project traffic generation/distribution/assignment,
- AM and PM peak hour capacity analyses for existing conditions,
- AM and PM peak hour capacity analyses for existing plus ambient growth to the Year 2026 plus Project plus cumulative projects traffic conditions (i.e. cumulative traffic conditions),
- Traffic Signal Warrant Analysis,
- Site Access and Internal Circulation Evaluation,
- Area-Wide Traffic Improvements,
- Project-Related Fair-Share Contributions,
- Multimodal Circulation, and
- Vehicle Miles Traveled (VMT) Analysis.



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

KEY

(#) = STUDY INTERSECTION

= PROJECT SITE

FIGURE 1-1

VICINITY MAP

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

2.0 PROJECT DESCRIPTION AND LOCATION

The proposed Project site is located on the southeast corner of the intersection of State Street and Ramona Expressway in the City of San Jacinto, California. ***Figure 2-1*** presents an aerial depiction of the existing site, which is currently vacant.

Figure 2-2 presents the proposed site plan for the proposed Project, prepared by MCG Architecture. Review of the proposed site plan indicates that the proposed Project will consist of a maximum of 114,135 square foot (SF) shopping center with 105,348 SF of retail/grocery/food uses, a gas station with 16 vehicle fueling positions and a 5,198 SF convenience market, and a 3,589 SF express car wash with a 110-foot wash tunnel. The proposed Project is anticipated to be completed by the Year 2026.

2.1 Site Access

Access to the proposed Project will be provided via one (1) right-turn in/right-turn out only unsignalized driveway located along State Street (i.e. Project Driveway No. 1), two (2) right-turn in/right-turn out only unsignalized driveways located along Ramona Expressway (i.e. Project Driveway No. 2 and Project Driveway No. 4), one (1) full access signalized driveway located along Ramona Expressway, located directly opposite Village at San Jacinto (i.e. Project Driveway No. 3) and two (2) full-access unsignalized driveways located along Eagle Road (i.e. Project Driveway No. 5 and Project Driveway No. 6). It should be noted that there is one additional driveway located at the southeast corner of the project site along Eagle Road that will provide truck access to Major 3, Major 4 and Major 5.

2.2 Project-Specific Access Improvements

The following Project features will be constructed by the proposed Project to ensure that adequate ingress and egress to the Project site is provided along Ramona Expressway and State Street:

- Intersection No. 3 – State Street at Ramona Expressway: Restripe the south leg of the intersection to provide the northbound approach with a second northbound left-turn lane and convert the northbound right-turn lane to a shared northbound through/right-turn lane. Modify the existing traffic signal, as necessary. The installation of this improvement is subject to the approval of the City of San Jacinto.

- Intersection No. 5 – Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway: Construct the project driveway, located directly opposite Village at San Jacinto and provide one inbound lane and three outbound lanes (i.e. dual northbound left-turn lanes and one northbound shared through/right-turn lane). Stripe crosswalks on the south, west, and east legs. Modify the existing traffic signal, as necessary. The installation of this improvement is subject to the approval of the City of San Jacinto.



LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

KEY

= PROJECT SITE

FIGURE 2-1

EXISTING SITE AERIAL

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

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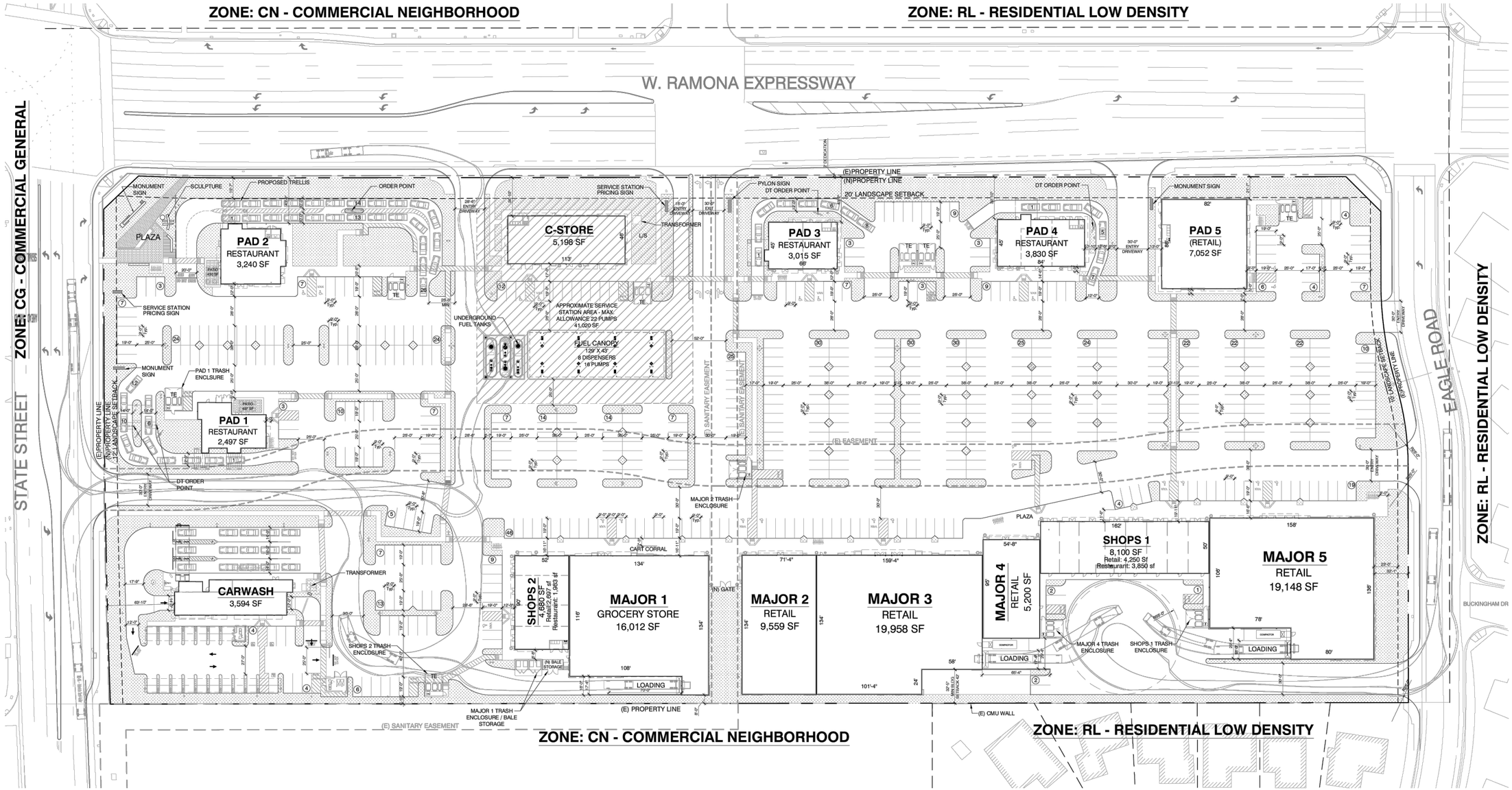


SOURCE: MCG ARCHITECTURE

LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

FIGURE 2-2

PROPOSED SITE PLAN

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

n:\4500\2224559 - ramona expressway and state street shopping center, san jacinto\dwg\4559 f2-2.dwg LDP 15:41:50 01-16-2024 aguilar

3.0 EXISTING CONDITIONS

3.1 Existing Street System

The principal local network of streets serving the proposed project site is State Street, Ramona Expressway and Eagle Road. The following discussion provides a brief synopsis of these key area streets. The descriptions are based on an inventory of existing roadway conditions.

State Street is generally a four-lane, divided roadway north of Ramona Expressway and generally a four-lane, undivided roadway south of Ramona Expressway, oriented in the north-south direction. State Street borders the Project site to the west and will provide access to the project site via one (1) right-turn in/right-turn out only unsignalized driveway. On-street parking is generally not permitted along State Street in the vicinity of the Project site. The posted speed limit on State Street is 45 miles per hour (mph). Traffic signals control the study intersections of State Street at Ramona Expressway and Idyllwild Drive. The study intersections of State Street at Quandt Ranch Road and Community College Drive are stop controlled.

Ramona Expressway is generally a six-lane, divided roadway west of Eagle Road and generally a four-lane, divided roadway east of Eagle Road, oriented in the east-west direction. Ramona Expressway borders the Project site to the north and will provide access to the project site via two (2) right-turn in /right run out only unsignalized driveways and one (1) signalized driveway, located directly opposite Village at San Jacinto. On-street parking is generally not permitted along Ramona Expressway in the vicinity of the Project site. The posted speed limit on Ramona Expressway is 55 mph. Traffic signals control the study intersections of Ramona Expressway at State Street, Village at San Jacinto/Project Driveway No. 3 and Eagle Road.

Eagle Road is a two-lane, undivided roadway, oriented in the north-south direction. Eagle Road borders the Project site to the east and will provide access to the project site via two (2) full access unsignalized driveways. On-street parking is generally not permitted along Eagle Road in the vicinity of the Project site. The posted speed limit on Eagle Road is 30 mph. A traffic signal controls the study intersection of Eagle Road at Ramona Expressway. The study intersection of Eagle Road at Idyllwild Drive is stop controlled.

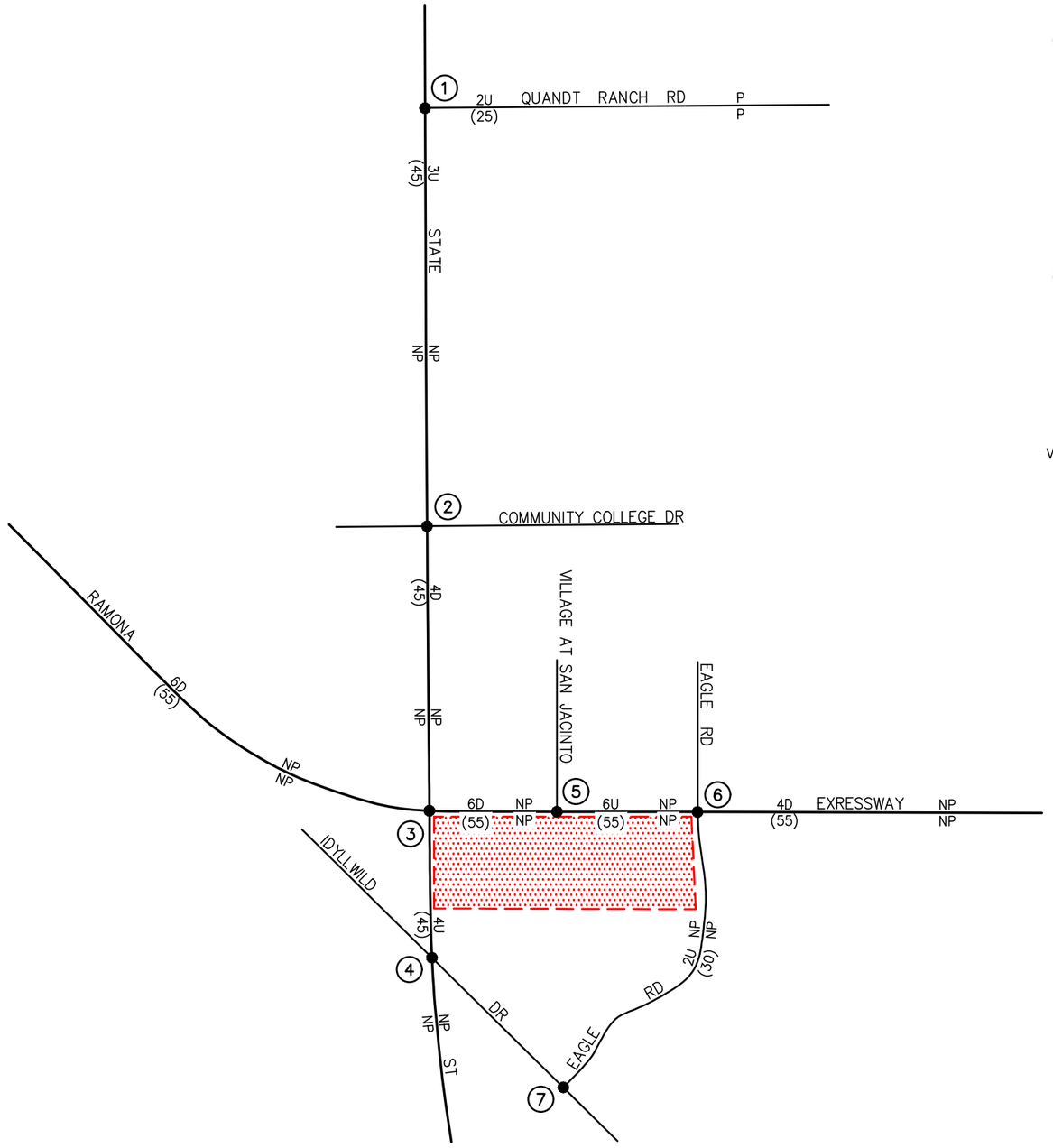
Figure 3-1 presents an inventory of the existing roadway conditions for the arterials and intersections evaluated in this report. This figure identifies the number of travel lanes for key arterials, as well as intersection configurations and controls for the key area study intersections.

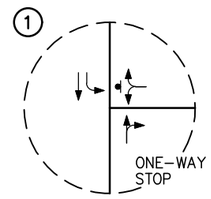
3.2 Existing Public Transit

The Riverside Transit Agency (RTA) operates within the study area. A description of the transit services within the Project vicinity are described on the following page:

City Route 31:

- Route 31 provides service from San Jacinto to Hemet; via Hemet Valley Mall, State & Acacia (Post Office), State & Fruitvale, Mt. San Jacinto College, Beaumont Walmart,





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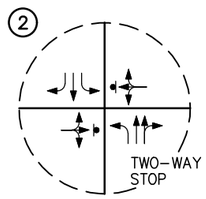

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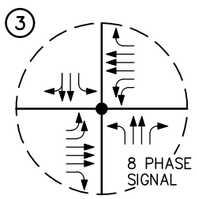

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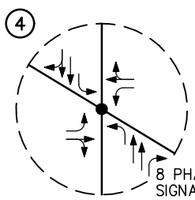

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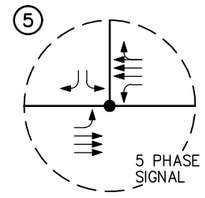

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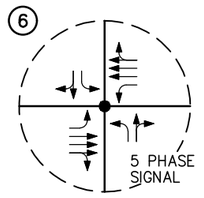

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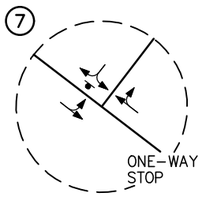

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KEY

- ← = APPROACH LANE ASSIGNMENT
- ● = TRAFFIC SIGNAL, ☛ = STOP SIGN
- P = PARKING, NP = NO PARKING
- U = UNDIVIDED, D = DIVIDED
- 2 = NUMBER OF TRAVEL LANES
- (XX)= POSTED SPEED LIMIT (MPH)
- ▭ = PROJECT SITE

FIGURE 3-1

EXISTING ROADWAY CONDITIONS AND INTERSECTION CONTROLS

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

Sun Lakes at Village, Super Walmart at Moreno Beach Drive, Riverside University Medical Center, San Jacinto Senior Center and San Jacinto Mall.

- The route traverses the cities of San Jacinto, Beaumont, Banning, San Jacinto, and Hemet.
- During the weekday and weekend AM and PM peak hours, Route 31 has approximate headways between 60 and 70 minutes in the northbound and southbound directions.

City Route 32:

- Route 32 provides service from Hemet to San Jacinto; via Hemet Valley Mall, State & Stetson, San Jacinto & Mayberry, Esplanade & San Jacinto, Main & Mistletoe, Idyllwild Dr & Attenborough, and Mt. San Jacinto College San Jacinto.
- The route traverses the cities of Hemet and San Jacinto
- During the weekday and weekend AM and PM peak hours, Route 32 has approximate headways between 60 and 70 minutes in the northbound and southbound directions.

City Route 44:

- Route 44 provides service from Hemet to San Jacinto; via Hemet Valley Mall, State & Esplanade, Mt. San Jacinto College San Jacinto, San Jacinto & Sixth, and Hemet Valley Mall
- The route traverses the cities of Hemet and San Jacinto
- During the weekday and weekend AM and PM peak hours, Route 44 has approximate headways between 60 and 70 minutes in the northbound and southbound directions.

City Route 74:

- Route 74 provides service from Perris to San Jacinto, via Perris Station Transit Center, Cherry Hills & Bradley, Mt. San Jacinto College Menifee, Simpson & Winchester, Hemet Valley Mall, and Mt. San Jacinto College San Jacinto.
- The route traverses the cities of Perris, Menifee, Hemet, and San Jacinto
- During the weekday AM and PM peak hours, Route 74 has approximate headways between 80 and 100 minutes in the eastbound and westbound directions. During the weekends Route 74 has headways between 70 and 90 minutes.

City Route 79:

- Route 79 provides service from Temecula to San Jacinto, via Pujol & Main, County Center Drive, Promenade Mall, Winchester & Nicolas, Southwest Justice Center, Winchester & Pourroy, Simpson & Winchester, Hemet Valley Mall, Mt. San Jacinto College San Jacinto
- The route traverses the cities of Temecula, Murrieta, Hemet, and San Jacinto
- During the weekday and weekend AM and PM peak hours, Route 79 has approximate headways between 80 and 90 minutes in the northbound and southbound directions.

3.3 Bicycle and Pedestrian Facilities

The Federal and State transportation system recognizes three primary bikeway facilities: Bicycle Paths (Class I), Bicycle Lanes (Class II), and Bicycle Routes (Class III). Bicycle Paths (Class I) are exclusive car free facilities that are typically not located within a roadway area. Bicycle Lanes (Class II) are part of the street design that is dedicated only for bicycles and identified by a striped lane separating vehicle lanes from bicycle lanes. Bicycle Routes (Class III) are preferably located on collector and lower volume arterial streets. The following bicycle facilities are located within the vicinity of the project site.

- A Class II Bike Lane currently exists along Ramona Expressway (i.e. on both sides of the street), west and east of State Street. A Class II Bike Lane also currently exists along Eagle Road (i.e. on both sides of the street), north and south of Ramona Expressway.

Pedestrian connection to the surrounding residential, commercial, college developments, as well as nearby public transit stops, is provided via existing sidewalks along the Project frontage on State Street. Sidewalks are also existing along most streets within the Project vicinity and the project will construct sidewalk along the Project frontage on Ramona Expressway and Eagle Road.

3.4 Existing Traffic Volumes

Seven (7) key study intersections have been identified as the locations at which to evaluate existing and future traffic operating conditions. Some portion of project-related traffic will pass through these intersections and their analysis will reveal the expected relative impacts of the project. These key study intersections were selected for evaluation based on discussions with City of San Jacinto staff.

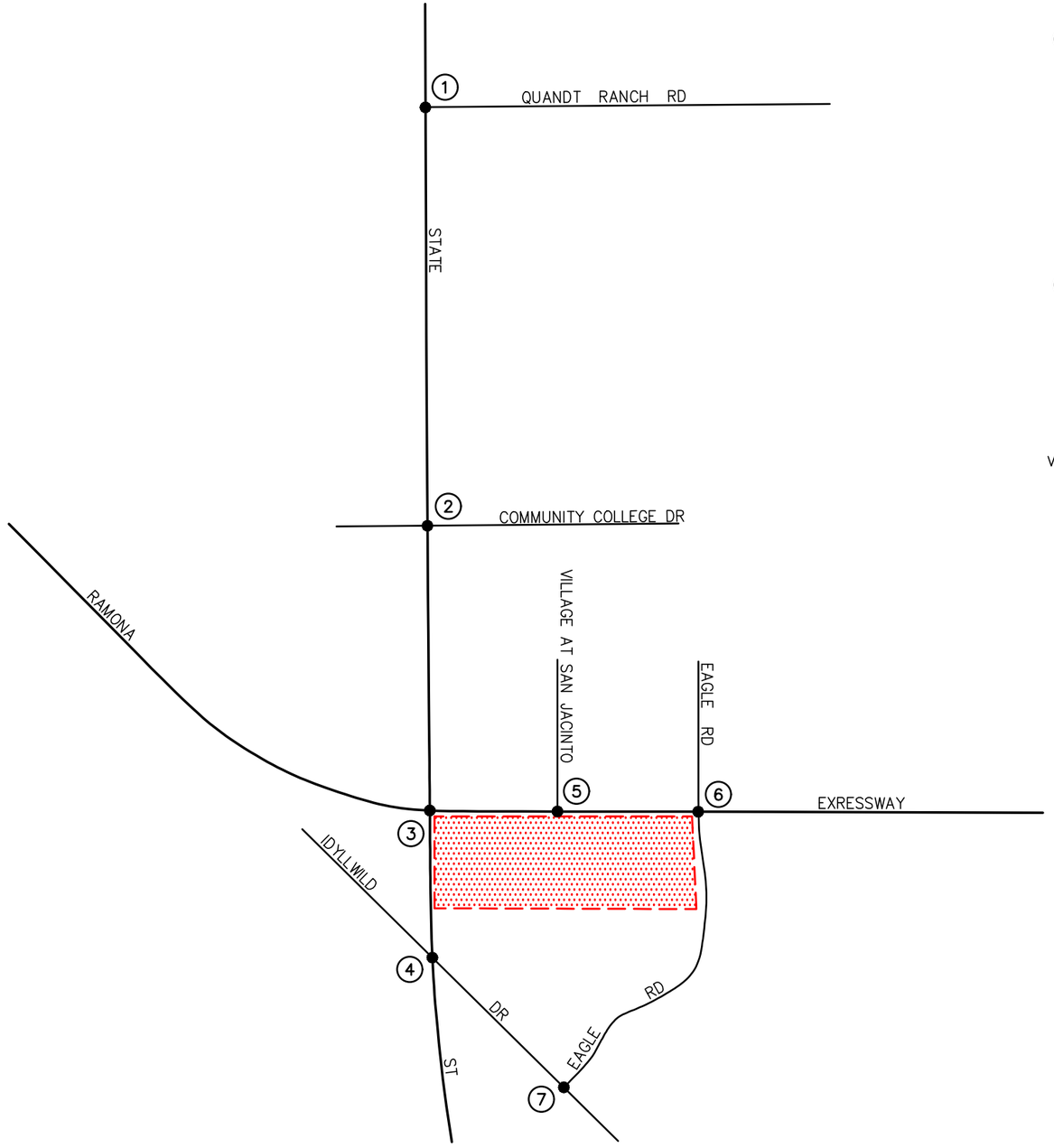
Existing AM and PM peak hour traffic volumes for the seven (7) key study intersections evaluated in this report were obtained from manual peak hour turning movement counts conducted by *Counts Unlimited, Inc.* in August 2022. It should be noted that the traffic counts were conducted when local area schools, including Mt. San Jacinto College were back in session. ***Figures 3-2*** and ***3-3*** illustrate the existing AM and PM peak hour traffic volumes at the seven (7) key study intersections evaluated in this report, respectively. ***Appendix B*** contains the detailed peak hour count sheets for the key intersections evaluated in this report.

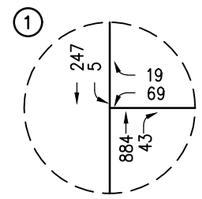
3.5 Existing Intersection Conditions

In conformance with City of San Jacinto requirements, existing AM and PM peak hour operating conditions for the signalized and unsignalized intersections were evaluated using the *Highway Capacity Manual 7th Edition* (HCM 7) methodology.

3.5.1 Highway Capacity Manual (HCM) Method of Analysis (Signalized Intersections)

Based on the HCM operations method of analysis, level of service for signalized intersections is defined in terms of control delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometries, traffic, and incidents. Total delay is the difference between





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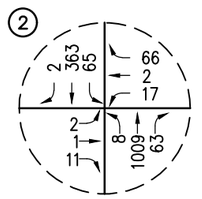

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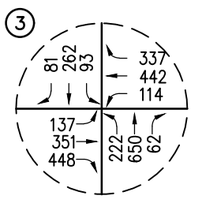

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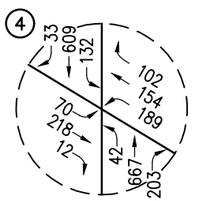

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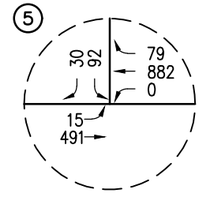

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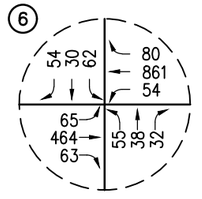

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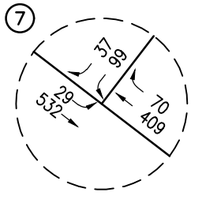

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KEY

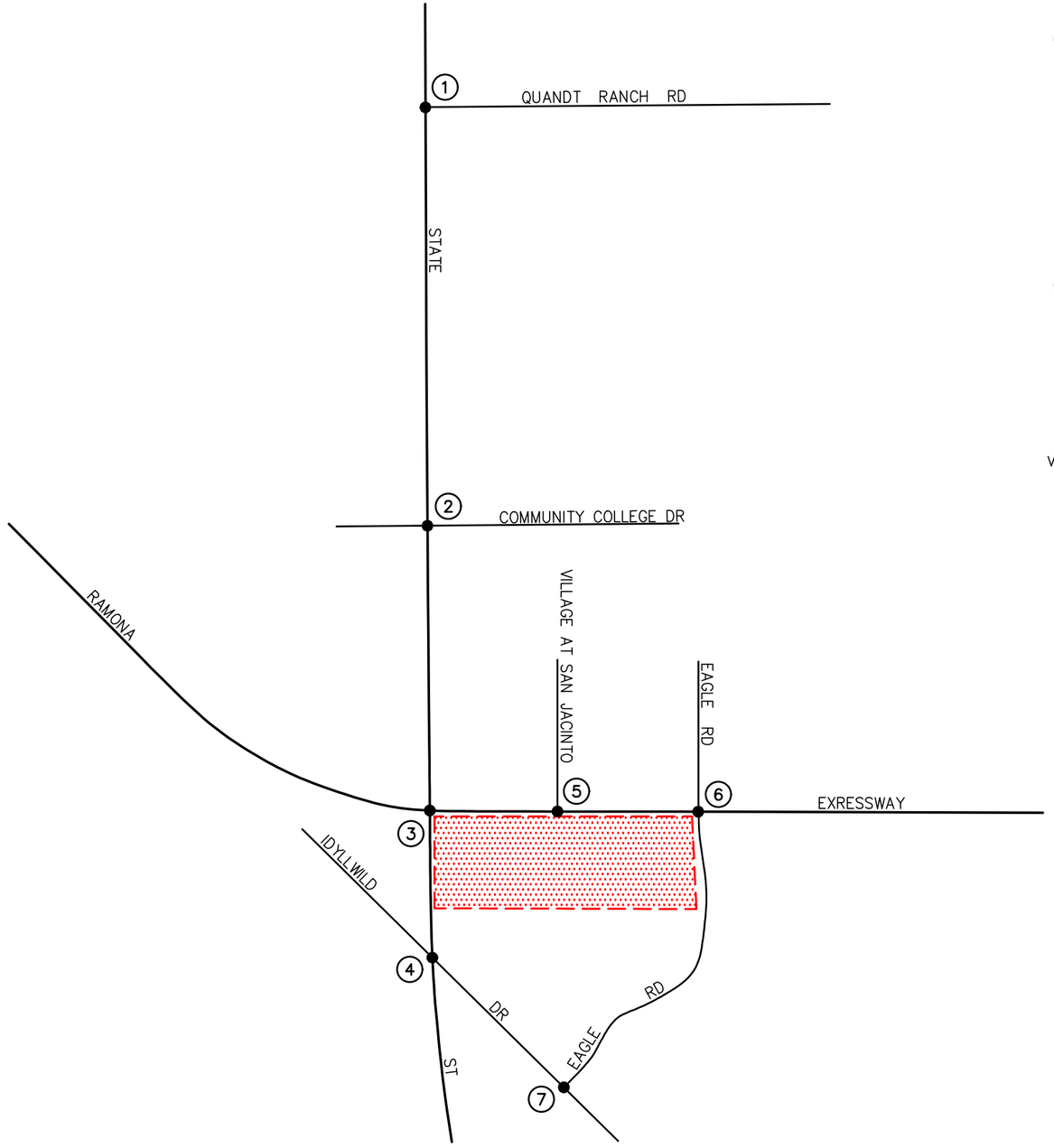
(#) = STUDY INTERSECTION

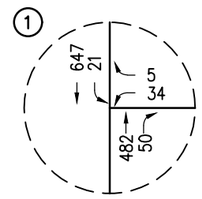
= PROJECT SITE

FIGURE 3-2

EXISTING AM PEAK HOUR TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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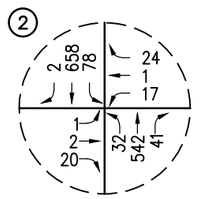

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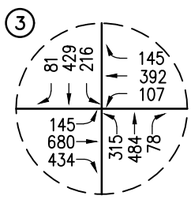

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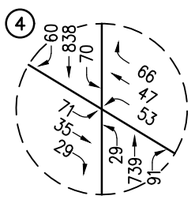

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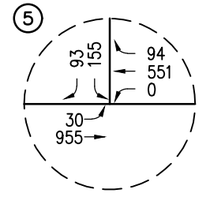

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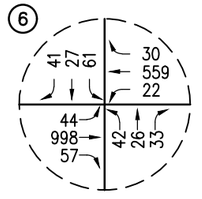

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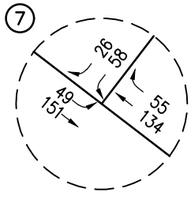

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(#) = STUDY INTERSECTION

= PROJECT SITE

FIGURE 3-3

EXISTING PM PEAK HOUR TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

the travel time actually experienced and the reference travel time that would result during ideal conditions: in the absence of traffic control, in the absence of geometric delay, in the absence of any incidents, and when there are no other vehicles on the road.

In Chapter 19 of the HCM, only the portion of total delay attributed to the control facility is quantified. This delay is called *control delay.* Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. In contrast, in previous versions of the HCM (1994 and earlier), delay included only stopped delay. Specifically, LOS criteria for traffic signals are stated in terms of the average control delay per vehicle. The six qualitative categories of Level of Service that have been defined along with the corresponding HCM control delay value range for signalized intersections are shown in ***Table 3-1***.

3.5.2 Highway Capacity Manual (HCM) Method of Analysis (Unsignalized Intersections)

The HCM unsignalized methodology for stop-controlled intersections was utilized for the analysis of the unsignalized intersections. LOS criteria for unsignalized intersections differ from LOS criteria for signalized intersections as signalized intersections are designed for heavier traffic and therefore a greater delay.

Two-way stop-controlled intersections are comprised of a major street, which is uncontrolled, and a minor street, which is controlled by stop signs. Level of service for a two-way stop-controlled intersection is determined by the computed or measured control delay. The control delay by movement, by approach, and for the intersection as a whole is estimated by the computed capacity for each movement. LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. The worst side street approach delay is reported. LOS is not defined for the intersection as a whole or for major-street approaches, as it is assumed that major-street through vehicles experience zero delay. The HCM control delay value range for two-way stop-controlled intersections is shown in ***Table 3-2.***

3.6 Level of Service Standards

According to the *City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated June 2020, LOS D is the minimum acceptable condition that should be maintained during the peak commute hours.

3.7 Existing Level of Service Results

Table 3-3 summarizes the existing peak hour service level calculations for the seven (7) key study intersections based on existing traffic volumes and current street geometry. Review of *Table 3-3* indicates that the intersections of State Street at Community College Drive and Eagle Road at Idyllwild Drive currently operate at unacceptable LOS E during the AM peak hour. The remaining five (5) key study intersections currently operate at an acceptable level of service during the AM and PM peak hours.

Appendix C presents the Existing peak hour HCM/LOS calculation worksheets for the seven (7) key study intersections.

TABLE 3-1

LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS (HCM 7 METHODOLOGY)[1]

Level of Service (LOS)	Control Delay Per Vehicle (seconds/vehicle)	Level of Service Description
A	$\leq$ 10.0	This level of service occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	> 10.0 and $\leq$ 20.0	This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of average delay.
C	> 20.0 and $\leq$ 35.0	Average traffic delays. These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	> 35.0 and $\leq$ 55.0	Long traffic delays At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high *v/c* ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	> 55.0 and $\leq$ 80.0	Very long traffic delays This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high *v/c* ratios. Individual cycle failures are frequent occurrences.
F	$\geq$ 80.0	Severe congestion This level, considered to be unacceptable to most drivers, often occurs with over saturation, that is, when arrival flow rates exceed the capacity of the intersection. It may also occur at high *v/c* ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors to such delay levels.

[1] Source: *Highway Capacity Manual 7*, Chapter 19: Signalized Intersections.

TABLE 3-2

LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS (HCM 7 METHODOLOGY)[2]

Level of Service (LOS)	Highway Capacity Manual Delay Value (sec/veh)	Level of Service Description
A	≤ 10.0	Little or no delay
B	> 10.0 and ≤ 15.0	Short traffic delays
C	> 15.0 and ≤ 25.0	Average traffic delays
D	> 25.0 and ≤ 35.0	Long traffic delays
E	> 35.0 and ≤ 50.0	Very long traffic delays
F	> 50.0	Severe congestion

[2] Source: *Highway Capacity Manual 7*, Chapter 20: Two-Way Stop-Controlled Intersections. The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

TABLE 3-3
EXISTING PEAK HOUR LEVELS OF SERVICE

	Key Intersection	Time Period	Minimum Acceptable LOS	Control Type	HCM	LOS
1.	State Street at	AM	D	One-Way	24.9 s/v	C
	Quandt Ranch Road	PM		Stop	19.1 s/v	C
2.	State Street at	AM	D	Two-Way	**39.0 s/v**	**E**
	Community College Drive	PM		Stop	31.6 s/v	D
3.	State Street at	AM	D	8Ø Traffic	35.2 s/v	D
	Ramona Expressway	PM		Signal	40.6 s/v	D
4.	State Street at	AM	D	8Ø Traffic	27.7 s/v	C
	Idyllwild Drive	PM		Signal	17.1 s/v	B
5.	Village at San Jacinto/Project Dwy No. 3 at	AM	D	5Ø Traffic	6.5 s/v	A
	Ramona Expressway	PM		Signal	10.0 s/v	A
6.	Eagle Road at	AM	D	5Ø Traffic	30.8 s/v	C
	Ramona Expressway	PM		Signal	30.1 s/v	C
7.	Eagle Road at	AM	D	One-Way	**41.3 s/v**	**E**
	Idyllwild Drive	PM		Stop	12.2 s/v	B

Notes:

- LOS = Level of Service, please refer to *Table 3-1* and *Table 3-2* for the LOS definitions
- **Bold Delay/LOS** values indicate adverse service levels
- s/v = seconds per vehicle

4.0 TRAFFIC FORECASTING METHODOLOGY

In order to estimate the traffic impact characteristics of the proposed Project, a multi-step process has been utilized. The first step is traffic generation, which estimates the total arriving and departing traffic on a peak hour and daily basis. The traffic generation potential is forecast by applying the appropriate vehicle trip generation equations and/or rates to the Project development tabulation.

The second step of the forecasting process is traffic distribution, which identifies the origins and destinations of inbound and outbound Project traffic. These origins and destinations are typically based on demographics and existing/expected future travel patterns in the study area.

The third step is traffic assignment, which involves the allocation of Project traffic to study area streets and intersections. Traffic assignment is typically based on minimization of travel time, which may or may not involve the shortest route, depending on prevailing operating conditions and travel speeds. Traffic distribution patterns are indicated by general percentage orientation, while traffic assignment allocates specific volume forecasts to individual roadway segments and intersection turning movements throughout the study area.

With the forecasting process complete and project traffic assignments developed, the impact of the Project is isolated by comparing operational (LOS) conditions at the selected key intersection using expected future traffic volumes with and without forecast project traffic. If necessary, the need for site-specific and/or cumulative local area traffic improvements can then be evaluated, and the significance of the project's impacts identified.

5.0 PROJECT TRAFFIC CHARACTERISTICS

5.1 Project Traffic Generation

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the 11th Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2021].

Table 5-1 summarizes the trip generation rates used in forecasting the vehicular trips generated by the proposed Project and also presents the forecast daily and peak hour project traffic volumes for a "typical" weekday. As shown in this table, the trip generation potential for the proposed Project was forecast using ITE Land Use Code 821: Shopping Plaza (40k – 150k With Supermarket) trip rates and ITE Land Use Code 945: Gasoline Service Station With Convenience Store (GFA 4 – 5.5k) trip rates. The express wash trip rates are based on driveway traffic counts conducted on Friday (2/7/2014) at Victorville Speedwash (12147 Industrial Boulevard, Victorville).

Review of the last row of *Table 5-1* indicates that the proposed Project is forecast to generate approximately 11,265 daily trips, with 479 trips (282 inbound, 197 outbound) forecast during the AM peak hour and 737 trips (356 inbound, 381 outbound) forecast during the PM peak hour. It should be noted that the aforementioned overall Project trip generation includes adjustments for pass-by per the *Trip Generation Manual, 11th Edition*, published by ITE, to account for trips that are already in the everyday traffic stream on the adjoining streets (i.e. State Street and Ramona Expressway) and will stop as they pass by the Project site as a matter of convenience on their path to another destination. The pass-by reduction factors for all land uses are summarized in the footnotes of *Table 5-1*. It should also be noted that the trip generation methodology and forecasts were approved by City of San Jacinto staff prior to proceeding with further analysis.

5.2 Project Traffic Distribution and Assignment

The Project directional trip distribution pattern is presented in ***Figure 5-1***. Project traffic volumes both entering and exiting the site have been distributed and assigned to the adjacent street system based on the following considerations:

- the site's proximity to major traffic carriers (i.e. State Street, Ramona Expressway, etc.),
- expected localized traffic flow patterns based on adjacent street channelization and presence of traffic signals,
- existing intersection traffic volumes, and
- ingress/egress availability at the Project site.

It should be noted that the Project trip distribution pattern was submitted to City staff for their review and approval prior to proceeding with further analyses. The anticipated AM and PM peak hour traffic volumes associated with the Project are presented in ***Figures 5-2*** and ***5-3***, respectively. The traffic volume assignments presented in *Figures 5-2* and *5-3* reflect the traffic distribution characteristics shown in *Figure 5-1* and the traffic generation forecast presented in *Table 5-1*.

TABLE 5-1

PROJECT TRIP GENERATION RATES AND FORECAST[3]

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Generation Rates:							
▪ 821: Shopping Plaza [40k – 150k With Supermarket] (TE/TSF)	94.49	62%	38%	3.53	48%	52%	9.03
▪ 945: Gasoline Service Station With Convenience Store [GFA 4 – 5.5k] (TE/VFP) [4]	257.13	50%	50%	27.04	50%	50%	22.76
▪ Express Car Wash (TE/LFWT)[5]	8.663	0.275	0.204	0.479	0.450	0.463	0.913
Proposed Project Generation Forecast:							
▪ Retail (105,348 SF)	9,954	231	141	372	456	495	951
Pass-By (Daily: 25%, AM: 10%, PM: 40%)[6]	-2,489	-23	-14	-37	-182	-198	-380
Subtotal	*7,465*	*208*	*127*	*335*	*274*	*297*	*571*
▪ Gas Station with Convenience Store (16 VFP)	4,114	216	217	433	182	182	364
Pass-By (Daily: 25%, AM: 76%, PM: 75%)[6]	-1,029	-164	-165	-329	-137	-136	-273
Subtotal	*3,085*	*52*	*52*	*104*	*45*	*46*	*91*
▪ Express Wash (110 Feet)	953	30	23	53	50	50	100
Pass-By (Daily: 25%, AM: 25%, PM: 25%)[6]	-238	-8	-5	-13	-13	-12	-25
Subtotal	*715*	*22*	*18*	*40*	*37*	*38*	*75*
Total Net Proposed Project Trip Generation Forecast	**11,265**	**282**	**197**	**479**	**356**	**381**	**737**

Note:

- TE/TSF = Trip End per Thousand Square Feet
- TE/VFP = Trip End per Vehicle Fueling Position
- TE/LFWT = Trip End per Linear Feet Wash Tunnel

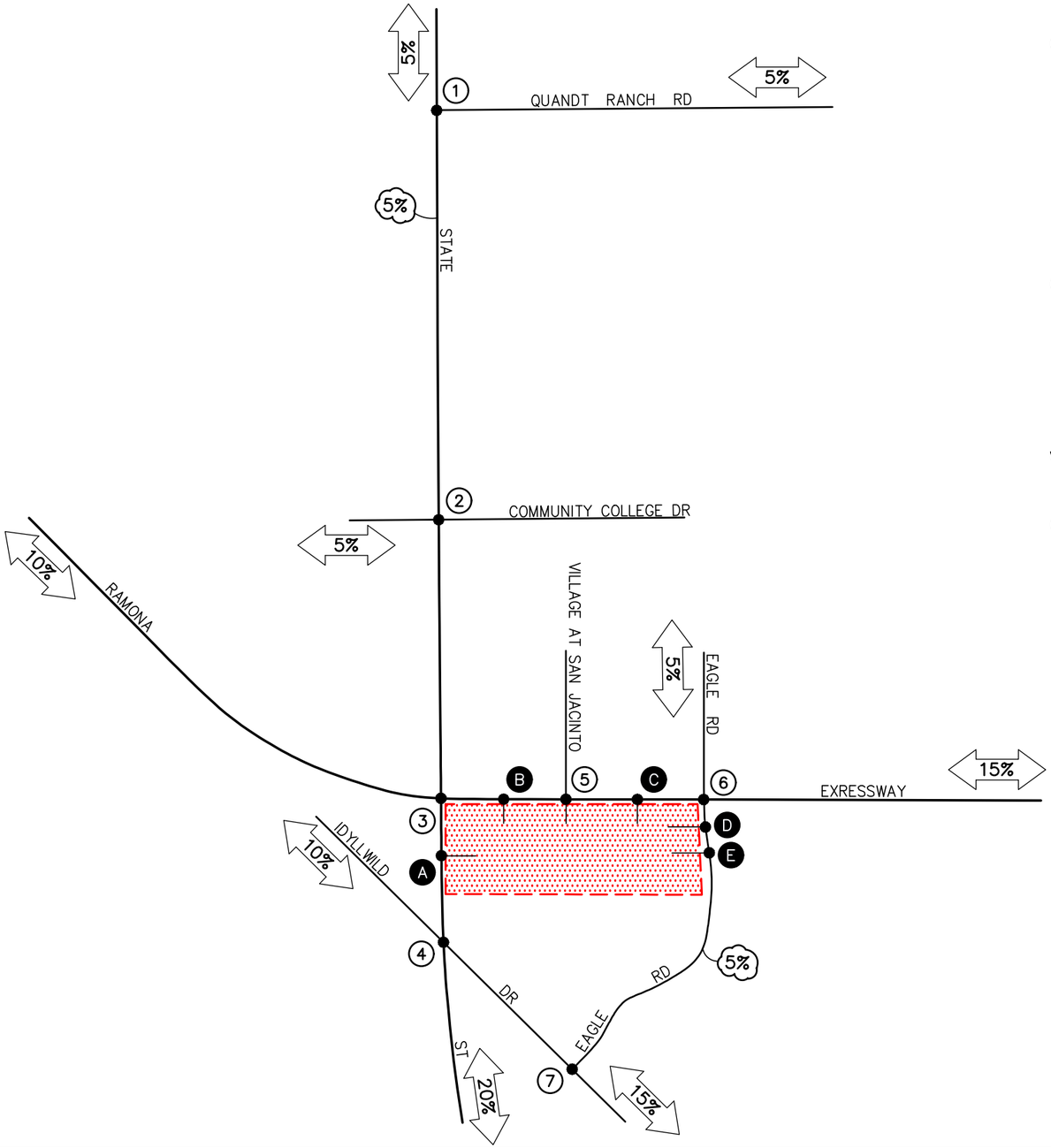
3 Source*: Trip Generation, 11th Edition*, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2021)].

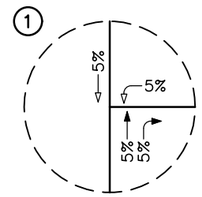
4 The proposed convenience store is 5,198 SF.

5 *Trip Generation Manual, 11th Edition* does not include trip generation rates for the express car wash land use. The trip rates are derived from traffic counts conducted on Friday, February 7, 2014 at the Victorville Speedwash located at 12147 Industrial Boulevard, Victorville.

6 Pass-By Trips are trips made as intermediate stops on the way from an origin to a primary trip destination. Pass-by trips are attracted from traffic passing the site on adjacent streets, which contain direct access to the generator. For this analysis, the following pass-by reduction factors were used (Source: *Trip Generation Manual, 11th Edition*, ITE 2021):

- 821: Shopping Plaza: Daily/AM peak hour/PM peak hour = 25% (assumed)/10% (assumed)/40%
- 945: Gas Station with Convenience Store: Daily/AM peak hour/PM peak hour = 25% (assumed)/76%/75%
- Express Wash: Daily/AM peak hour/PM peak hour = 25% (assumed)/25% (assumed)/25% (assumed)





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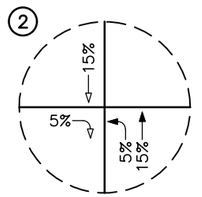

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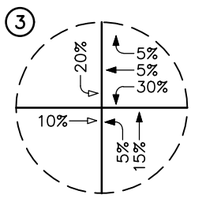

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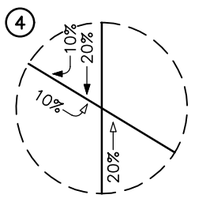

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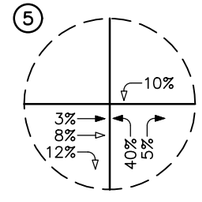
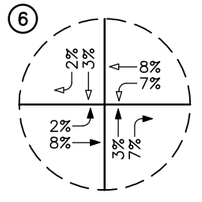


VILLAGE AT SAN JACINTO/
PROJECT DWY NO. 3 @
RAMONA EXPRESSWAY



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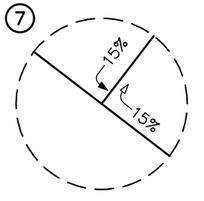

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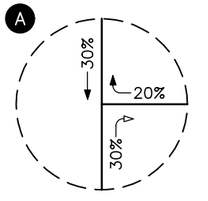

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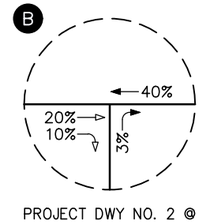

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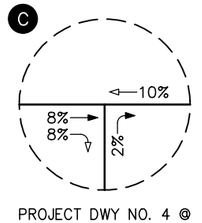

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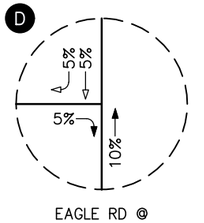

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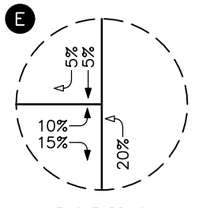

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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

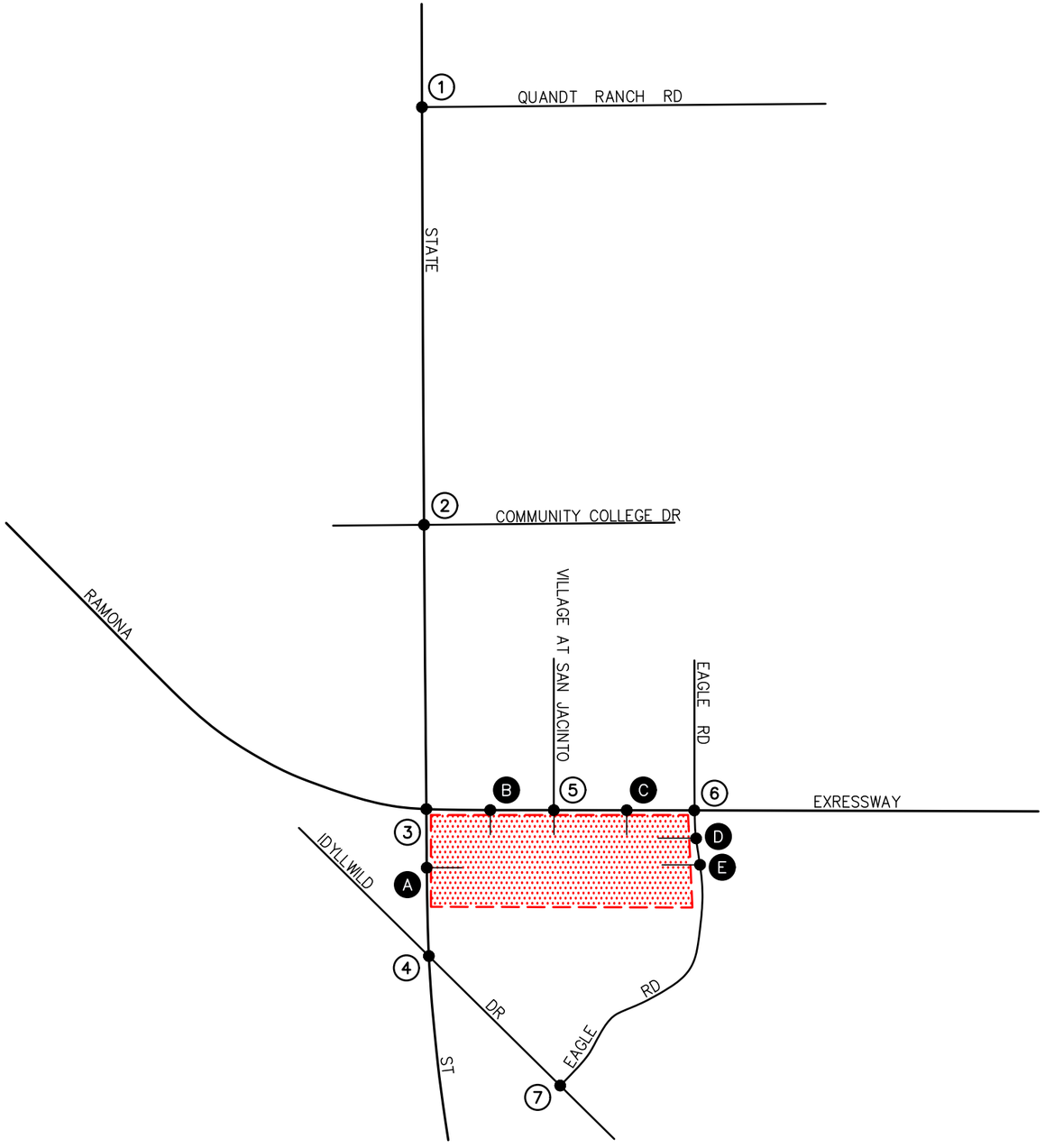
KEY

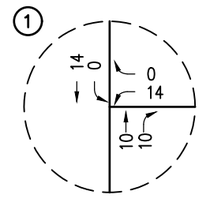
(#) = STUDY INTERSECTION
= INBOUND PERCENTAGE
= OUTBOUND PERCENTAGE
= PROJECT SITE

FIGURE 5–1

PROJECT TRAFFIC DISTRIBUTION PATTERN

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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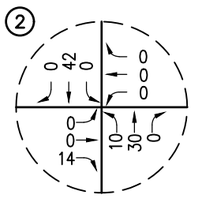

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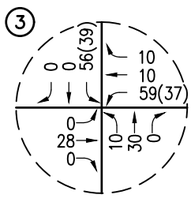

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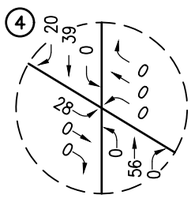

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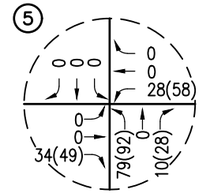

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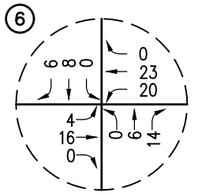
PROJECT DWY NO. 3
RAMONA EXPRESSWAY



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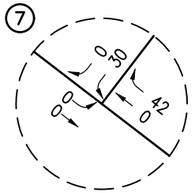

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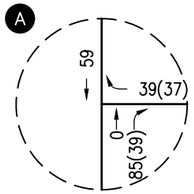

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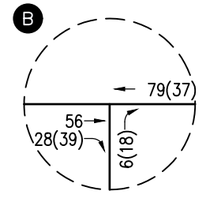

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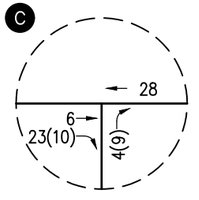

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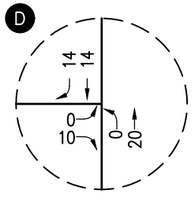

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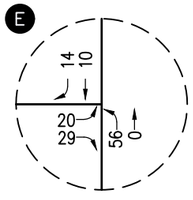

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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY

(#) = STUDY INTERSECTION

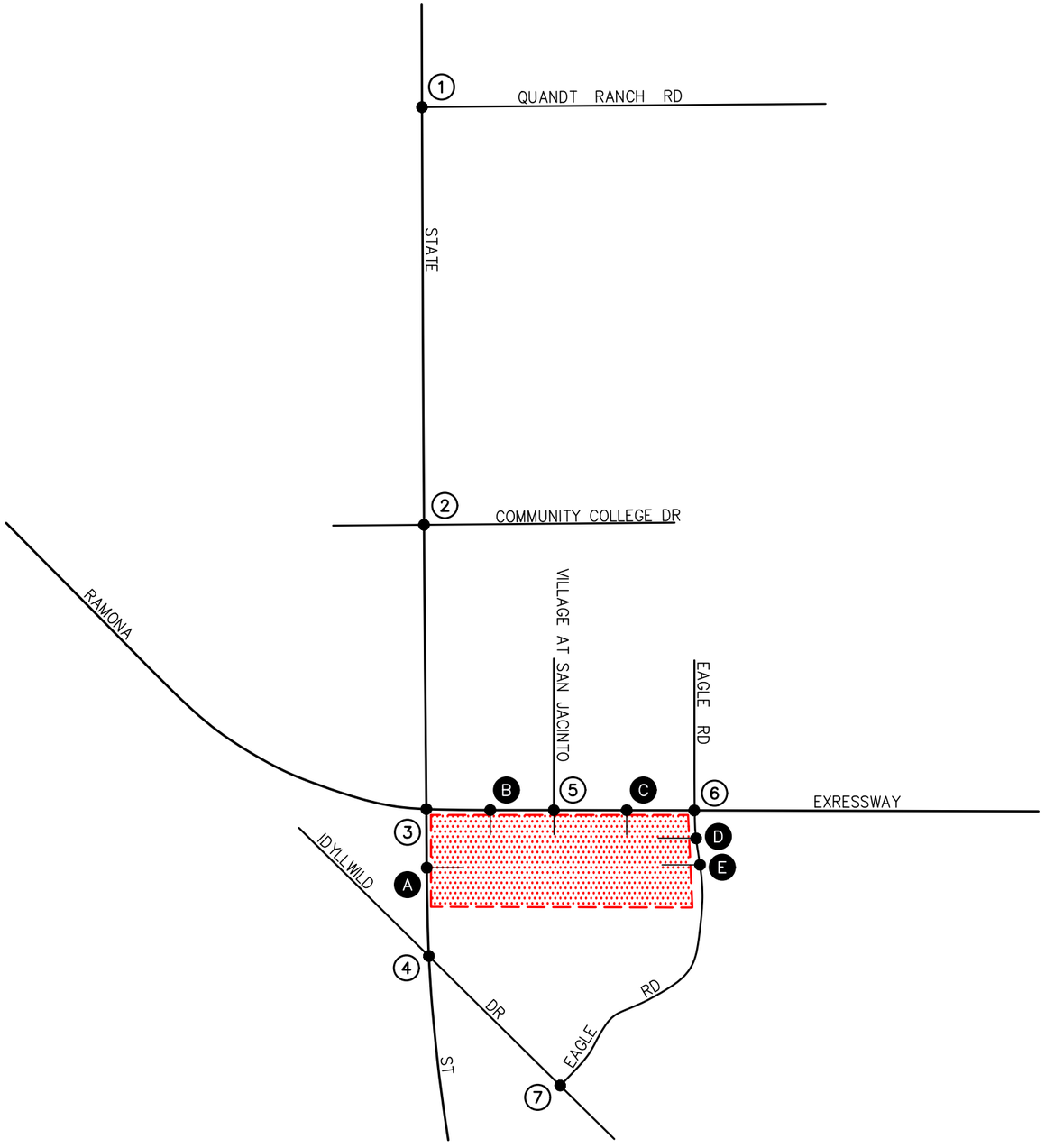
= PROJECT SITE

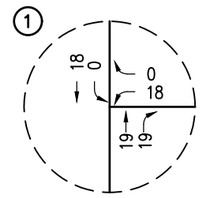
(XX) = PASSBY TRIPS

FIGURE 5-2

AM PEAK HOUR PROJECT TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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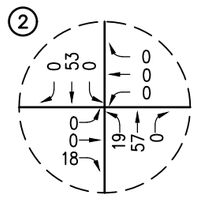

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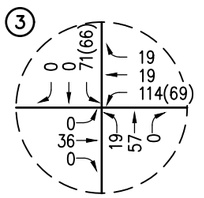

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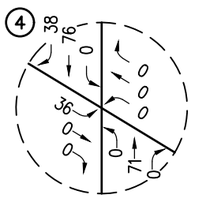

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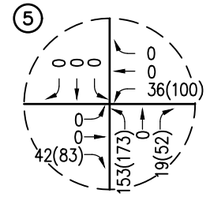
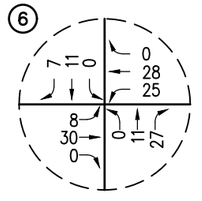


VILLAGE AT SAN JACINTO/
PROJECT DWY NO. 3
RAMONA EXPRESSWAY



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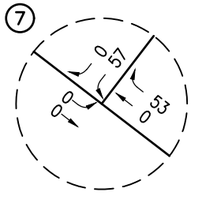

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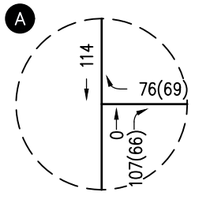

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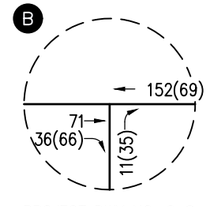

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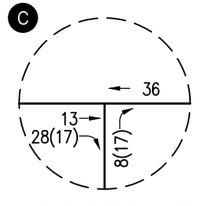

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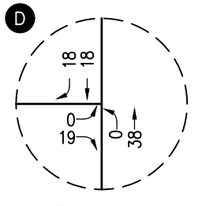

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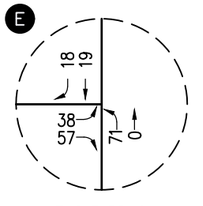

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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY

(#) = STUDY INTERSECTION

= PROJECT SITE

(XX) = PASSBY TRIPS

FIGURE 5-3

PM PEAK HOUR PROJECT TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

6.0 FUTURE TRAFFIC CONDITIONS

6.1 Ambient Traffic Growth

Horizon year, background traffic growth estimates have been calculated using an ambient growth factor. The ambient traffic growth factor is intended to include unknown and future cumulative projects in the study area, as well as account for regular growth in traffic volumes due to the development of projects outside the study area. The future growth in traffic volumes has been calculated at two percent (2.0%) per year. Applied to existing Year 2022 traffic volumes results in an eight percent (8.0%) growth in existing volumes to horizon Year 2026.

6.2 Cumulative Projects Traffic Characteristics

In order to make a realistic estimate of future on-street conditions prior to implementation of the proposed Project, the status of other known development projects (cumulative projects) has been researched at the City of San Jacinto. With this information, the potential impact of the proposed Project can be evaluated within the context of the cumulative impact of all ongoing development. Based on our research, there are thirty-one (31) cumulative projects in the City of San Jacinto within the vicinity of the Project site. These thirty-one (31) planned and/or approved cumulative projects have been included as part of the cumulative background setting.

Table 6-1 provides the location and a brief description for each of the thirty-one (31) cumulative projects. ***Figure 6-1*** graphically illustrates the location of the cumulative projects. These cumulative projects are expected to generate vehicular traffic, which may affect the operating conditions of the key study intersections.

Table 6-2 presents the development totals and resultant trip generation for the thirty-one (31) cumulative projects. As shown in *Table 6-2*, the cumulative projects are forecast to generate a total of 49,369 daily trips, with 3,225 trips (1,390 inbound and 1,835 outbound) forecast during the AM peak hour and 3,897 trips (2,171 inbound and 1,726 outbound) forecast during the PM peak hour.

The AM and PM peak hour traffic volumes associated with thirty-one (31) cumulative projects are presented in ***Figures 6-2*** and ***6-3***, respectively.

6.3 Year 2026 Traffic Volumes

Figures 6-4 and ***6-5*** illustrate the Year 2026 forecast AM and PM peak hour cumulative traffic volumes, respectively. ***Figures 6-6*** and ***6-7*** illustrate the Year 2026 cumulative forecast AM and PM peak hour traffic volumes, with the inclusion of the trips generated by the proposed Project, respectively.

TABLE 6-1
LOCATION AND DESCRIPTION OF CUMULATIVE PROJECTS[7]

No.	Cumulative Project	Location/Address	Description
City of San Jacinto			
1.	Luiseno Village Shopping Center	East of San Jacinto Avenue and south of E. Commonwealth Avenue	16 VFP Gas Station with 4,650 SF Convenience Store 23,943 SF Retail 2,800 SF and 3,200 Fast Food Restaurant with Drive Through
2.	Tommy's Car Wash	West side of San Jacinto Ave, approximately 300 feet south of Esplanade Avenue	8 VFP Gas Station with 3,000 SF Convenience Store 145 LFWT Car Wash
3.	Dollar Tree	Northwest corner of Sanderson Ave and Esplanade Ave	10,050 SF Variety Store
4.	Walmart Supercenter Fueling Station	East of San Jacinto Avenue and south of E. Commonwealth Avenue	16 VFP Gas Station
5.	ServPro	Shaver Street	2,880 SF Maintenance and Repair Building
6.	Rancho De Alamo	Cottonwood and Cawston Ave	241 DU Single Family Detached
7.	Silver Beach Grand San Jacinto	Southwest of Ramona Blvd	187 DU Single Family Detached
8.	TS Farms LLC	West of Sanderson Avenue, approximately 2,500 feet north of Cottonwood Avenue	60.53 Acres Marijuana Cultivation and Processing Facility
9.	TTM 38019	Northwest corner of Ramona Expressway and Potter Road	149 DU Single Family Detached 6.32 Acres Commercial Lot
10.	SJ Warehouse LLC	220 N. Greco Court	12,600 SF Marijuana Cultivation and Processing Facility
11.	SipKoi Cannabis	1612 S. Santa Fe	10,000 SF Marijuana Cultivation and Processing Facility
12.	TTM 38202	291 N. Lyon Avenue	135 DU Single Family Lots
13.	Renaissance Valley Academy Expansion	1091 Esplanade Avenue	250 Student Charter School Expansion
14.	Sunterra	Southwest Corner of Sanderson Avenue and Ramona Blvd	215 DU Single Family Lots

Notes:
- SF = Square-feet
- DU = Dwelling units
- VFP = Vehicle Fueling Positions
- LFWT = Linear Feet Wash Tunnel

[7] Source: City of San Jacinto Planning Department.

TABLE 6-1 (CONTINUED)
LOCATION AND DESCRIPTION OF CUMULATIVE PROJECTS[8]

No.	Cumulative Project	Location/Address	Description
City of San Jacinto (continued)			
15.	Richland Communities	Esplanade Avenue and Hewitt Street	154 DU Single Family Detached
16.	Ramona Land Development	North of Cottonwood Avenue, South of Ramona Expressway, East of N. Warren, and West of N. Sanderson	17.1 Acres Marijuana Cultivation and Procession Facility
17.	Dutch Bros	South side of Ramona Expressway, approximately 350 feet west of State Street	950 SF Coffee/Donut Shop with Drive Through Window
18.	Green Acres	North of Cottonwood, east of Warren Rd	25.34 Acres Marijuana Cultivation and Procession Facility
19.	Popeyes	South side of Ramona Expressway, approximately 350 feet west of State Street	2,539 SF Fast Food Restaurant with Drive Through Window
20.	Tract 34271	South of Ramona Expressway, extending between Alessandro Avenue and Vernon Street	152 DU Single Family Detached
21.	Rancho Estudillo Plaza Phase 2	Northeast corner of Sanderson Avenue and Seventh Street	101 LFWT Car Wash 35,00 SF Retail 4,456 SF Fast Food Restaurant with Drive Through
22.	TTM 38339	393 Kirby Street	76 DU Single Family Detached
23.	Trifecta Investment LLC	West of Sanderson Avenue, approximately 1,800 feet	65.61 Acres Marijuana Cultivation and Procession Facility
24.	Esplanade Specific Plan	West of Warren Road and north of Esplanade Avenue	851 DU Removal of Multifamily Housing 194 DU Single Family Housing
25.	Space Boyz	2191 W. Esplanade Avenue	2,781 SF Marijuana Dispensary
26.	Rahman & Associates	2177 S. San Jacinto Avenue	2,526 SF Marijuana Dispensary

Notes:

- SF = Square-feet
- DU = Dwelling units
- VFP = Vehicle Fueling Positions
- LFWT = Linear Feet Wash Tunnel

[8] Source: City of San Jacinto Planning Department.

TABLE 6-1 (CONTINUED)
LOCATION AND DESCRIPTION OF CUMULATIVE PROJECTS[9]

No.	Cumulative Project	Location/Address	Description
City of San Jacinto (continued)			
27.	Corman Leigh	West of Lyon Avenue and north of Cottonwood Avenue	153 DU Single Family Detached
28.	Mystical Origins	790 S. State Street	1,515 SF Retail Dispensary
29.	710 Farms	680 S. State Street	4,564 SF Marijuana Cultivation and Procession Facility
30.	Right Space Storage	Esplanade East of State Street	18,247 SF Self Storage
31.	Kirby Villas	1436 S. Kirby Street	27 DU Single Family Detached

Notes:
- SF = Square-feet
- DU = Dwelling units
- VFP = Vehicle Fueling Positions
- LFWT = Linear Feet Wash Tunnel

[9] Source: City of San Jacinto Planning Department.

TABLE 6-2
CUMULATIVE PROJECTS TRAFFIC GENERATION FORECAST[10]

Cumulative Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
1. Luiseno Village Shopping Center	6,363	151	137	288	139	136	275
2. Tommy's Car Wash	2,533	45	38	83	67	69	136
3. Dollar Tree	576	15	13	28	22	22	44
4. Walmart Supercenter Fueling Station	2,064	30	31	61	48	48	96
5. ServPro	28	4	1	5	2	4	6
6. Rancho De Alamo	2,273	44	125	169	143	84	227
7. Silver Beach Grand San Jacinto	1,763	34	97	131	111	65	176
8. TS Farms LLC	870	87	7	94	24	63	87
9. TTM 38019	5,587	94	117	211	193	161	354
10. SJ Warehouse LLC	80	8	1	9	2	6	8
11. SipKoi Cannabis	60	7	0	7	2	4	6
12. TTM 38202	1,273	25	70	95	80	47	127
13. Renaissance Valley Academy Expansion	370	106	102	208	11	22	33
14. Sunterra	2,027	39	112	151	127	75	202
15. Richland Communities	1,452	28	80	108	91	54	145
16. Ramona Land Development	490	49	4	53	14	35	49
17. Dutch Bros	380	21	20	41	14	14	28
18. Green Acres	730	73	6	79	20	53	73
19. Popeyes	890	29	27	56	20	18	38
20. Tract 34271	1,433	28	78	106	90	53	143
21. Rancho Estudillo Plaza Phase 2	3,933	116	94	210	138	136	274
22. TTM 38339	717	14	39	53	45	26	71
23. Trifecta Investment LLC	950	95	7	102	27	68	95

[10] Unless otherwise noted, Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).

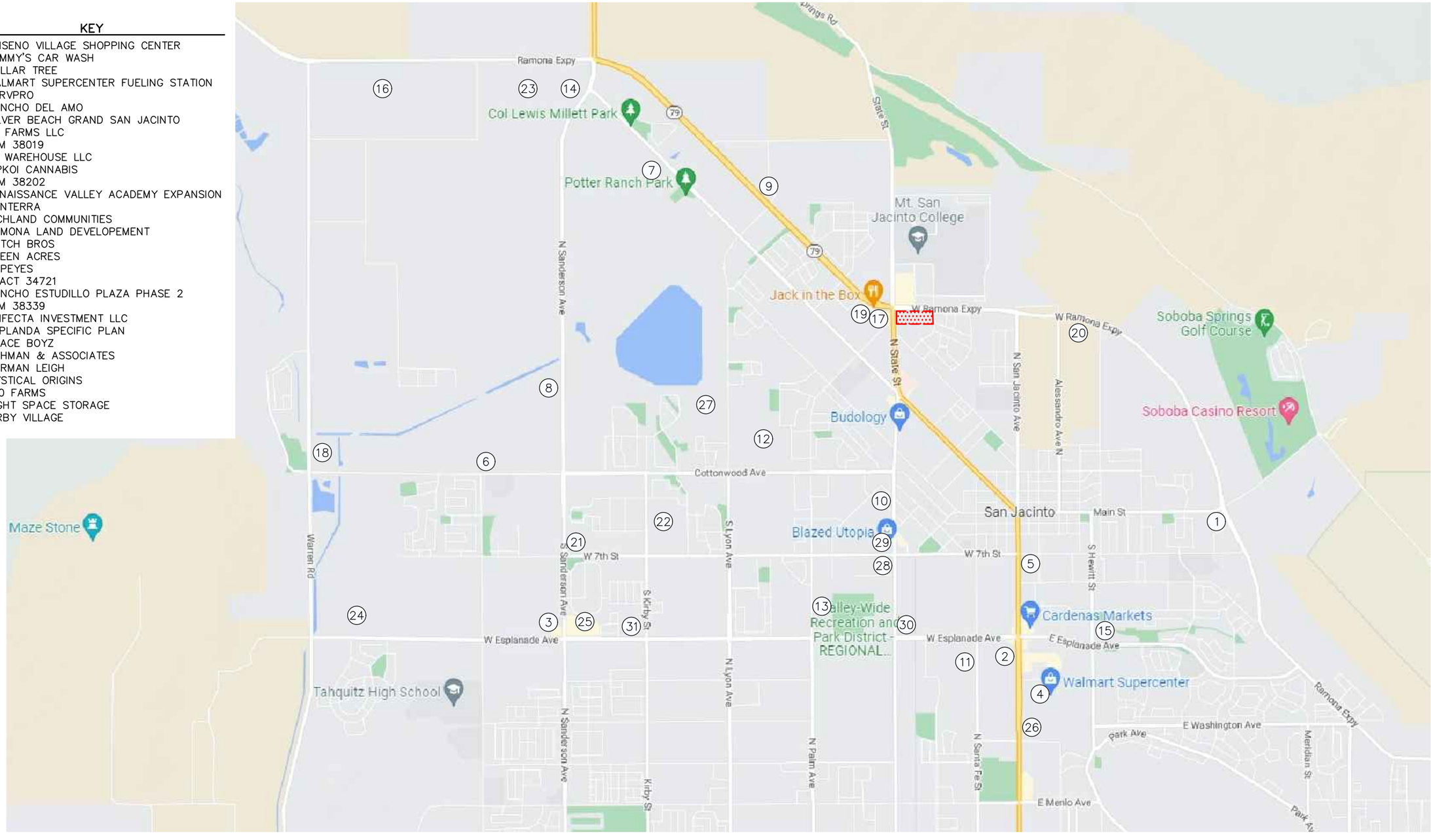
TABLE 6-2 (CONTINUED)
CUMULATIVE PROJECTS TRAFFIC GENERATION FORECAST[11]

Cumulative Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
24. Esplanade Specific Plan	9,333	174	500	674	566	333	899
25. Space Boyz	587	15	14	29	27	26	53
26. Rahman & Associates	533	14	13	27	24	24	48
27. Corman Leigh	1,443	28	79	107	91	53	144
28. Mystical Origins	320	8	8	16	15	14	29
29. 710 Farms	30	3	0	3	1	2	3
30. Right Space Storage	26	1	1	2	1	2	3
31. Kirby Villas	255	5	14	19	16	9	25
Cumulative Projects Total Trip Generation Potential	**49,369**	**1,390**	**1,835**	**3,225**	**2,171**	**1,726**	**3,897**

[11] Unless otherwise noted, Source: *Trip Generation*, 11th Edition, Institute of Transportation Engineers (ITE), Washington, D.C. (2021).

KEY

1. LUISENO VILLAGE SHOPPING CENTER
2. TOMMY'S CAR WASH
3. DOLLAR TREE
4. WALMART SUPERCENTER FUELING STATION
5. SERVPRO
6. RANCHO DEL AMO
7. SILVER BEACH GRAND SAN JACINTO
8. TS FARMS LLC
9. TTM 38019
10. SJ WAREHOUSE LLC
11. SIPKOI CANNABIS
12. TTM 38202
13. RENAISSANCE VALLEY ACADEMY EXPANSION
14. SUNTERRA
15. RICHLAND COMMUNITIES
16. RAMONA LAND DEVELOPEMENT
17. DUTCH BROS
18. GREEN ACRES
19. POPEYES
20. TRACT 34721
21. RANCHO ESTUDILLO PLAZA PHASE 2
22. TTM 38339
23. TRIFECTA INVESTMENT LLC
24. ESPLANDA SPECIFIC PLAN
25. SPACE BOYZ
26. RAHMAN & ASSOCIATES
27. CORMAN LEIGH
28. MYSTICAL ORIGINS
29. 710 FARMS
30. RIGHT SPACE STORAGE
31. KIRBY VILLAGE



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

KEY

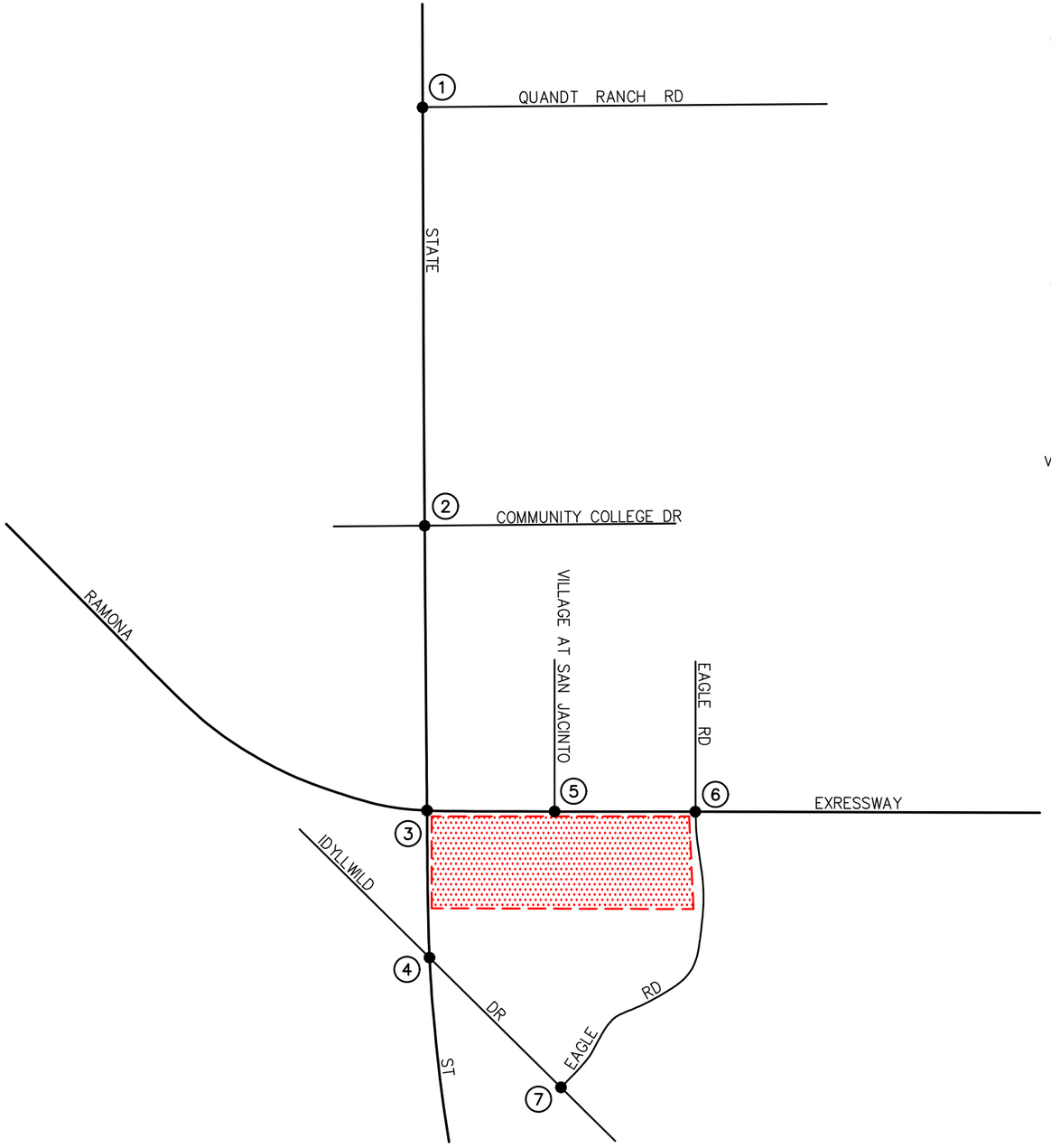
(#) = CUMULATIVE PROJECTS

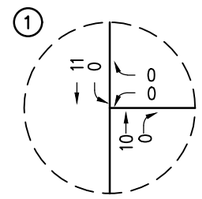
= PROJECT SITE

FIGURE 6-1

CUMULATIVE PROJECTS LOCATION MAP

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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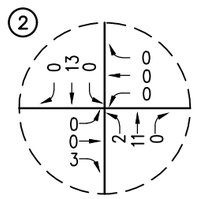

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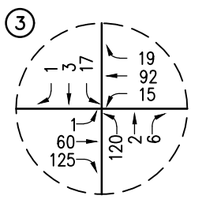

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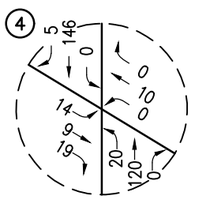

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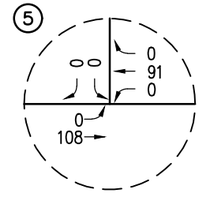

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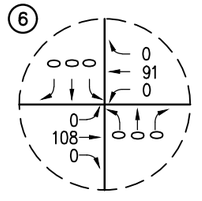

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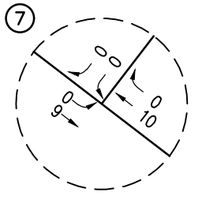

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KEY

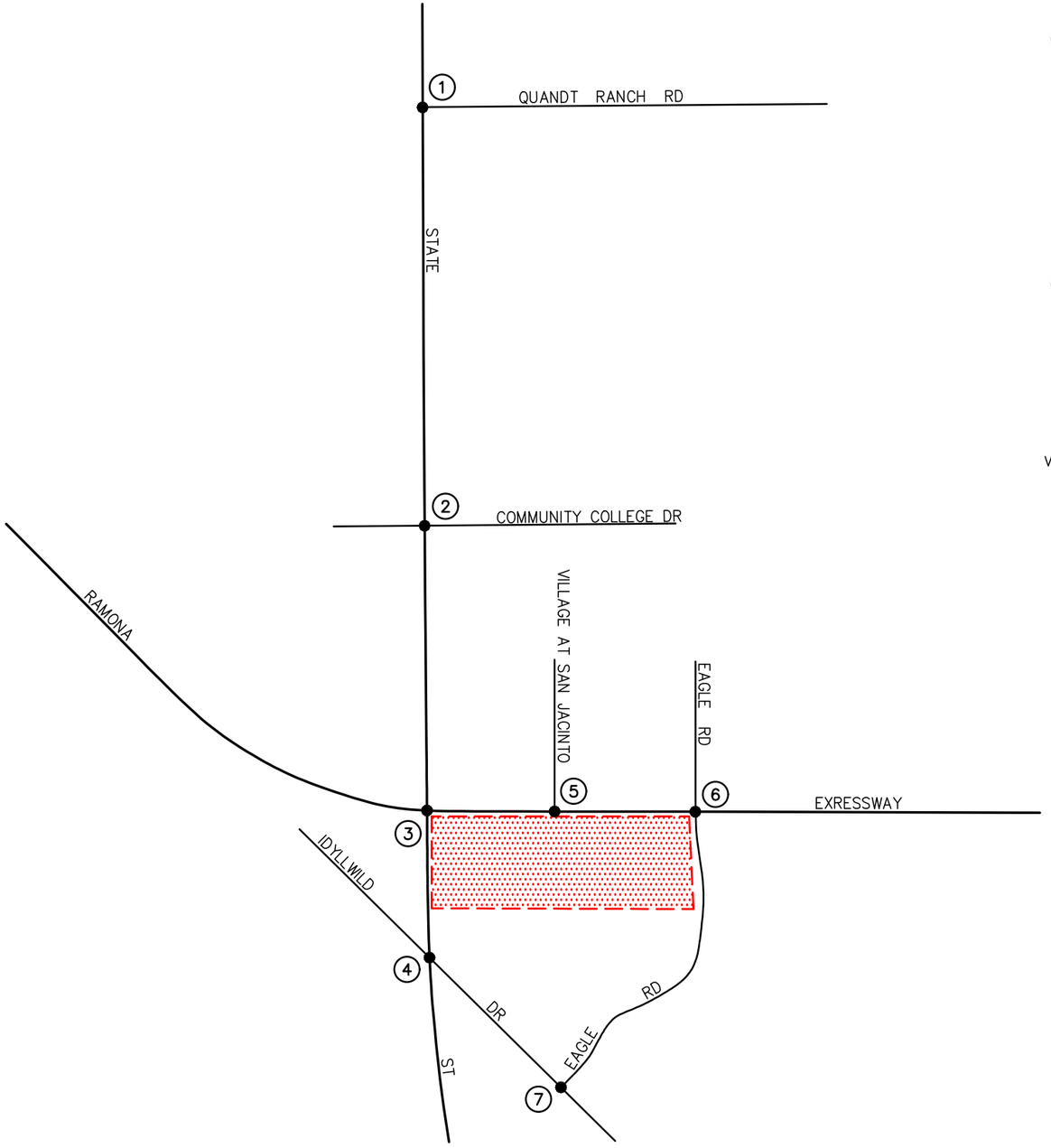
(#) = STUDY INTERSECTION

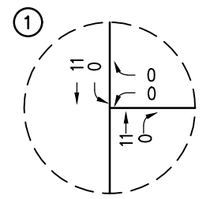
= PROJECT SITE

FIGURE 6-2

AM PEAK HOUR CUMULATIVE PROJECTS TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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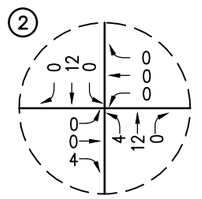

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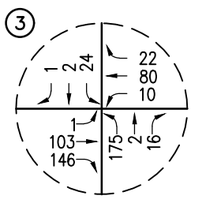

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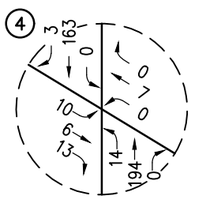

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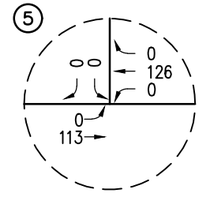

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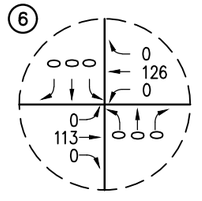
RAMONA EXPRESSWAY



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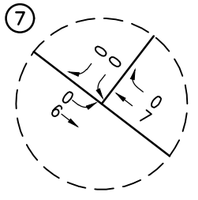

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LINSCOTT LAW & GREENSPAN engineers

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NO SCALE

KEY

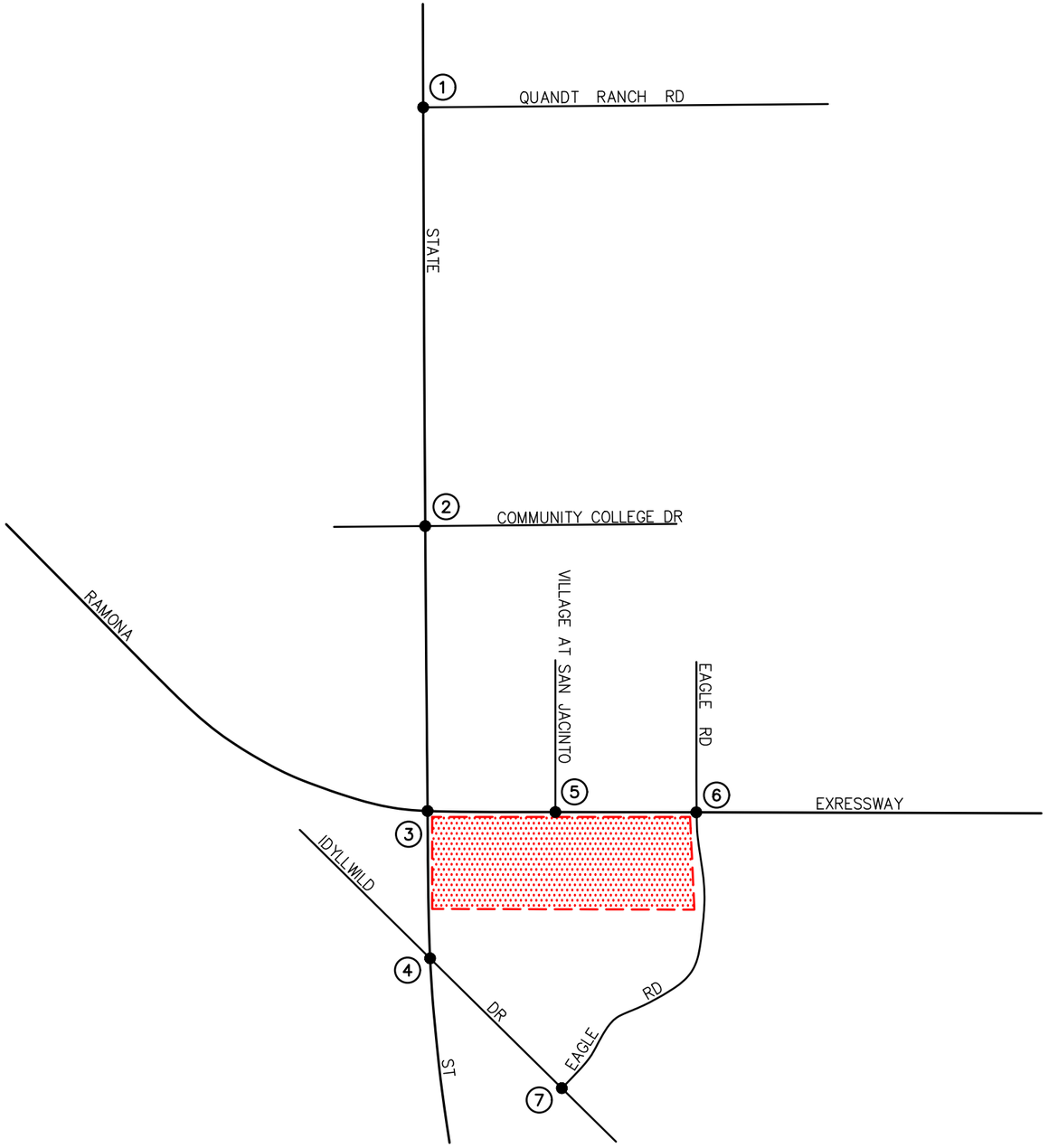
(#) = STUDY INTERSECTION

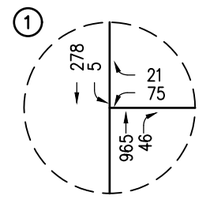
= PROJECT SITE

FIGURE 6-3

PM PEAK HOUR CUMULATIVE PROJECTS TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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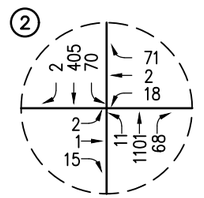

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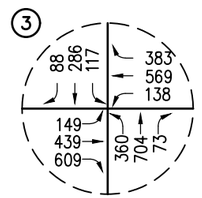

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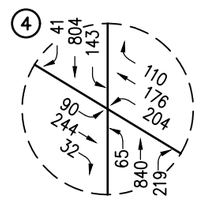

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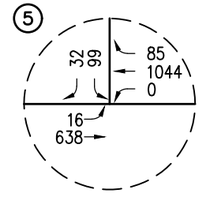
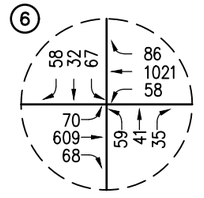


VILLAGE AT SAN JACINTO/
PROJECT DWY NO. 3
RAMONA EXPRESSWAY



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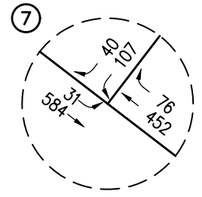

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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY

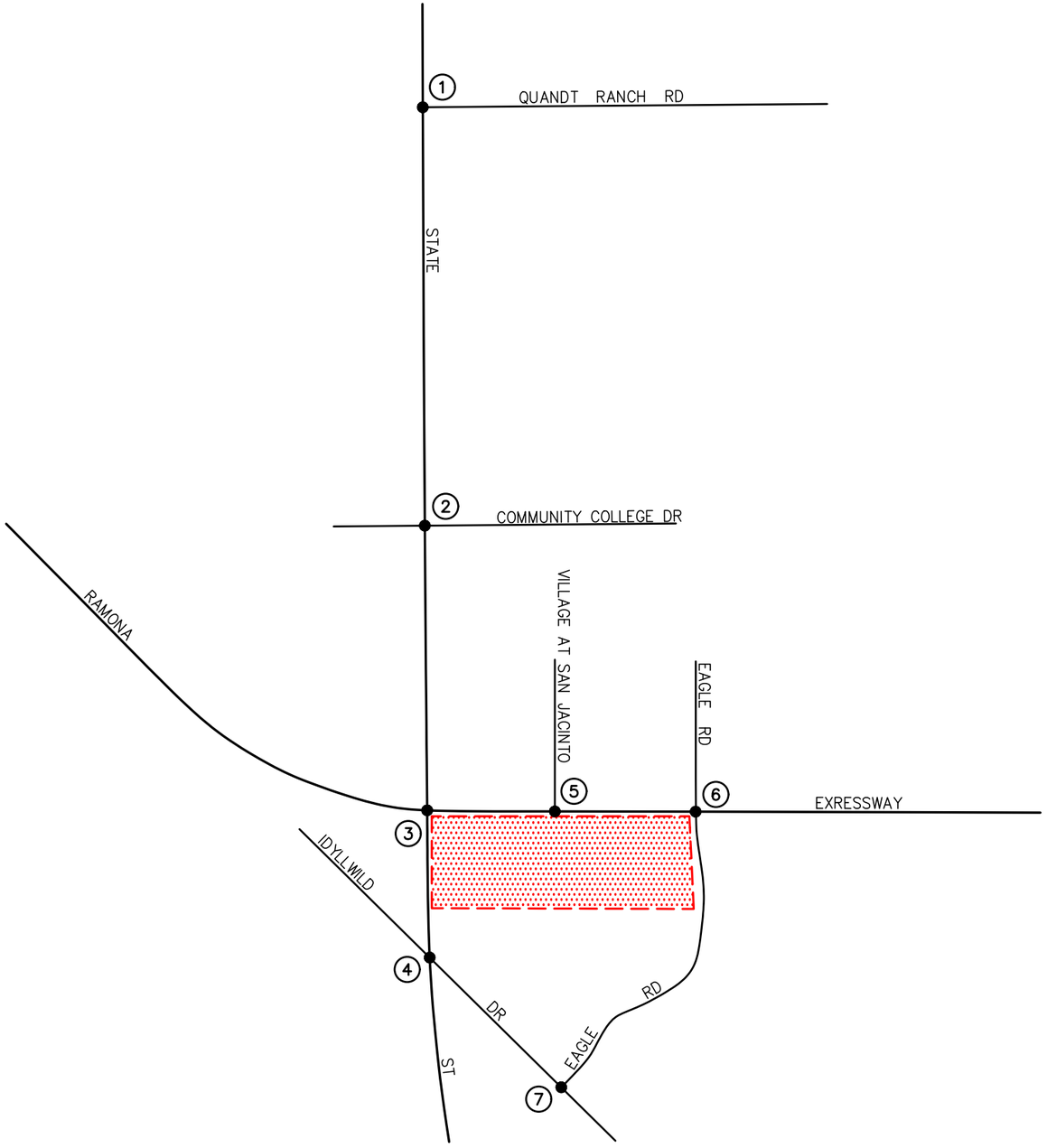
(#) = STUDY INTERSECTION

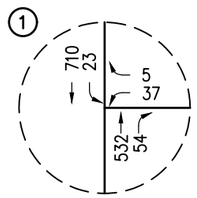
= PROJECT SITE

FIGURE 6-4

YEAR 2026 CUMULAT1VE AM PEAK HOUR TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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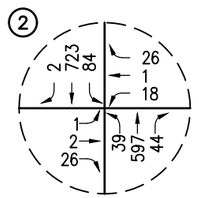

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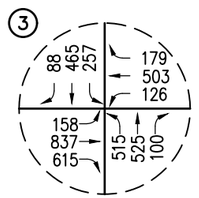

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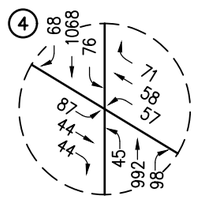
RAMONA EXPRESSWAY



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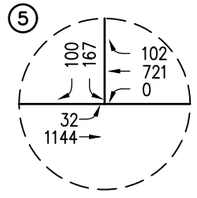
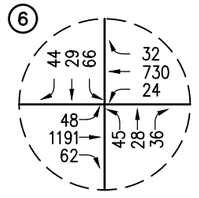


VILLAGE AT SAN JACINTO/
PROJECT DWY NO. 3
RAMONA EXPRESSWAY



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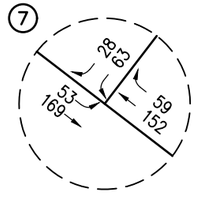
RAMONA EXPRESSWAY



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LINSCOTT LAW & GREENSPAN engineers

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KEY

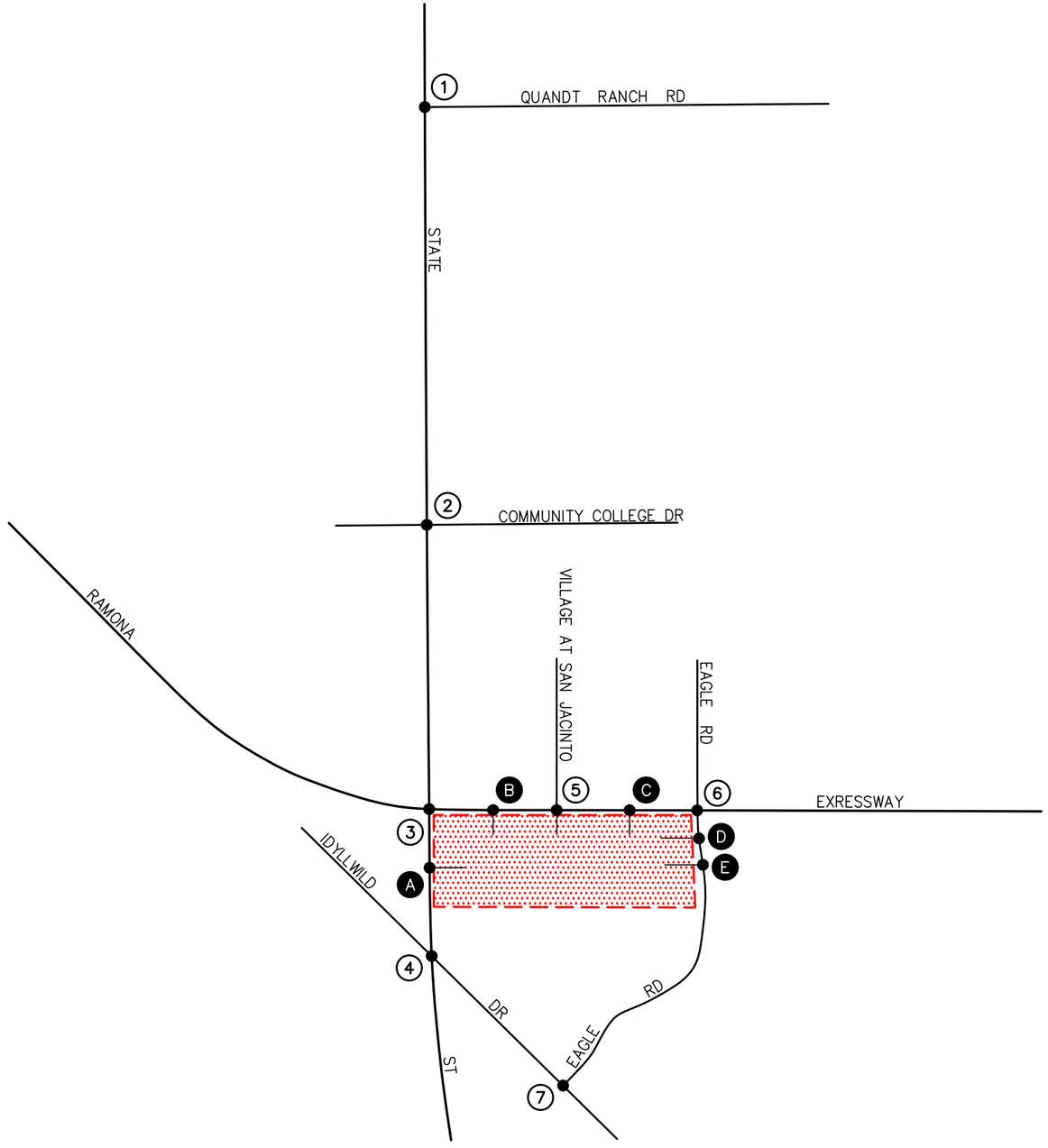
(#) = STUDY INTERSECTION

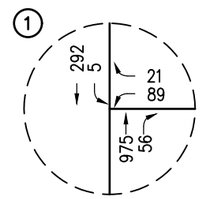
= PROJECT SITE

FIGURE 6-5

YEAR 2026 CUMULAT1VE PM PEAK HOUR TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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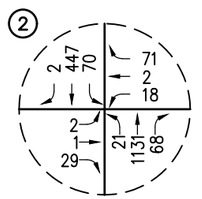
QUANDT RANCH RD



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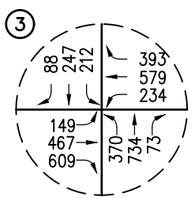
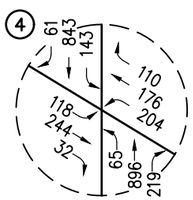
COMMUNITY COLLEGE DR



STATE ST @
RAMONA EXPRESSWAY



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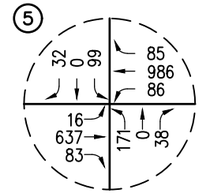
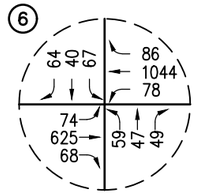
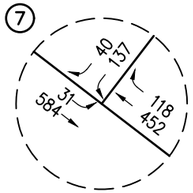


VILLAGE AT SAN JACINTO/
PROJECT DWY NO. 3
RAMONA EXPRESSWAY



EAGLE RD @
RAMONA EXPRESSWAY



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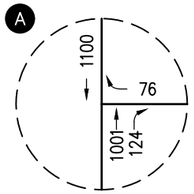

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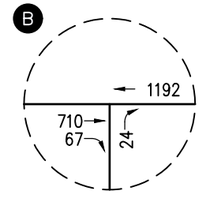
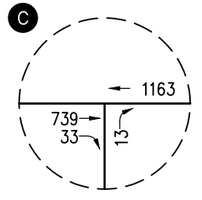
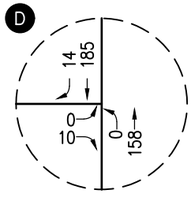


PROJECT DWY NO. 2 @
RAMONA EXPRESSWAY



PROJECT DWY NO. 4 @
RAMONA EXPRESSWAY



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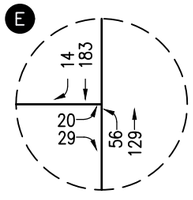

EAGLE RD @
PROJECT DWY NO. 6

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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY

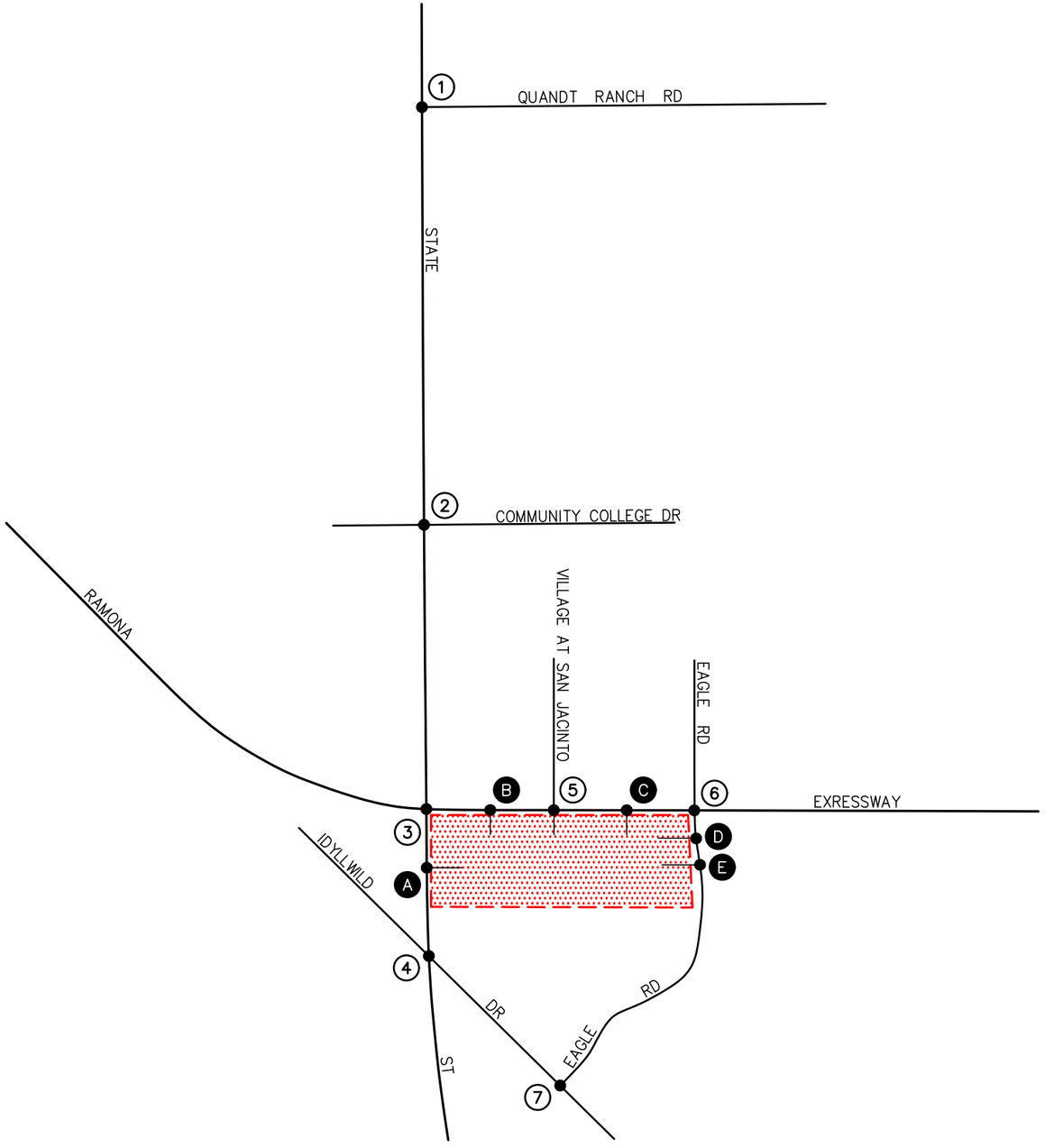
(#) = STUDY INTERSECTION

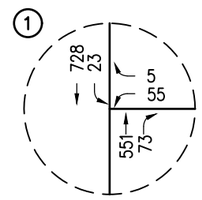
= PROJECT SITE

FIGURE 6-6

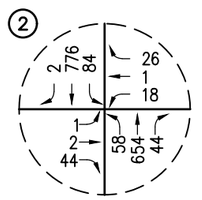
YEAR 2026 CUMULATIVE PLUS PROJECT AM PEAK HOUR TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

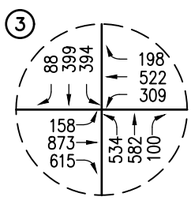




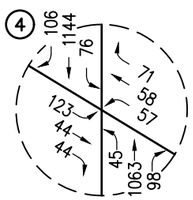
STATE ST @
QUANDT RANCH RD



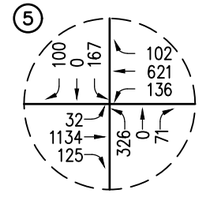
STATE ST @
COMMUNITY COLLEGE DR



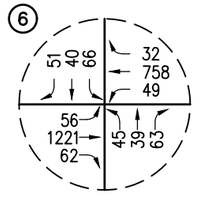
STATE ST @
RAMONA EXPRESSWAY



STATE ST @
IDYLLWILD DR



VILLAGE AT SAN JACINTO/
PROJECT DWY NO. 3
RAMONA EXPRESSWAY



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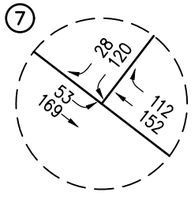
RAMONA EXPRESSWAY



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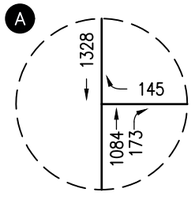

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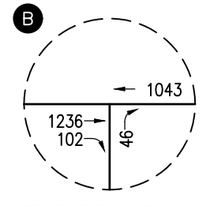

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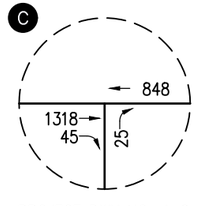

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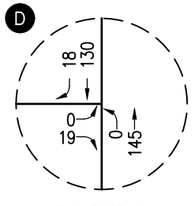

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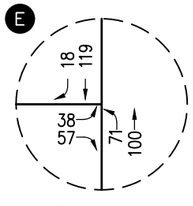

EAGLE RD @
PROJECT DWY NO. 6

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LINSCOTT LAW & GREENSPAN engineers

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KEY

(#) = STUDY INTERSECTION

= PROJECT SITE

FIGURE 6-7

YEAR 2026 CUMULATIVE PLUS PROJECT PM PEAK HOUR TRAFFIC VOLUMES

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

7.0 TRAFFIC IMPACT ANALYSIS METHODOLOGY

The relative impact of the proposed Project during the AM peak hour and PM peak hour was evaluated based on analysis of future operating conditions at the seven (7) key study intersections, without, then with the proposed Project. The previously discussed capacity analysis procedures were utilized to investigate the future volume-to-capacity relationships and service level characteristics at each study intersection. The significance of the potential impacts of the Project at each key intersection was then evaluated using the following traffic impact criteria.

7.1 Impact Criteria and Thresholds

According to the *City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated June 2020, LOS D is the minimum acceptable condition that should be maintained during the peak commute hours. Improvements at a signalized intersection shall be identified if either of the following are met:

- Any signalized study intersection operating at an acceptable LOS D or better without project traffic in which the addition of project traffic causes the intersection to degrade to a LOS E or F shall identify improvements to improve operations to LOS D or better; OR

- Any signalized study intersection that is operating at LOS E or F without project traffic where the project increases delay by 5.0 or more seconds shall identify improvements to offset the increase in delay.

An operational improvement would be required at an unsignalized intersection if the study determines that either section A or both sections B and C occur:

A. The addition of project related traffic causes the intersection to degrade from an acceptable LOS D or better to LOS E or F; OR

B. The project adds 5.0 seconds or more of delay to an intersection that is already projected to operate without project traffic at a LOS E or F, AND

C. The intersection meets the peak hour traffic signal warrant after the addition of project traffic.

7.2 Traffic Impact Analysis Scenarios

The following scenarios are those for which volume/capacity calculations have been performed at the seven (7) key study intersections for Existing and near-term (Year 2026) traffic conditions:

A. Existing Traffic Conditions;

B. Year 2026 Cumulative Traffic Conditions;

C. Year 2026 Cumulative Plus Project Traffic Conditions; and

D. Scenario (D) with Improvements, if necessary.

8.0 YEAR 2026 CUMULATIVE PLUS PROJECT ANALYSIS

Table 8-1 summarizes the peak hour Level of Service results at the seven (7) key study intersections for Year 2026 Cumulative Plus Project traffic conditions. The first column (1) of HCM/LOS values in *Table 8-1* presents a summary of existing AM and PM peak hour traffic conditions (which were also presented in *Table 3-3)*. The second column (2) presents forecast Year 2026 Cumulative traffic conditions (existing plus ambient growth plus cumulative projects). The third column (3) presents forecast Year 2026 Cumulative traffic conditions with the addition of Project traffic. The fourth column (4) indicates whether the traffic associated with the Project will cause an operational deficiency based on the LOS criteria defined in this report. The fifth column (5) indicates the anticipated operating conditions with implementation of recommended improvements.

8.1 Year 2026 Cumulative Traffic Conditions

A review of column (2) indicates that for Year 2026 Cumulative traffic conditions, two (2) of the seven (7) key study intersections are forecast to operate at an adverse level of service during the AM and/or PM peak hour when compared to the target LOS criteria mentioned in this report. The remaining five (5) key study intersections are forecast to continue to operate at acceptable levels of service during the AM and PM peak hours with the addition of ambient traffic growth and cumulative project traffic. The locations projected to operate at an adverse LOS are as follows:

	AM Peak Hour		PM Peak Hour	
Key Intersection	HCM	LOS	HCM	LOS
2. State Street at Community College Drive	43.7 s/v	E	--	--
3. State Street at Ramona Expressway	--	--	62.6 s/v	E

8.2 Year 2026 Cumulative Plus Project Traffic Conditions

Review of columns (3) and (4) of *Table 8-1* indicates that traffic associated with the proposed Project will adversely impact two (2) of the seven (7) key study intersections when compared to the LOS criteria defined in this report. The remaining five (5) key study intersections are forecast to continue to operate at an acceptable LOS during the AM and PM peak hours with the addition of Project generated traffic in the horizon Year 2026. The locations that will be adversely impacted are as follows:

	AM Peak Hour		PM Peak Hour	
Key Intersection	HCM	LOS	HCM	LOS
2. State Street at Community College Drive	54.7 s/v	F	42.7 s/v	E
3. State Street at Ramona Expressway	--	--	69.8 s/v	E

As shown in column (5) of *Table 8-1*, the implementation of recommended improvements at the deficient locations improves these intersections to acceptable service levels. ***Appendix D*** presents the Year 2026 Cumulative and Year 2026 Cumulative Plus Project HCM/LOS calculations for the seven (7) key study intersections.

TABLE 8-1

YEAR 2026 CUMULATIVE PLUS PROJECT PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY

Key Intersection		Time Period	Control Type	Minimum Acceptable LOS	(1) Existing Traffic Conditions		(2) Year 2026 Cumulative Traffic Conditions		(3) Year 2026 Cumulative Plus Project Traffic Conditions		(4) Operational Deficiency		(5) Year 2026 Cumulative Plus Project With Improvements	
					HCM (s/v)	LOS	HCM (s/v)	LOS	HCM (s/v)	LOS	Increase (s/v)	Yes/No	HCM (s/v)	LOS
1.	State Street at	AM	One-Way	D	24.9 s/v	C	25.5 s/v	D	28.1 s/v	D	2.6 s/v	No	--	--
	Quandt Ranch Road	PM	Stop		19.1 s/v	C	18.7 s/v	C	20.8 s/v	C	2.1 s/v	No	--	--
2.	State Street at	AM	Two-Way	D	**39.0 s/v**	**E**	**43.7** s/v	**E**	**54.7 s/v**	**F**	**11.0 s/v**	**Yes**	10.1 s/v	B
	Community College Drive	PM	Stop		31.6 s/v	D	30.9 s/v	D	**42.7 s/v**	**E**	**11.8 s/v**	**Yes**	11.0 s/v	B
3.	State Street at	AM	8Ø Traffic	D	35.2 s/v	D	41.6 s/v	D	45.6 s/v	D	4.0 s/v	No	34.9 s/v	C
	Ramona Expressway	PM	Signal		40.6 s/v	D	**62.6 s/v**	**E**	**69.8 s/v**	**E**	**7.2 s/v**	**Yes**	45.3 s/v	D
4.	State Street at	AM	8Ø Traffic	D	27.7 s/v	C	29.6 s/v	C	30.2 s/v	C	0.6 s/v	No	--	--
	Idyllwild Drive	PM	Signal		17.1 s/v	B	18.2 s/v	B	20.2 s/v	C	2.0 s/v	No	--	--
5.	Village at San Jacinto/Project	AM	5Ø Traffic	D	6.5 s/v	A	6.5 s/v	A	14.9 s/v	B	8.4 s/v	No	--	--
	Dwy No. 3 at Ramona Expressway	PM	Signal		10.0 s/v	A	9.7 s/v	A	22.8 s/v	C	13.1 s/v	No	--	--
6.	Eagle Road at	AM	5Ø Traffic	D	30.8 s/v	C	30.0 s/v	C	29.9 s/v	C	0.0 s/v	No	--	--
	Ramona Expressway	PM	Signal		30.1 s/v	C	29.2 s/v	C	28.7 s/v	C	0.0 s/v	No	--	--
7.	Eagle Road at	AM	One-Way	D	**41.3 s/v**	**E**	21.5 s/v	C	25.5 s/v	D	4.0 s/v	No	--	--
	Idyllwild Drive	PM	Stop		12.2 s/v	B	11.5 s/v	B	12.9 s/v	B	1.4 s/v	No	--	--

Notes:

- s/v = seconds per vehicle (delay)
- LOS = Level of Service
- **Bold HCM/LOS values** indicate adverse service levels based on the LOS standards defined in this report

9.0 TRAFFIC SIGNAL WARRANT ANALYSIS

The level of service analyses at the key unsignalized impacted study intersections that are recommended to be signalized are supplemented with an assessment of the need for signalization of those intersections. This assessment is made on the basis of signal warrant criteria adopted by Caltrans. For this study, the need for signalization is assessed on the basis of the peak-hour traffic signal warrant, Warrant #3 described in the *California Manual on Uniform Traffic Control Devices (MUTCD)*. Warrant #3 has two parts: 1) Part A evaluates peak hour vehicle delay for traffic on the minor street approach with the highest delay and 2) Part B evaluates peak-hour traffic volumes on the major and minor streets. This method provides an indication of whether peak-hour traffic conditions or peak-hour traffic volume levels are, or would be, sufficient to justify installation of a traffic signal. Other traffic signal warrants are available; however, they cannot be checked under future conditions because they rely on data for which forecasts are not available (such as accidents, pedestrian volume, and four- or eight-hour vehicle volumes).

The decision to install a traffic signal should not be based purely on the warrants alone. Instead, the installation of a signal should be considered, and further analysis performed when one or more of the warrants are satisfied. Additionally, engineering judgment is exercised on a case-by-case basis to evaluate the effect a traffic signal will have on certain types of accidents and traffic conditions at the subject intersection as well as at adjacent intersections.

9.1 Existing Traffic Conditions

The results of the peak-hour traffic signal warrant analysis for Existing traffic conditions are summarized in column (1) of ***Table 9-1***. The results indicate that the intersection of State Street at Community College Drive has existing traffic conditions that would exceed the volume thresholds of Warrant #3, Part B for the AM peak hour.

9.2 Year 2026 Cumulative Traffic Conditions

The results of the peak-hour traffic signal warrant analysis for Year 2026 Cumulative traffic conditions are summarized in column (2) of *Table 9-1*. The results indicate that the intersection of State Street at Community College Drive has future traffic conditions that would exceed the volume thresholds of Warrant #3, Part B for the AM peak hour.

9.3 Year 2026 Cumulative Plus Project Traffic Conditions

The results of the peak-hour traffic signal warrant analysis for Year 2026 Cumulative Plus Project traffic conditions are summarized in column (3) of *Table 9-1*. The results indicate that the intersection of State Street at Community College Drive has future traffic conditions that would exceed the volume thresholds of Warrant #3, Part B for the AM peak hour.

The analysis and the recommended improvements show that the above-mentioned intersection under Year 2026 Cumulative Plus Project traffic conditions is recommended to be signalized. With signalization of this intersection, which is warranted under existing traffic conditions, this intersection is forecast to operate at acceptable service levels during the AM and PM peak hours.

Thus, it is concluded from *Table 9-1* that a traffic signal is justified at the above mentioned unsignalized intersection.

The Traffic Signal Warrant Analysis worksheets for the intersection of State Street at Community College Drive are contained in ***Appendix E***.

TABLE 9-1

INTERSECTION TRAFFIC SIGNAL WARRANT ANALYSIS SUMMARY[12]

Key Intersection	Time Period	(1) Existing Traffic Conditions		(2) Year 2026 Cumulative Traffic Conditions		(3) Year 2026 Cumulative Plus Project Traffic Conditions	
		Part A of Warrant 3 Satisfied?	**Part B of Warrant 3 Satisfied?**	**Part A of Warrant 3 Satisfied?**	**Part B of Warrant 3 Satisfied?**	**Part A of Warrant 3 Satisfied?**	**Part B of Warrant 3 Satisfied?**
2. State Street at Community College Drive	AM	No	**Yes**	No	**Yes**	No	**Yes**
	PM	No	No	No	No	No	No

Notes:

- Signal Warrant checks based on Warrant 3, Part A - Peak-Hour Delay Warrant and Part B - Peak-Hour Volume Warrant contained in the *California MUTCD.*

[12] *Appendix G* contains the Traffic Signal Warrant Analysis worksheets for the key unsignalized impacted study intersections.

10.0 SITE ACCESS AND INTERNAL CIRCULATION EVALUATION

10.1 Level of Service Analysis For Project Access Locations

As shown previously in *Figure 2-2,* vehicular access to the proposed Project will be provided via one (1) right-turn in/right-turn out only unsignalized driveway located along State Street (i.e. Project Driveway No. 1), two (2) right-turn in/right-turn out only unsignalized driveways located along Ramona Expressway (i.e. Project Driveway No. 2 and Project Driveway No. 4), one (1) full access signalized driveway located along Ramona Expressway, located directly opposite Village at San Jacinto (i.e. Project Driveway No. 3) and two (2) full-access unsignalized driveways located along Eagle Road (i.e. Project Driveway No. 5 and Project Driveway No. 6). It should be noted that there is one additional driveway located at the southeast corner of the project site along Eagle Road that will provide truck access to Major 3, Major 4 and Major 5.

Table 10-1 summarizes the intersection operations at the proposed project driveways under Year 2026 Cumulative Plus Project traffic conditions. It should be noted that the values for the intersection of Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway are the same as the values previously reported in *Table 8-1.* Review of *Table 10-1* shows that all six (6) Project Driveways are forecast to operate at an acceptable LOS C or better during the AM and PM peak hours for Year 2026 Cumulative Plus Project traffic conditions. As such, project access will be adequate.

Appendix F presents the Year 2026 Cumulative Plus Project level of service calculation worksheets for the six (6) proposed Project driveways.

10.2 Project Driveway Queuing Analysis

Table 10-2 presents the project driveway queuing analysis results for the six (6) Project driveways as well as for the proposed dual northbound left-turn lanes at the intersection of State Street at Ramona Expressway for Year 2026 Cumulative Plus Project traffic conditions. Review of *Table 10-2* indicates that adequate storage will be provided to accommodate the forecast 95th percentile queues under Year 2026 Cumulative Plus Project traffic conditions for all outbound movements at the six (6) Project driveways. Although the 95th percentile queue for the dual northbound left-turn lanes at the intersection of State Street at Ramona Expressway is not accommodated during the AM and PM peak hours, it should be noted that the average queue is accommodated during both the AM and PM peak hours. It should also be noted that Project Driveway No. 5 and No. 6 along Eagle Road are adequately spaced and that queuing into the Project site at these driveways is not anticipated to affect vehicles entering/exiting Buckingham Drive.

As requested by City staff, the need for an eastbound right-turn deceleration lane and an eastbound departure acceleration lane at Project Driveway No. 2, Village at San Jacinto/Project Driveway No. 3, and Project Driveway No. 4 along Ramona Expressway was evaluated. Per the *Highway Capacity Manual 2000,* "an exclusive right-turn lane should be considered if the right-turn volume exceeds 300 veh/h and the adjacent mainline volume exceeds 300 veh/h/ln." Based on review of the forecast peak hour right-turning volumes (i.e. less than 300 right-turns) and the peak hour level of service

calculations, an eastbound deceleration lane is not needed at Project Driveways No. 2, No. 3 and No. 4. Furthermore, due to the close project driveway spacing along the Ramona Expressway project frontage, an acceleration lane is not feasible, due to the required transition length and potential conflicting weaving movements between the driveways.

10.3 Internal Circulation Evaluation

The on-site circulation layout of the proposed Project as illustrated in *Figure 2-2* on an overall basis is adequate. Curb return radii have been confirmed and are generally adequate for small service/delivery (FedEx, UPS) trucks, trash trucks and fueling trucks.

TABLE 10-1
PROJECT DRIVEWAY PEAK HOUR LEVELS OF SERVICE SUMMARY

Project Driveway	Time Period	Intersection Control	Year 2026 Cumulative Plus Project Traffic Conditions	
			HCM (s/v)	LOS
A. State Street at Project Driveway No. 1	AM	One–Way	14.7 s/v	B
	PM	Stop	19.2 s/v	C
B. Project Driveway No. 2 at Ramona Expressway	AM	One–Way	12.5 s/v	B
	PM	Stop	18.0 s/v	C
5. Village at San Jacinto/Project Dwy No. 3 at Ramona Expressway	AM	5Ø Traffic	14.9 s/v	B
	PM	Signal	22.8 s/v	C
C. Project Driveway No. 4 at Ramona Expressway	AM	One–Way	12.3 s/v	B
	PM	Stop	17.3 s/v	C
D. Eagle Road at Project Driveway No. 5	AM	One–Way	9.4 s/v	A
	PM	Stop	9.1 s/v	A
E. Eagle Road at Project Driveway No. 6	AM	One–Way	10.7 s/v	B
	PM	Stop	10.6 s/v	B

Note:

- s/v = seconds per vehicle

TABLE 10-2
PROJECT DRIVEWAY PEAK HOUR QUEUING ANALYSIS[13]

Key Intersection	Provided/ Proposed Storage (feet)	Year 2026 Cumulative Plus Project Traffic Conditions			
		AM Peak Hour		PM Peak Hour	
		Max. Queue (feet)	Adequate Storage (Yes / No)	Max. Queue (feet)	Adequate Storage (Yes / No)
3. State Street at Ramona Expressway					
Dual Northbound Left-Turn Lanes	165’	232’	No [a]	312’	No [a]
A. State Street at Project Driveway No. 1					
Westbound Right-Turn Lane	190’	25’	Yes	43’	Yes
B. Project Driveway No. 2 at Ramona Expressway					
Northbound Right-Turn Lane	120’	25’	Yes	25’	Yes
5. Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway					
Dual Northbound Left-Turn Lanes	120’	91’	Yes	170’	Yes [b]
Northbound Shared Through/Right-Turn Lane	120’	43’	Yes	75’	Yes
Westbound Left-Turn Lane	250’	100’	Yes	156’	Yes
C. Project Driveway No. 4 at Ramona Expressway					
Northbound Right-Turn Lane	135’	25’	Yes	25’	Yes
D. Eagle Road at Project Driveway No. 5					
Eastbound Shared Left-Turn/Right-Turn Lane	40’	25’	Yes	25’	Yes
E. Eagle Road at Project Driveway No. 6					
Eastbound Shared Left-Turn/Right-Turn Lane	65’	25’	Yes	25’	Yes

Note:

[a] Although the 95th percentile queue exceeds the proposed left-turn pocket storage, it should be noted that the average queue of 136’ in the AM peak hour and 198’ in the PM peak hour can be accommodated. It should be noted that a portion of the 198’ PM peak hour average queue will be accommodated within the turn pockets 120’ transition area.

[b] Although the queue exceeds the proposed left-turn pocket storage, additional throated storge is provided to accommodate the ±50 feet of additional left-turn queuing.

[13] Queue is based on the *95th Percentile Queue* and is reported in total queue length (feet) per lane.

11.0 AREA-WIDE TRAFFIC IMPROVEMENTS

For those intersections where projected traffic volumes are expected to result in operational deficiencies, this report recommends traffic improvements that change the intersection geometry to increase capacity. These capacity improvements involve roadway widening and/or re-striping to reconfigure (add lanes) roadways to specific approaches of a key intersection. The identified improvements are expected to:

1. Address the impact of existing traffic, Project traffic and future non-project (ambient traffic growth and related projects) traffic, and
2. Improve Levels of Service to an acceptable range and/or to pre-project conditions.

11.1 Project-Specific Access Improvements

The following Project features will be constructed by the proposed Project to ensure that adequate ingress and egress to the Project site is provided along Ramona Expressway and State Street:

- Intersection No. 3 – State Street at Ramona Expressway: Restripe the south leg of the intersection to provide the northbound approach with a second northbound left-turn lane and convert the northbound right-turn lane to a shared northbound through/right-turn lane. Modify the existing traffic signal, as necessary. The installation of this improvement is subject to the approval of the City of San Jacinto.

- Intersection No. 5 – Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway: Construct the project driveway, located directly opposite Village at San Jacinto and provide one inbound lane and three outbound lanes (i.e. dual northbound left-turn lanes and one northbound shared through/right-turn lane). Stripe crosswalks on the south, west, and east legs. Modify the existing traffic signal, as necessary. The installation of this improvement is subject to the approval of the City of San Jacinto.

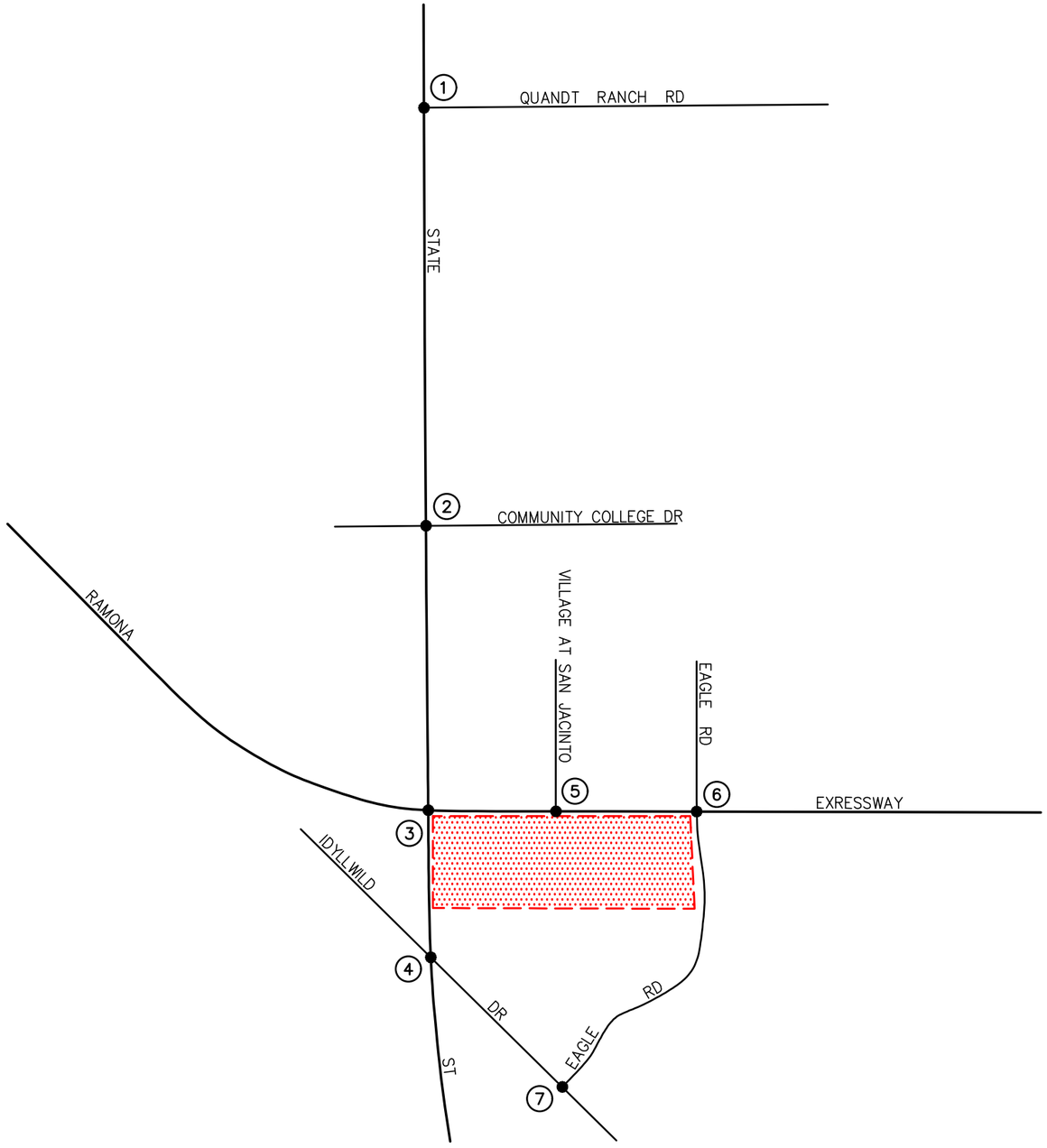
11.2 Year 2026 Recommended Improvements

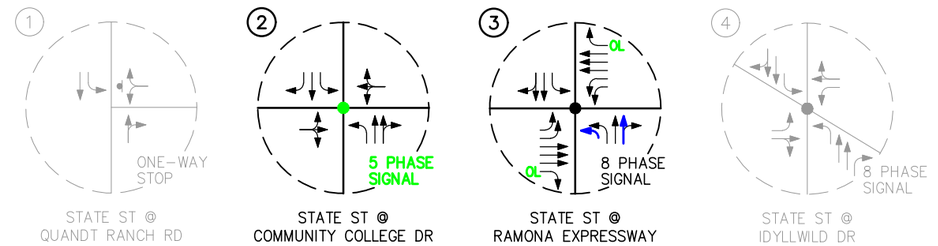
The results of Year 2026 Plus Project traffic conditions indicate that two (2) of the seven (7) key study intersections are forecast to operate at an adverse level of service during the AM and/or PM peak hour when compared to the LOS criteria defined in this report. The improvements listed below have been identified at the deficient locations to improve these intersections to either acceptable service levels or offsets the increase in delay due to the Project:

- Intersection No. 2 – State Street at Community College Drive: Install a traffic signal and design for five-phase operation with protected left-turn phasing on State Street. Stripe crosswalks on all legs. The installation of these improvements is subject to the approval of the City of San Jacinto.

- Intersection No. 3 – State Street at Ramona Expressway: Modify the existing traffic signal to provide an eastbound right-turn overlap and a westbound right-turn overlap. The installation of these improvements is subject to the approval of the City of San Jacinto.

Figure 11-1 graphically illustrates the recommended improvements for Year 2026 Cumulative Plus Project traffic conditions. This figure also shows the project-specific access improvements at the intersection of Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway.





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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY
- = APPROACH LANE ASSIGNMENT
- = PROJECT SPECIFIC IMPROVEMENTS
- = YEAR 2025 RECOMMENDED IMPROVEMENT
- = TRAFFIC SIGNAL, = STOP SIGN
- = PROJECT SITE

FIGURE 11-1

RECOMMENDED IMPROVEMENTS

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

12.0 PROJECT FAIR SHARE ANALYSIS

The transportation impacts associated with the development of the proposed Project were determined based on the future conditions analysis with the proposed Project. The key study locations forecast to operate at adverse levels of service are discussed below. As such, the proposed Project's "fair share" of the recommended improvements has been calculated for the key study locations that are forecast to operate at adverse levels of service.

12.1 Year 2026 Cumulative Plus Project Traffic Conditions

Table 12-1 presents the AM and PM peak hours Project fair share percentages at the key study intersections that are forecast to operate at adverse levels of service in Year 2026 Cumulative Plus Project traffic conditions. As presented in *Table 12-1*, the first column (1) presents the Project only traffic volume. The second column (2) presents the existing traffic volume at the intersection. The third column (3) presents the Year 2026 Cumulative Plus Project traffic volumes. The fourth column (4) represents the Project fair share based on the following formula:

- Project Fair Share (4) = Column (1)/[Column (3) – Column (2)]*100

The Project fair share percentages (most adverse time period) for the two (2) adverse intersections for Year 2026 Cumulative Plus Project traffic conditions that require physical improvements are shown below:

- 2. State Street at Community College Drive 50.34%
- 3. State Street at Ramona Expressway 26.46%

TABLE 12-1
YEAR 2026 CUMULATIVE PLUS PROJECT TRAFFIC CONDITIONS
FAIR SHARE CONTRIBUTION

Key Intersection		Impacted Time Period	(1) Project Only Volume	(2) Existing Volume	(3) Year 2026 Cumulative Plus Project Volume	(4) Project Fair Share Responsibility
2.	State Street at	AM	96	1,609	1,862	37.94%
	Community College Drive	PM	147	1,418	1,710	**50.34%**
3.	State Street at	AM	--	--	--	--
	Ramona Expressway	PM	335	3,506	4,772	**26.46%**

Notes:

- Project Fair Share (4) = Column (1) / [Column (3) – Column (2)]
- **Bold Project Fair Share Responsibility** is based on worse case

13.0 MULTIMODAL CIRCULATION

The on-site circulation layout of the proposed Project as illustrated in *Figure 2-2* on an overall basis is adequate for drivers, pedestrians, bicycles, and public transit users.

Pedestrian Circulation

Pedestrian circulation would be provided via existing public sidewalks located along the State Street project frontage and proposed sidewalks located along the Ramona Expressway and Eagle Road project frontages, which will connect to the Project's internal walkways. The Project will protect the existing sidewalk along the State Street Project frontage and if necessary, repair or reconstruct sidewalks along the project frontage per the City's request. The intersection of Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway will provide crosswalks along all legs with construction of the proposed Project, which will provide pedestrians convenient access from the Project site across Ramona Expressway. The existing sidewalk system within the Project vicinity provides direct connectivity to the surrounding residential communities, as well as public transit along State Street.

Bike Lanes

A Class II Bike Lane currently exists along Ramona Expressway (i.e. on both sides of the street), west and east of State Street. A Class II Bike Lane also currently exists along Eagle Road (i.e. on both sides of the street), north and south of Ramona Expressway.

Public Transit

Public transit bus service is provided in the Project area by the Riverside Transit Agency (RTA). ***Section 3.2*** contains descriptions for the following transit route:

- *City Route 44*

The bus stops nearest to the Project site are located along State Street on the west side just north of Idyllwild Drive, and on the east side just north of Ramona Expressway.

14.0 VEHICLE MILES TRAVELED (VMT) ANALYSIS

On December 28, 2018, the California Natural Resources Agency adopted revised CEQA Guidelines. Among the changes to the guidelines was the removal of vehicle delay and LOS from consideration for transportation impacts under CEQA. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled. Lead agencies are allowed to continue using their current impact criteria, or to opt into the revised transportation guidelines. However, the new guidelines must be used starting July 1, 2020, as required in CEQA section 15064.3. The City of San Jacinto recently adopted new traffic impact criteria in June 2020 to be consistent with the CEQA revisions. These new guidelines are contained within the *City of San Jacinto Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, dated June 2020 and provide screening criteria and methodology for VMT analysis.

Per the *Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, there are three types of screening to screen projects from project-level VMT assessments. The three screening steps are described below. The results of each screening step applied to the proposed Project is also discussed. It should be noted that the project only needs to satisfy one of the three screening steps.

Step 1: Transit Priority Area (TPA) Screening

Projects located within a transit priority area (TPA) may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may ***NOT*** be appropriate if the project:

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes 5% or more parking for use by residents, customers, or employees of the project than required by the City;
3. Is inconsistent with the applicable Sustainable Communities Strategy; or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

- *Based on the WRCOG screening tool, the project site is not located within a Transit Priority Area (TPA). Therefore, Project Screening Step 1: Transit Priority Area (TPA) Screening is not satisfied.*

Step 2: Low VMT Area Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. In addition, other employment-related and mixed-use land use projects may qualify for the use of screening if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area. To identify if the project is in a low-VMT-generating area, the analyst may review the WRCOG screening tool and apply the appropriate threshold.

- *Based on the WRCOG screening tool, the project site is located within Traffic Analysis Zone (TAZ) #2184. Per the WRCOG screening tool, the Project TAZ VMT/service population is 26.1 VMT per service population and the jurisdiction average VMT/service population is 34.7 VMT per service population. Comparison of the two VMT values indicates that the Project TAZ VMT is lower than the jurisdiction VMT average. Therefore, Project Screening Step 2: Low VMT Area Screening is satisfied.*

Appendix G contains the WRCOG VMT Screening Tool Data.

Step 3: Project Type Screening

Local serving retail projects less than 150,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

- *As stated in Section 2.0, the proposed Project will consist of a maximum of 114,135 square foot (SF) shopping center with 105,348 SF of retail/grocery/food uses, a gas station with 16 vehicle fueling positions and a 5,198 SF convenience market, and a 3,589 SF express car wash with a 110-foot wash tunnel. Therefore, based on the Step 3: Project Type Screening criteria, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines.*

14.1 VMT Analysis Conclusion

Based on the City's guidelines, the proposed Project satisfies Step 2: Low VMT Area Screening and Step 3: Project Type Screening. Therefore, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines.

15.0 SUMMARY OF FINDINGS AND CONCLUSIONS

- ***Project Description*** – The proposed Project site, which is currently vacant, is located on the southeast corner of the intersection of State Street and Ramona Expressway in the City of San Jacinto, California. The proposed Project will consist of a maximum of 114,135 square foot (SF) shopping center with 105,348 SF of retail/grocery/food uses, a gas station with 16 vehicle fueling positions and a 5,198 SF convenience market, and a 3,589 SF express car wash with a 110-foot wash tunnel. The proposed Project is anticipated to be completed by the Year 2026.

  Vehicular access to the proposed Project will be provided via one (1) right-turn in/right-turn out only unsignalized driveway located along State Street (i.e. Project Driveway No. 1), two (2) right-turn in/right-turn out only unsignalized driveways located along Ramona Expressway (i.e. Project Driveway No. 2 and Project Driveway No. 4), one (1) full access signalized driveway located along Ramona Expressway, located directly opposite Village at San Jacinto (i.e. Project Driveway No. 3) and two (2) full-access unsignalized driveways located along Eagle Road (i.e. Project Driveway No. 5 and Project Driveway No. 6). It should be noted that there is one additional driveway located at the southeast corner of the project site along Eagle Road that will provide truck access to Major 3, Major 4 and Major 5.

- ***Study Scope*** – The following seven (7) key study intersections were selected for detailed peak hour level of service analyses under Existing Traffic Conditions, Year 2026 Cumulative Traffic Conditions, and Year 2026 Cumulative Plus Project Traffic Conditions.

  Key Study Intersections

  1. State Street at Quandt Ranch Road
  2. State Street at Community College Drive
  3. State Street at Ramona Expressway
  4. State Street at Idyllwild Drive
  5. Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway
  6. Eagle Road at Ramona Expressway
  7. Eagle Road at Idyllwild Drive

- ***Existing Traffic Conditions*** – The intersections of State Street at Community College Drive and Eagle Road at Idyllwild Drive currently operate at unacceptable LOS E during the AM peak hour. The remaining five (5) key study intersections currently operate at an acceptable level of service during the AM and PM peak hours.

- ***Project Trip Generation*** – The proposed Project is forecast to generate approximately 11,265 daily trips, with 479 trips (282 inbound, 197 outbound) forecast during the AM peak hour and 737 trips (356 inbound, 381 outbound) forecast during the PM peak hour.

- ***Cumulative Projects Trip Generation*** – The thirty-one (31) cumulative projects are forecast to generate a total of 49,369 daily trips, with 3,225 trips (1,390 inbound and 1,835 outbound) forecast during the AM peak hour and 3,897 trips (2,171 inbound and 1,726 outbound) forecast during the PM peak hour.

- ***Year 2026 Cumulative Plus Project Traffic Conditions*** – The proposed Project will adversely impact two (2) of the seven (7) key study intersections when compared to the LOS criteria defined in this report. The remaining five (5) key study intersections are forecast to continue to operate at an acceptable LOS during the AM and PM peak hours with the addition of Project generated traffic in the horizon Year 2026. The locations that will be adversely impacted are as follows:

	AM Peak Hour		PM Peak Hour	
Key Intersection	HCM	LOS	HCM	LOS
2. State Street at Community College Drive	54.7 s/v	F	42.7 s/v	E
3. State Street at Ramona Expressway	--	--	69.8 s/v	E

  The implementation of recommended improvements at the deficient locations improves these intersections to acceptable service levels.

- ***Traffic Signal Warrant Analysis*** – The results of the peak-hour traffic signal warrant analysis indicate that the intersection of State Street at Community College Drive has existing traffic conditions that would exceed the volume thresholds of Warrant #3, Part B for the AM peak hour. The results of the peak-hour traffic signal warrant analysis for Year 2026 Cumulative Plus Project traffic conditions also indicate that the intersection of State Street at Community College Drive has future traffic conditions that would exceed the volume thresholds of Warrant #3, Part B for the AM peak hour. The analysis and the recommended improvements show that the above-mentioned intersection under Year 2026 Cumulative Plus Project traffic conditions is recommended to be signalized. With signalization of this intersection, which is warranted under existing traffic conditions, this intersection is forecast to operate at acceptable service levels during the AM and PM peak hours. Thus, it is concluded that a traffic signal is justified at the above mentioned unsignalized intersection.

- ***Site Access and Internal Circulation Evaluation*** – All six (6) Project Driveways are forecast to operate at an acceptable LOS C or better during the AM and PM peak hours for Year 2026 Cumulative Plus Project traffic conditions. As such, project access will be adequate.

  Adequate storage will be provided to accommodate the forecast 95th percentile queues under Year 2026 Cumulative Plus Project traffic conditions for all outbound movements at the six (6) Project driveways. Although the 95th percentile queue for the dual northbound left-turn lanes at the intersection of State Street at Ramona Expressway is not accommodated during the AM and PM peak hours, it should be noted that the average queue is accommodated during both the AM and PM peak hours. It should also be noted that Project Driveway No. 5 and No. 6 along Eagle

Road are adequately spaced and that queuing into the Project site at these driveways is not anticipated to affect vehicles entering/exiting Buckingham Drive.

As requested by City staff, the need for an eastbound right-turn deceleration lane and an eastbound departure acceleration lane at Project Driveway No. 2, Village at San Jacinto/Project Driveway No. 3, and Project Driveway No. 4 along Ramona Expressway was evaluated. Per the *Highway Capacity Manual 2000,* "an exclusive right-turn lane should be considered if the right-turn volume exceeds 300 veh/h and the adjacent mainline volume exceeds 300 veh/h/ln." Based on review of the forecast peak hour right-turning volumes (i.e. less than 300 right-turns) and the peak hour level of service calculations, an eastbound deceleration lane is not needed at Project Driveways No. 2, No. 3 and No. 4. Furthermore, due to the close project driveway spacing along the Ramona Expressway project frontage, an acceleration lane is not feasible, due to the required transition length and potential conflicting weaving movements between the driveways.

The on-site circulation layout of the proposed Project on an overall basis is adequate. Curb return radii have been confirmed and are generally adequate for small service/delivery (FedEx, UPS) trucks, trash trucks and fueling trucks.

- ***Project-Specific Access Improvements*** **–** The following Project features will be constructed by the proposed Project to ensure that adequate ingress and egress to the Project site is provided along Ramona Expressway:

  - Intersection No. 3 – State Street at Ramona Expressway: Restripe the south leg of the intersection to provide the northbound approach with a second northbound left-turn lane and convert the northbound right-turn lane to a shared northbound through/right-turn lane. Modify the existing traffic signal, as necessary. The installation of this improvement is subject to the approval of the City of San Jacinto.

  - Intersection No. 5 – Village at San Jacinto/Project Driveway No. 3 at Ramona Expressway: Construct the project driveway, located directly opposite Village at San Jacinto and provide one inbound lane and three outbound lanes (i.e. dual northbound left-turn lanes and one northbound shared through/right-turn lane). Stripe crosswalks on the south, west, and east legs. Modify the existing traffic signal, as necessary. The installation of this improvement is subject to the approval of the City of San Jacinto.

- ***Year 2026 Cumulative Plus Project Traffic Improvements*** **–** The results of Year 2026 Plus Project traffic conditions indicate that two (2) of the seven (7) key study intersections are forecast to operate at an adverse level of service during the AM and/or PM peak hour when compared to the LOS criteria defined in this report. The improvements listed below have been identified at the deficient locations to improve these intersections to either acceptable service levels or offsets the increase in delay due to the Project:

- Intersection No. 2 – State Street at Community College Drive: Install a traffic signal and design for five-phase operation with protected left-turn phasing on State Street. Stripe crosswalks on all legs. The installation of these improvements is subject to the approval of the City of San Jacinto.

- Intersection No. 3 – State Street at Ramona Expressway: Modify the existing traffic signal to provide an eastbound right-turn overlap and a westbound right-turn overlap. The installation of these improvements is subject to the approval of the City of San Jacinto.

- ***Year 2026 Cumulative Plus Project Fair Share Analysis –*** The Project fair share percentages (most adverse time period) for the two (2) adverse intersections for Year 2026 Cumulative Plus Project traffic conditions that require physical improvements are shown below:

  - 2. State Street at Community College Drive 50.34%
  - 3. State Street at Ramona Expressway 26.46%

- ***Vehicle Miles Traveled (VMT) Analysis*** – Based on the City's guidelines, the proposed Project satisfies Step 2: Low VMT Area Screening and Step 3: Project Type Screening. Therefore, this project could be screened from a VMT analysis, and could be presumed to have a less than significant impact on VMT per the City's guidelines.

APPENDIX A

TRAFFIC STUDY SCOPE OF WORK

Exhibit B

SCOPING AGREEMENT FOR TRAFFIC IMPACT STUDY

This letter acknowledges the Riverside County Transportation Department requirements for traffic impact analysis of the following project. The analysis must follow the Riverside County Transportation Department Traffic Study Guidelines dated December 2020.

Case No.
Related Cases -
SP No.
EIR No.
GPA No.
CZ No.
Project Name: Ramona Expressway and State Street Shopping Center
Project Address: SEC of State Street and Ramona Expressway, San Jacinto - See attached Figure 1 Vicinity Map & Figure 2 Existing Site Aerial.
Project Description: 105,856 SF Shopping Center, 16 VFP Gas Station with 5,200 SF Convenience Store, 110' Tunnel Express Wash (3,596 SF)

	Consultant	Developer
Name:	Linscott, Law & Greenspan, Engineers	Rich Development Company
Address:	2 Executive Circle, Suite 250	600 N Tustin Avenue, Suite #150
	Irvine, CA 92614	Santa Ana, CA 92705
Telephone:	(949) 825-6175	
Fax:	(949) 825-6173	

A. Trip Generation Source: ITE 11th Edition Trip Generation Manual

Current GP Land Use			Proposed Land Use		
Current Zoning	--		Proposed Zoning	Community Commercial	--

Current Trip Generation	In	Out	Total	Proposed Trip Generation	In	Out	Total
AM Trips	--	--	--		283	198	481
PM Trips	--	--	--		357	383	740

See attached Table 1 Project Traffic Generation Forecast.

Internal Trip Allowance	☐ Yes	☑ No	(	% Trip Discount)
Pass-By Trip Allowance	☑ Yes	☐ No	(See Table 1.	% Trip Discount)

The passby trips at adjacent study area intersections and project driveways shall be indicated on a report figure.

B. Trip Geographic Distribution: (attach exhibit for detailed assignment)
N 25 % S 35 % E 20 % W 20 %
See attached Figure 4 Project Traffic Distribution Pattern.

C. Background Traffic

Project Build-out Year: 2024 Annual Ambient Growth Rate: 2 %
Phase Year(s) N/A
Other area projects to be analyzed: List of cumulative projects will be based on coordination with San Jacinto.

Model/Forecast methodology N/A

Exhibit B – Scoping Agreement – Page 2

D. Study intersections: *(NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.)*

See attached Figure 1 Vicinity Map.

1. State Street at Quandt Ranch Road
2. State Street at Community College Drive
3. State Street at Ramona Expressway
4. State Street at Idyllwild Drive
5. Village at San Jacinto/Project Dwy No. 3 at Ramona Expressway
6. Eagle Road at Ramona Expressway
7. Eagle Road at Idyllwild Drive
8. State Street at Project Dwy No. 1 (right-in/right-out)
9. Project Dwy No. 2 at Ramona Expressway (right-in/right-out)
10. Project Dwy No. 4 at Ramona Expressway (right-in/right-out)
11. Eagle Road at Project Dwy No. 5 (full access)
12. Eagle Road at Project Dwy No. 6 (full access)

E. Study Roadway Segments: *(NOTE: Subject to revision after other projects, trip generation and distribution are determined, or comments from other agencies.)*

1. N/A
2.
3.
4.
5.
6.
7.
8.
9.
10.

E. Other Jurisdictional Impacts

Is this project within a City's Sphere of Influence or one-mile radius of City boundaries? ☑ Yes ☐ No

If so, name of City Jurisdiction: Riverside County

F. Site Plan (please attach reduced copy) See attached Figure 3 Proposed Site Plan.

G. Specific issues to be addressed in the Study (in addition to the standard analysis described in the Guideline) (To be filled out by Transportation Department)
(NOTE: If the traffic study states that "a traffic signal is warranted" (or "a traffic signal appears to be warranted," or similar statement) at an existing unsignalized intersection under existing conditions, 8-hour approach traffic volume information must be submitted in addition to the peak hourly turning movement counts for that intersection.)

VMT Screening Analysis, On-Site Circulation, Driveway LOS Calculations, Evaluate the need for acceleration/deceleration lanes at Ramona Expressway driveways

H. Existing Conditions

Traffic count data must be new or recent. Provide traffic count dates if using other than new counts.
Date of counts New traffic counts will be conducted to reflect existing baseline conditions.

***NOTE* Traffic Study Submittal Form and appropriate fee must be submitted with, or prior to submittal of this form. Transportation Department staff will not process the Scoping Agreement prior to receipt of the fee.**

Recommended by:

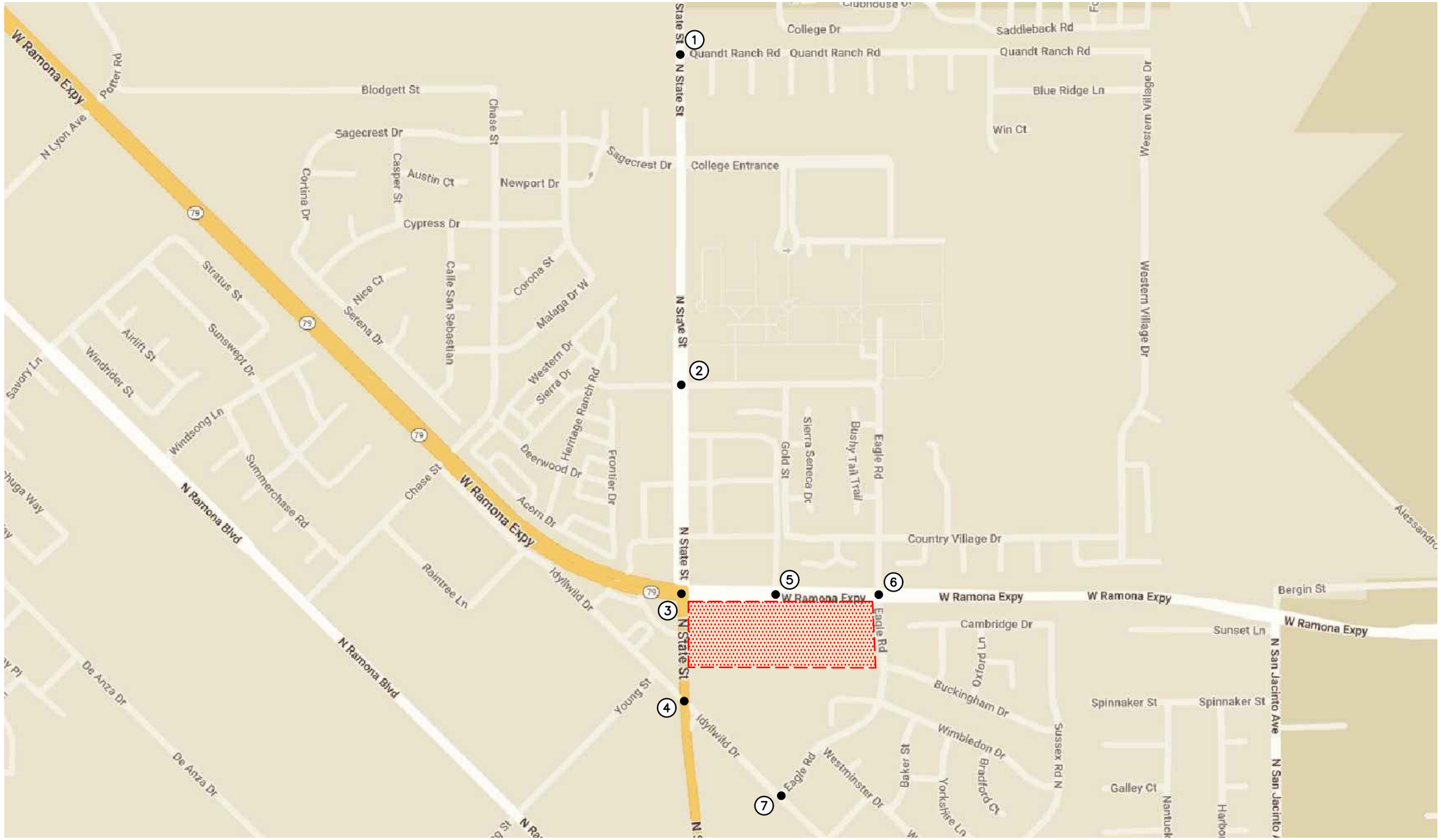
Consultant's Representative — Date: 6-2-22

Approved Scoping Agreement:

City of San Jacinto — Date

Scoping Agreement Submitted on _____

Revised on _____



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

KEY

(#) = STUDY INTERSECTION

= PROJECT SITE

FIGURE 1

VICINITY MAP

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

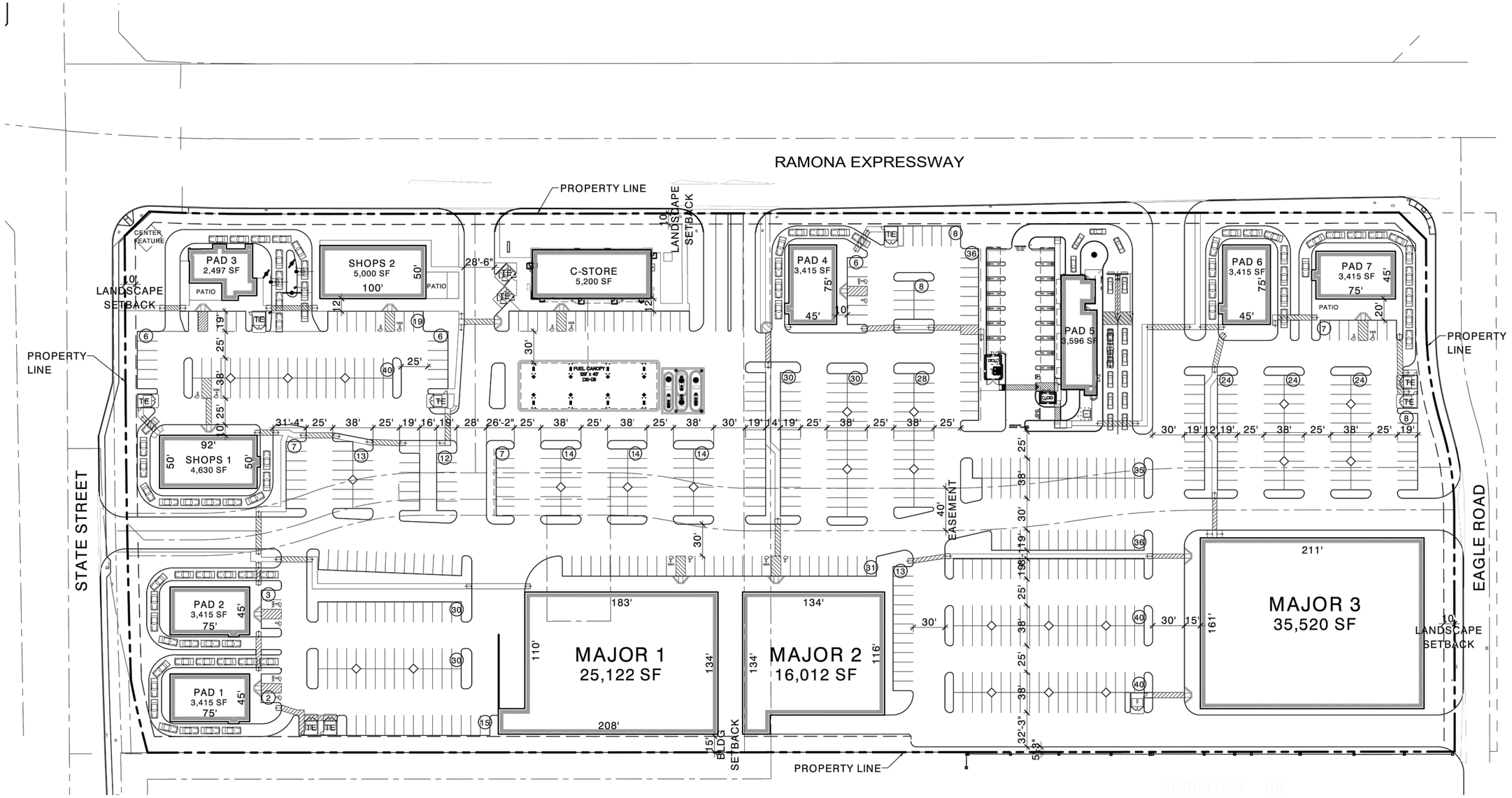
KEY

= PROJECT SITE

FIGURE 2

EXISTING SITE AERIAL

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

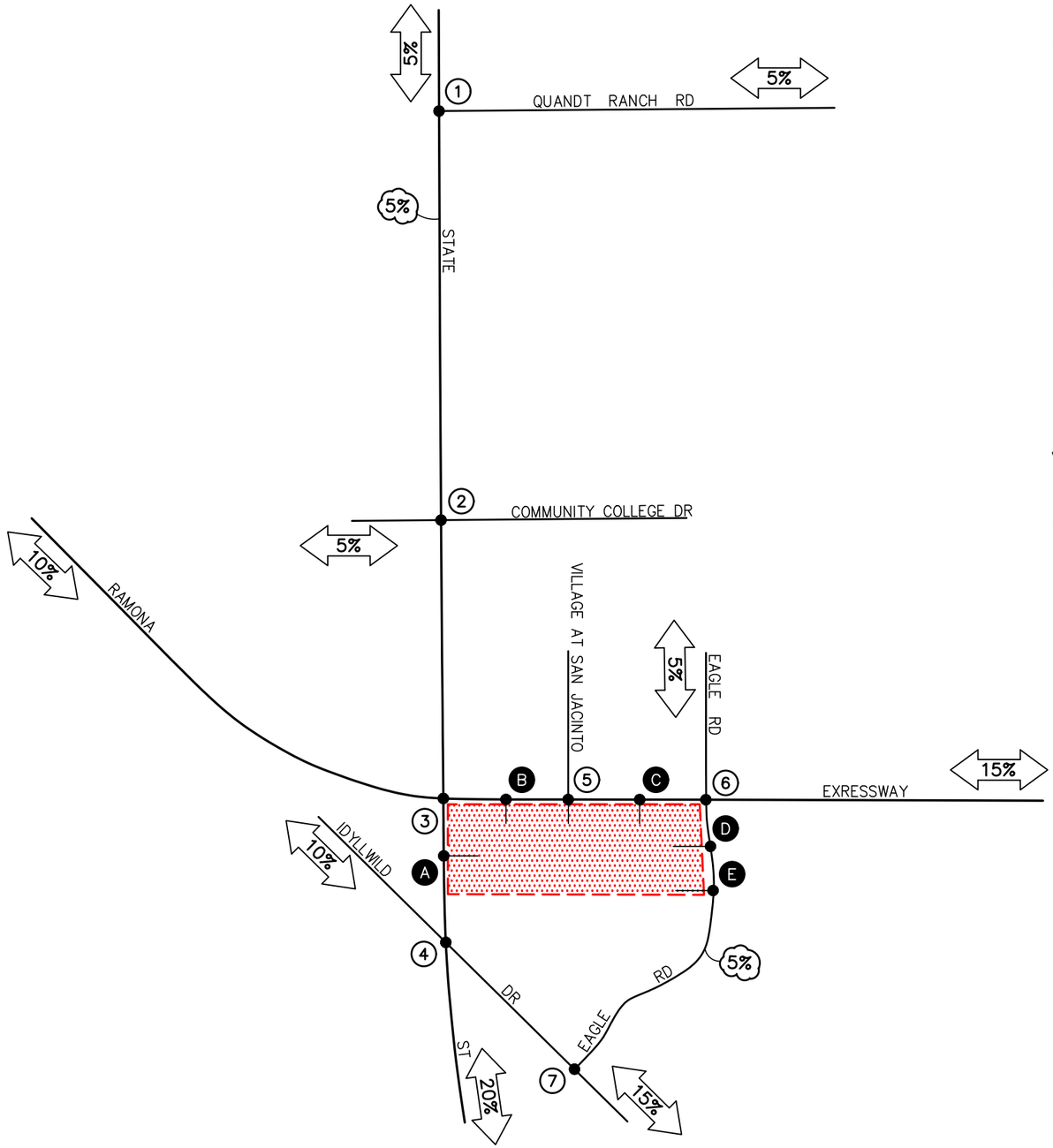
KEY

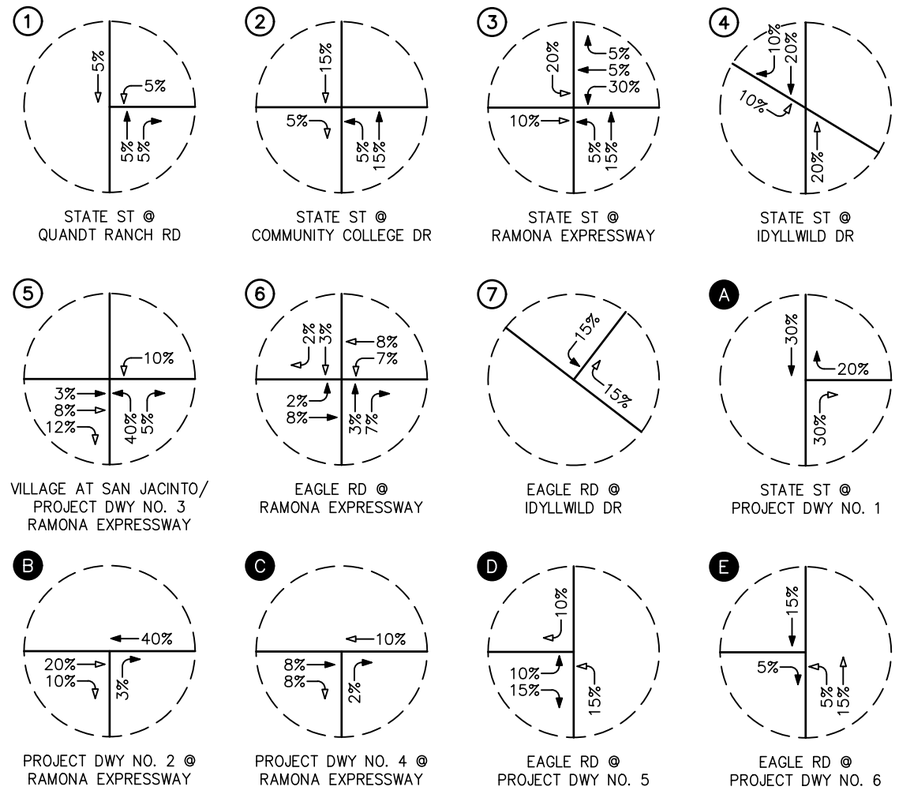
= PROJECT SITE

FIGURE 3

PROPOSED SITE PLAN

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO





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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY

(#) = STUDY INTERSECTION
= INBOUND PERCENTAGE
= OUTBOUND PERCENTAGE
= PROJECT SITE

FIGURE 4

PROJECT TRIP DISTRIBUTION PATTERN

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

LINSCOTT LAW & GREENSPAN engineers

TABLE 1

PROJECT TRIP GENERATION RATES AND FORECAST[1]

RAMONA EXPRESSWAY AND STATE STREET SHOPPING CENTER, SAN JACINTO

ITE Land Use Code / Project Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Generation Rates:							
▪ 821: Shopping Plaza [40k – 150k With Supermarket] (TE/TSF)	94.49	62%	38%	3.53	48%	52%	9.03
▪ 945: Gasoline Service Station With Convenience Store [GFA 4 – 5.5k] (TE/VFP)[2]	257.13	50%	50%	27.04	50%	50%	22.76
▪ Express Car Wash (TW/LFWT)[3]	8.663	0.275	0.204	0.479	0.450	0.463	0.913
Proposed Project Generation Forecast:							
▪ Retail (105,856 SF)	10,002	232	142	374	459	497	956
Pass-By (Daily: 25%, AM: 10%, PM: 40%)[4]	-2,501	-23	-14	-37	-184	-198	-382
Subtotal	*7,501*	*209*	*128*	*337*	*275*	*299*	*574*
▪ Gas Station with Convenience Store (16 VFP)	4,114	216	217	433	182	182	364
Pass-By (Daily: 25%, AM: 76%, PM: 75%)[4]	-1,029	-164	-165	-329	-137	-136	-273
Subtotal	*3,085*	*52*	*52*	*104*	*45*	*46*	*91*
▪ Express Wash (110 Feet)	953	30	23	53	50	50	100
Pass-By (Daily: 25%, AM: 25%, PM: 25%)[4]	-238	-8	-5	-13	-13	-12	-25
Subtotal	*715*	*22*	*18*	*40*	*37*	*38*	*75*
Total Net Proposed Project Trip Generation Forecast	**11,301**	**283**	**198**	**481**	**357**	**383**	**740**

Note:

- TE/TSF = Trip End per Thousand Square Feet
- TE/VFP = Trip End per Vehicle Fueling Position
- TE/LFWT = Trip End per Linear Feet Wash Tunnel

1 Source*: Trip Generation, 11th Edition*, Institute of Transportation Engineers, (ITE) [Washington, D.C. (2021)].

2 The proposed convenience store is 5,200 SF.

3 *Trip Generation Manual, 11th Edition* does not include trip generation rates for the express car wash land use. The trip rates are derived from traffic counts conducted on Friday, February 7, 2014 at the Victorville Speedwash located at 12147 Industrial Boulevard, Victorville.

4 Pass-By Trips are trips made as intermediate stops on the way from an origin to a primary trip destination. Pass-by trips are attracted from traffic passing the site on adjacent streets, which contain direct access to the generator. For this analysis, the following pass-by reduction factors were used (Source: *Trip Generation Manual, 11th Edition*, ITE 2021):

- 821: Shopping Plaza: Daily/AM peak hour/PM peak hour = 25% (assumed)/10% (assumed)/40%
- 945: Gas Station with Convenience Store: Daily/AM peak hour/PM peak hour = 25% (assumed)/76%/75%
- Express Wash: Daily/AM peak hour/PM peak hour = 25% (assumed)/25% (assumed)/25% (assumed)

APPENDIX B

EXISTING TRAFFIC COUNT DATA

Counts Unlimited, Inc.
PO Box 1178
Corona, CA 92878
(951)268-6268

City of San Jacinto
N/S: State Street
E/W: Quandt Ranch Road
Weather: Clear

File Name : 01_SJC_State_QR AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound			Quandt Ranch Road Westbound			State Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	2	61	63	24	4	28	257	12	269	360
07:15 AM	1	57	58	29	6	35	232	13	245	338
07:30 AM	2	60	62	8	4	12	203	15	218	292
07:45 AM	0	69	69	8	5	13	192	3	195	277
Total	5	247	252	69	19	88	884	43	927	1267
08:00 AM	1	44	45	5	4	9	167	8	175	229
08:15 AM	0	66	66	11	1	12	165	2	167	245
08:30 AM	0	59	59	4	5	9	197	7	204	272
08:45 AM	1	64	65	8	1	9	157	6	163	237
Total	2	233	235	28	11	39	686	23	709	983
Grand Total	7	480	487	97	30	127	1570	66	1636	2250
Apprch %	1.4	98.6		76.4	23.6		96	4		
Total %	0.3	21.3	21.6	4.3	1.3	5.6	69.8	2.9	72.7	

	State Street Southbound			Quandt Ranch Road Westbound			State Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	**2**	61	63	24	4	28	**257**	12	**269**	**360**
07:15 AM	1	57	58	**29**	**6**	**35**	232	13	245	338
07:30 AM	2	60	62	8	4	12	203	**15**	218	292
07:45 AM	0	**69**	**69**	8	5	13	192	3	195	277
Total Volume	5	247	252	69	19	88	884	43	927	1267
% App. Total	2	98		78.4	21.6		95.4	4.6		
PHF	.625	.895	.913	.595	.792	.629	.860	.717	.862	.880

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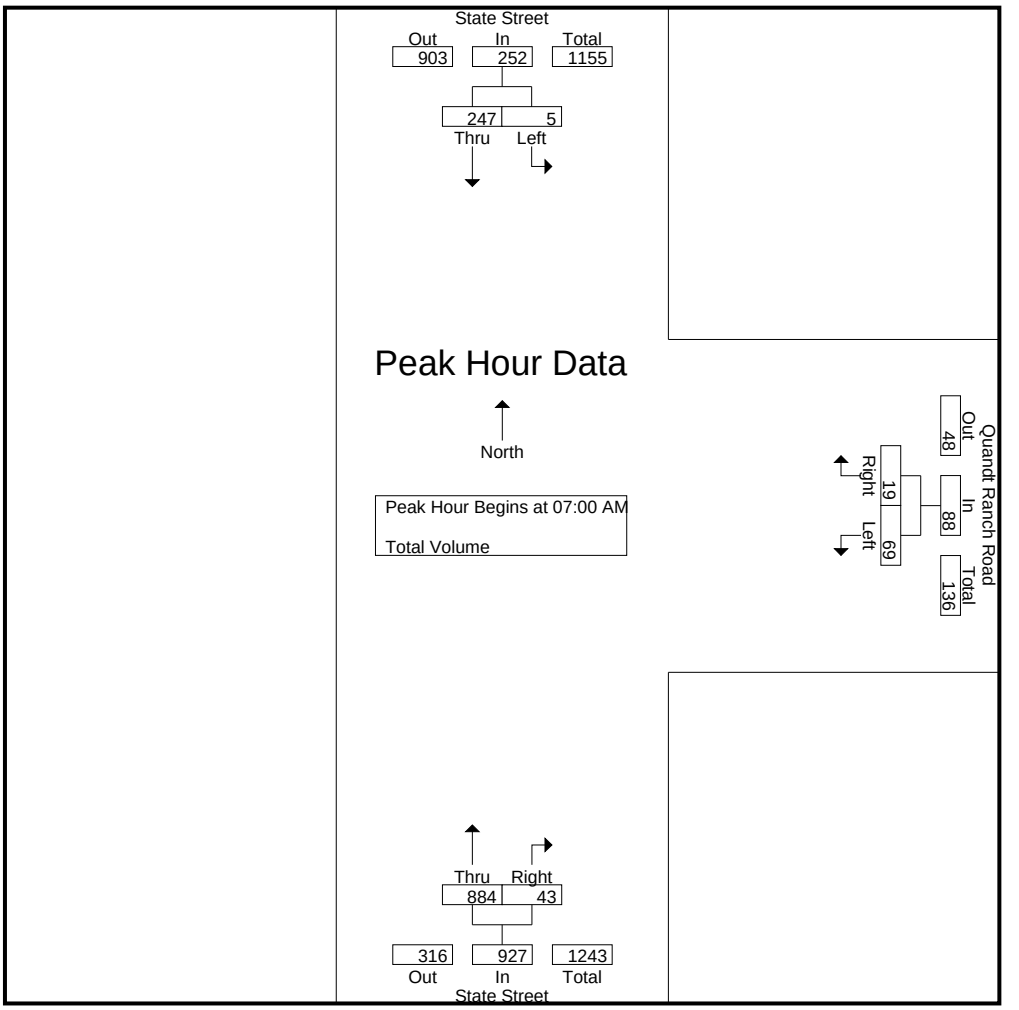
Site Code : 05722704
Start Date : 8/16/2022
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:00 AM			07:00 AM			07:00 AM		
+0 mins.	**2**	61	63	24	4	28	**257**	12	**269**
+15 mins.	1	57	58	**29**	**6**	**35**	232	13	245
+30 mins.	2	60	62	8	4	12	203	**15**	218
+45 mins.	0	**69**	**69**	8	5	13	192	3	195
Total Volume	5	247	252	69	19	88	884	43	927
% App. Total	2	98		78.4	21.6		95.4	4.6	
PHF	.625	.895	.913	.595	.792	.629	.860	.717	.862

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City of San Jacinto
N/S: State Street
E/W: Quandt Ranch Road
Weather: Clear

File Name : 01_SJC_State_QR PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound			Quandt Ranch Road Westbound			State Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	5	148	153	6	0	6	111	9	120	279
04:15 PM	2	146	148	8	1	9	112	13	125	282
04:30 PM	6	132	138	11	2	13	120	10	130	281
04:45 PM	5	132	137	6	0	6	123	9	132	275
Total	18	558	576	31	3	34	466	41	507	1117
05:00 PM	4	154	158	8	1	9	125	11	136	303
05:15 PM	4	207	211	6	0	6	139	9	148	365
05:30 PM	7	136	143	10	3	13	123	12	135	291
05:45 PM	6	150	156	10	1	11	95	18	113	280
Total	21	647	668	34	5	39	482	50	532	1239
Grand Total	39	1205	1244	65	8	73	948	91	1039	2356
Apprch %	3.1	96.9		89	11		91.2	8.8		
Total %	1.7	51.1	52.8	2.8	0.3	3.1	40.2	3.9	44.1	

	State Street Southbound			Quandt Ranch Road Westbound			State Street Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 05:00 PM										
05:00 PM	4	154	158	8	1	9	125	11	136	303
05:15 PM	4	**207**	**211**	6	0	6	**139**	9	**148**	**365**
05:30 PM	**7**	136	143	**10**	**3**	**13**	123	12	135	291
05:45 PM	6	150	156	10	1	11	95	**18**	113	280
Total Volume	21	647	668	34	5	39	482	50	532	1239
% App. Total	3.1	96.9		87.2	12.8		90.6	9.4		
PHF	.750	.781	.791	.850	.417	.750	.867	.694	.899	.849

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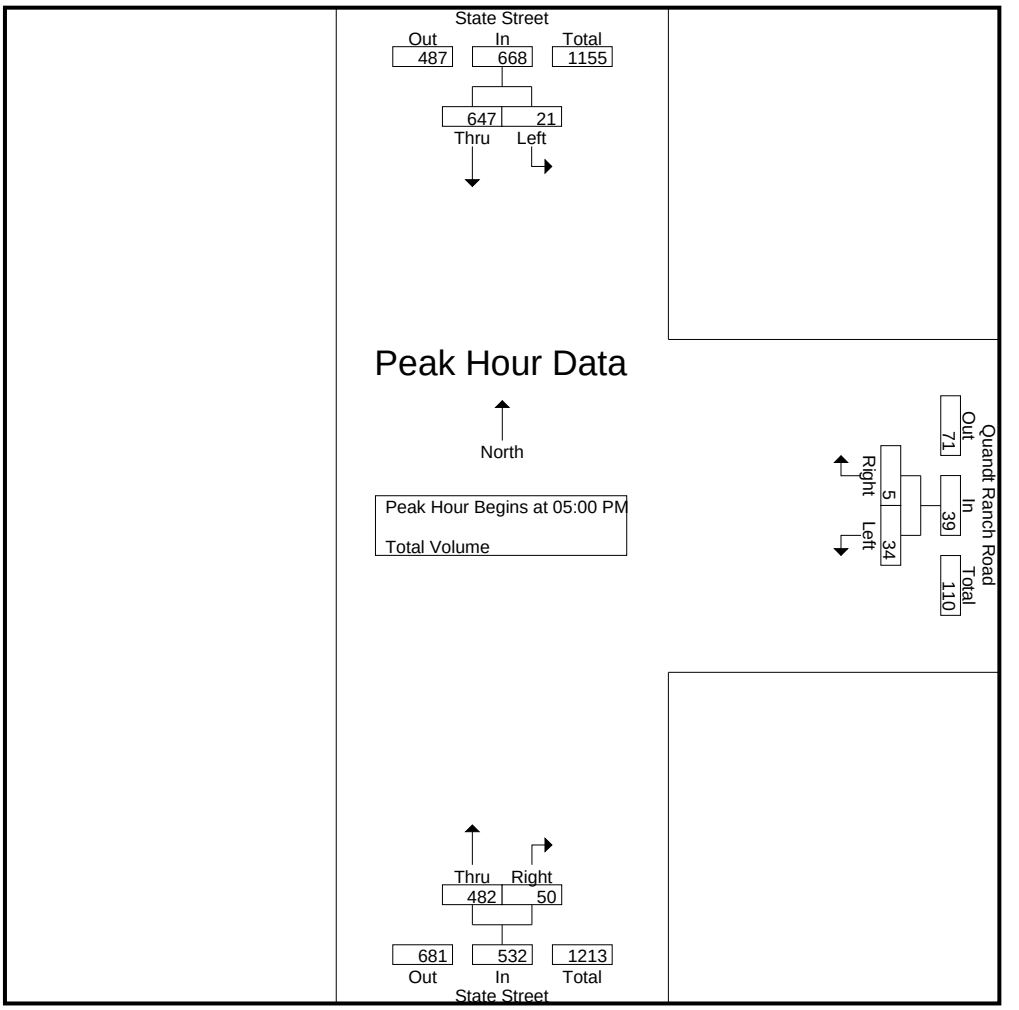

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM			05:00 PM			04:45 PM		
+0 mins.	4	154	158	8	1	9	123	9	132
+15 mins.	4	**207**	**211**	6	0	6	125	11	136
+30 mins.	**7**	136	143	**10**	**3**	**13**	**139**	9	**148**
+45 mins.	6	150	156	10	1	11	123	**12**	135
Total Volume	21	647	668	34	5	39	510	41	551
% App. Total	3.1	96.9		87.2	12.8		92.6	7.4	
PHF	.750	.781	.791	.850	.417	.750	.917	.854	.931

Counts Unlimited, Inc.
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Corona, CA 92878
(951)268-6268

City of San Jacinto
N/S: State Street
E/W: Community College Drive
Weather: Clear

File Name : 02_SJC_State_CC AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound				Community College Drive Westbound				State Street Northbound				Community College Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	9	63	0	72	1	0	14	15	1	276	6	283	0	1	4	5	375
07:15 AM	20	108	1	129	1	1	31	33	3	280	3	286	0	0	3	3	451
07:30 AM	23	107	0	130	4	1	9	14	1	236	21	258	0	0	3	3	405
07:45 AM	13	85	1	99	11	0	12	23	3	217	33	253	2	0	1	3	378
Total	65	363	2	430	17	2	66	85	8	1009	63	1080	2	1	11	14	1609
08:00 AM	8	59	1	68	3	0	8	11	2	182	19	203	1	0	6	7	289
08:15 AM	13	81	0	94	3	0	8	11	5	183	12	200	1	0	2	3	308
08:30 AM	8	61	0	69	6	0	10	16	0	233	25	258	2	0	9	11	354
08:45 AM	4	85	0	89	9	0	9	18	2	184	29	215	0	1	5	6	328
Total	33	286	1	320	21	0	35	56	9	782	85	876	4	1	22	27	1279
Grand Total	98	649	3	750	38	2	101	141	17	1791	148	1956	6	2	33	41	2888
Apprch %	13.1	86.5	0.4		27	1.4	71.6		0.9	91.6	7.6		14.6	4.9	80.5		
Total %	3.4	22.5	0.1	26	1.3	0.1	3.5	4.9	0.6	62	5.1	67.7	0.2	0.1	1.1	1.4	

	State Street Southbound				Community College Drive Westbound				State Street Northbound				Community College Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	9	63	0	72	1	0	14	15	1	276	6	283	0	**1**	**4**	**5**	375
07:15 AM	20	**108**	**1**	129	1	**1**	**31**	**33**	**3**	**280**	3	**286**	0	0	3	3	**451**
07:30 AM	**23**	107	0	**130**	4	1	9	14	1	236	21	258	0	0	3	3	405
07:45 AM	13	85	1	99	**11**	0	12	23	3	217	**33**	253	**2**	0	1	3	378
Total Volume	65	363	2	430	17	2	66	85	8	1009	63	1080	2	1	11	14	1609
% App. Total	15.1	84.4	0.5		20	2.4	77.6		0.7	93.4	5.8		14.3	7.1	78.6		
PHF	.707	.840	.500	.827	.386	.500	.532	.644	.667	.901	.477	.944	.250	.250	.688	.700	.892

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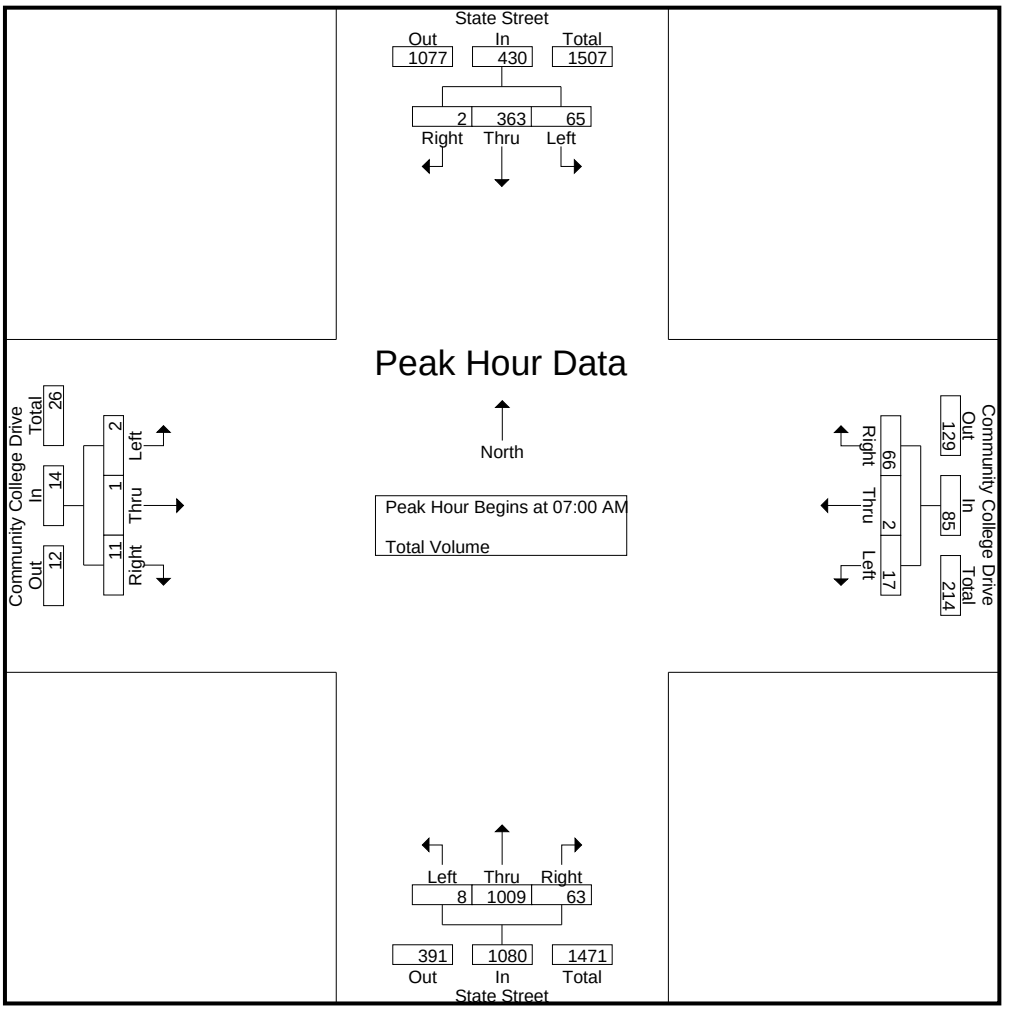

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:00 AM				07:00 AM				07:00 AM				08:00 AM			
+0 mins.	9	63	0	72	1	0	14	15	1	276	6	283	1	0	6	7
+15 mins.	20	**108**	**1**	129	1	**1**	**31**	**33**	**3**	**280**	3	**286**	1	0	2	3
+30 mins.	**23**	107	0	**130**	4	1	9	14	1	236	21	258	**2**	0	**9**	**11**
+45 mins.	13	85	1	99	**11**	0	12	23	3	217	**33**	253	0	**1**	5	6
Total Volume	65	363	2	430	17	2	66	85	8	1009	63	1080	4	1	22	27
% App. Total	15.1	84.4	0.5		20	2.4	77.6		0.7	93.4	5.8		14.8	3.7	81.5	
PHF	.707	.840	.500	.827	.386	.500	.532	.644	.667	.901	.477	.944	.500	.250	.611	.614

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City of San Jacinto
N/S: State Street
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File Name : 02_SJC_State_CC PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound				Community College Drive Westbound				State Street Northbound				Community College Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	19	148	1	168	5	0	5	10	5	125	8	138	1	0	4	5	321
04:15 PM	17	137	0	154	4	0	5	9	9	149	4	162	0	0	6	6	331
04:30 PM	19	145	1	165	12	0	6	18	7	140	8	155	0	0	3	3	341
04:45 PM	8	140	0	148	10	0	3	13	7	144	10	161	0	0	2	2	324
Total	63	570	2	635	31	0	19	50	28	558	30	616	1	0	15	16	1317
05:00 PM	16	158	1	175	4	0	6	10	5	138	6	149	0	0	4	4	338
05:15 PM	29	204	0	233	6	0	6	12	10	146	7	163	1	1	4	6	414
05:30 PM	21	145	1	167	1	1	9	11	6	137	14	157	0	0	3	3	338
05:45 PM	12	151	0	163	6	0	3	9	11	121	14	146	0	1	9	10	328
Total	78	658	2	738	17	1	24	42	32	542	41	615	1	2	20	23	1418
Grand Total	141	1228	4	1373	48	1	43	92	60	1100	71	1231	2	2	35	39	2735
Apprch %	10.3	89.4	0.3		52.2	1.1	46.7		4.9	89.4	5.8		5.1	5.1	89.7		
Total %	5.2	44.9	0.1	50.2	1.8	0	1.6	3.4	2.2	40.2	2.6	45	0.1	0.1	1.3	1.4	

	State Street Southbound				Community College Drive Westbound				State Street Northbound				Community College Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	16	158	**1**	175	4	0	6	10	5	138	6	149	0	0	4	4	338
05:15 PM	**29**	**204**	0	**233**	**6**	0	6	**12**	10	**146**	7	**163**	**1**	**1**	4	6	**414**
05:30 PM	21	145	1	167	1	**1**	**9**	11	6	137	**14**	157	0	0	3	3	338
05:45 PM	12	151	0	163	6	0	3	9	**11**	121	14	146	0	1	**9**	**10**	328
Total Volume	78	658	2	738	17	1	24	42	32	542	41	615	1	2	20	23	1418
% App. Total	10.6	89.2	0.3		40.5	2.4	57.1		5.2	88.1	6.7		4.3	8.7	87		
PHF	.672	.806	.500	.792	.708	.250	.667	.875	.727	.928	.732	.943	.250	.500	.556	.575	.856

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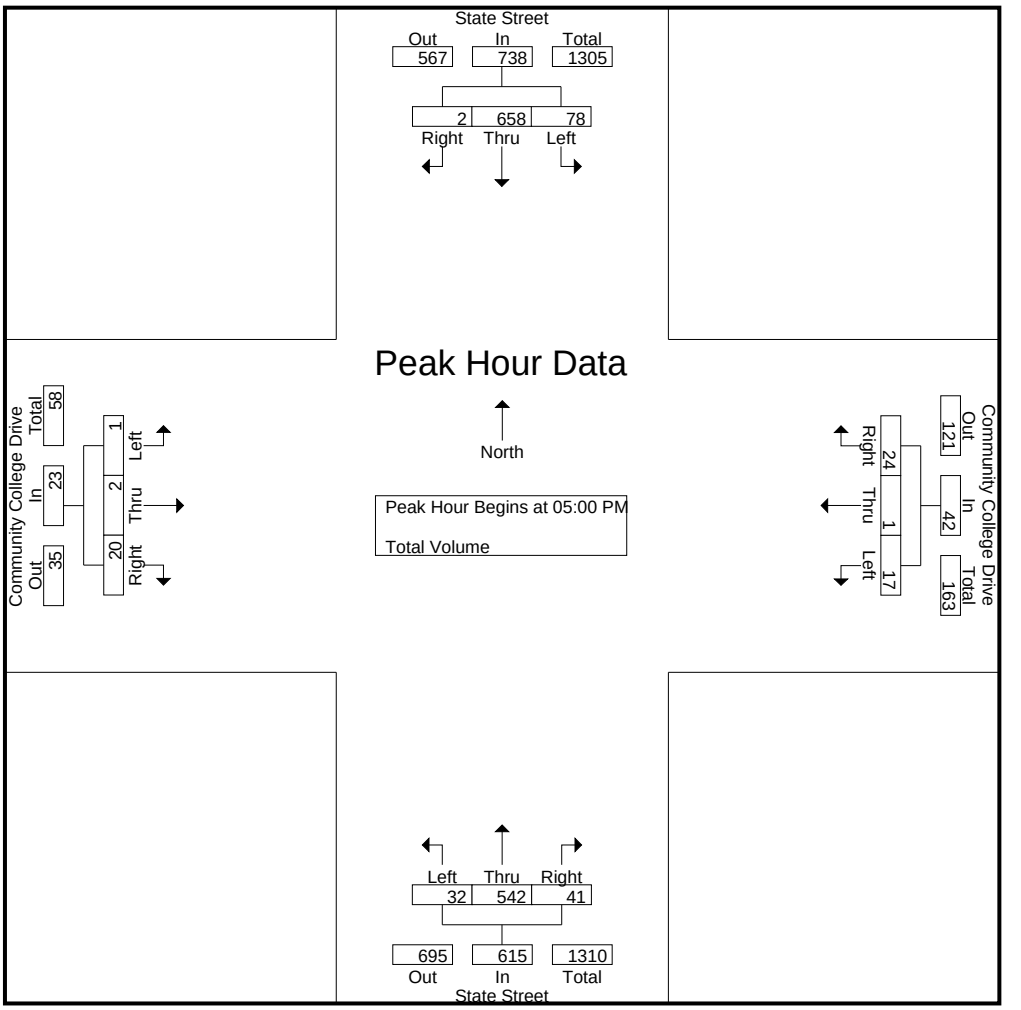
Weather: Clear

File Name : 02_SJC_State_CC PM
Site Code : 05722704
Start Date : 8/16/2022



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				04:30 PM				04:45 PM				05:00 PM			
+0 mins.	16	158	**1**	175	**12**	0	**6**	**18**	7	144	10	161	0	0	4	4
+15 mins.	**29**	**204**	0	**233**	10	0	3	13	5	138	6	149	**1**	**1**	4	6
+30 mins.	21	145	1	167	4	0	6	10	**10**	**146**	7	**163**	0	0	3	3
+45 mins.	12	151	0	163	6	0	6	12	6	137	**14**	157	0	1	**9**	**10**
Total Volume	78	658	2	738	32	0	21	53	28	565	37	630	1	2	20	23
% App. Total	10.6	89.2	0.3		60.4	0	39.6		4.4	89.7	5.9		4.3	8.7	87	
PHF	.672	.806	.500	.792	.667	.000	.875	.736	.700	.967	.661	.966	.250	.500	.556	.575

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City of San Jacinto
N/S: State Street
E/W: Ramona Expressway
Weather: Clear

File Name : 03_SJC_State_Ram AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound				Ramona Expressway Westbound				State Street Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	15	38	11	64	20	135	85	240	75	178	4	257	24	110	70	204	765
07:15 AM	28	64	29	121	15	146	99	260	76	186	13	275	21	85	116	222	878
07:30 AM	29	70	26	125	32	111	86	229	51	155	15	221	35	77	106	218	793
07:45 AM	21	61	15	97	29	85	79	193	50	158	15	223	52	85	110	247	760
Total	93	233	81	407	96	477	349	922	252	677	47	976	132	357	402	891	3196
08:00 AM	15	67	11	93	38	100	73	211	45	151	19	215	29	104	116	249	768
08:15 AM	23	63	14	100	39	103	73	215	38	93	12	143	24	92	112	228	686
08:30 AM	18	73	17	108	13	94	71	178	58	185	19	262	51	76	64	191	739
08:45 AM	20	64	16	100	19	80	71	170	36	119	15	170	43	103	91	237	677
Total	76	267	58	401	109	377	288	774	177	548	65	790	147	375	383	905	2870
Grand Total	169	500	139	808	205	854	637	1696	429	1225	112	1766	279	732	785	1796	6066
Apprch %	20.9	61.9	17.2		12.1	50.4	37.6		24.3	69.4	6.3		15.5	40.8	43.7		
Total %	2.8	8.2	2.3	13.3	3.4	14.1	10.5	28	7.1	20.2	1.8	29.1	4.6	12.1	12.9	29.6	

	State Street Southbound				Ramona Expressway Westbound				State Street Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	28	64	**29**	121	15	**146**	**99**	**260**	**76**	**186**	13	**275**	21	85	**116**	222	**878**
07:30 AM	**29**	**70**	26	**125**	32	111	86	229	51	155	15	221	35	77	106	218	793
07:45 AM	21	61	15	97	29	85	79	193	50	158	15	223	**52**	85	110	247	760
08:00 AM	15	67	11	93	**38**	100	73	211	45	151	**19**	215	29	**104**	116	**249**	768
Total Volume	93	262	81	436	114	442	337	893	222	650	62	934	137	351	448	936	3199
% App. Total	21.3	60.1	18.6		12.8	49.5	37.7		23.8	69.6	6.6		14.6	37.5	47.9		
PHF	.802	.936	.698	.872	.750	.757	.851	.859	.730	.874	.816	.849	.659	.844	.966	.940	.911

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City of San Jacinto
N/S: State Street
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File Name : 03_SJC_State_Ram AM
Site Code : 05722704
Start Date : 8/16/2022
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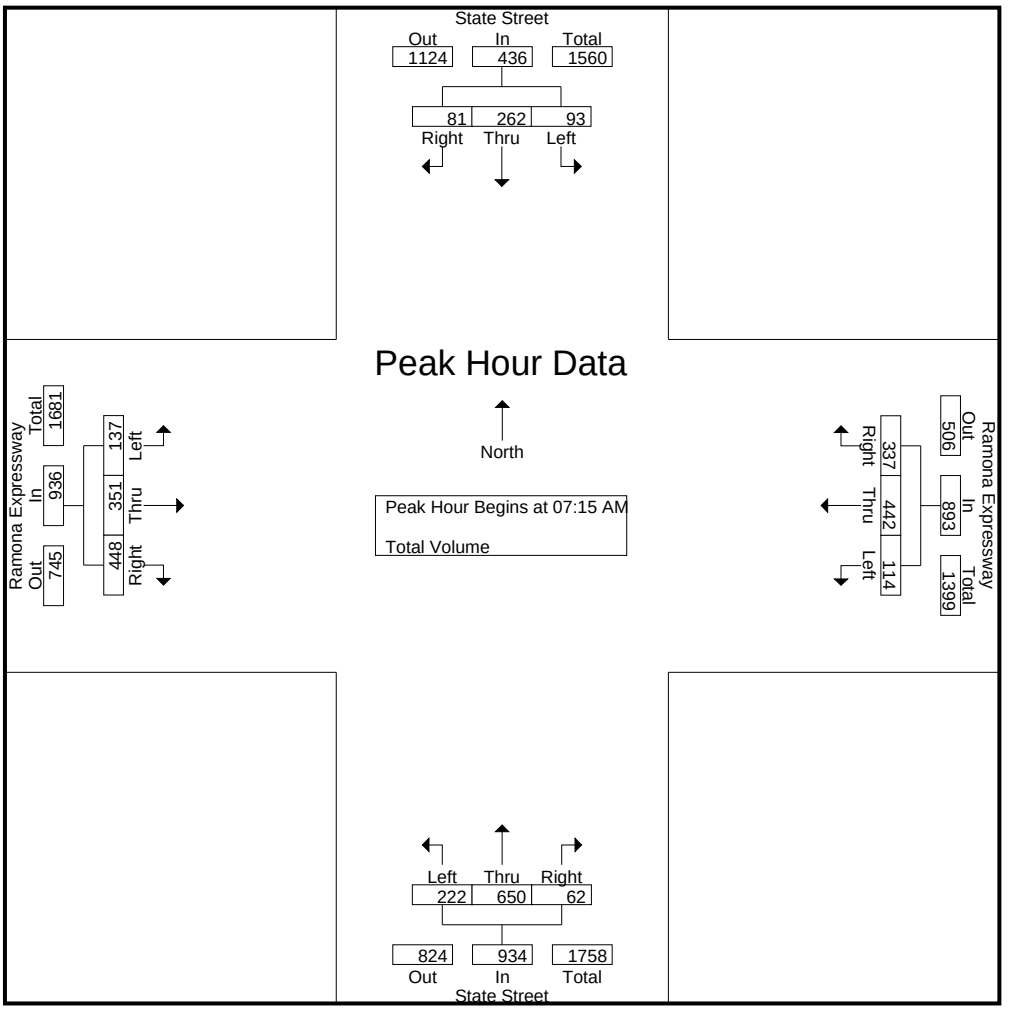

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:15 AM				07:00 AM				07:00 AM				07:30 AM			
+0 mins.	28	64	**29**	121	20	135	85	240	75	178	4	257	35	77	106	218
+15 mins.	**29**	**70**	26	**125**	15	**146**	**99**	**260**	**76**	**186**	13	**275**	**52**	85	110	247
+30 mins.	21	61	15	97	**32**	111	86	229	51	155	**15**	221	29	**104**	**116**	**249**
+45 mins.	15	67	11	93	29	85	79	193	50	158	15	223	24	92	112	228
Total Volume	93	262	81	436	96	477	349	922	252	677	47	976	140	358	444	942
% App. Total	21.3	60.1	18.6		10.4	51.7	37.9		25.8	69.4	4.8		14.9	38	47.1	
PHF	.802	.936	.698	.872	.750	.817	.881	.887	.829	.910	.783	.887	.673	.861	.957	.946

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City of San Jacinto
N/S: State Street
E/W: Ramona Expressway
Weather: Clear

File Name : 03_SJC_State_Ram PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound				Ramona Expressway Westbound				State Street Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	67	116	20	203	27	106	37	170	94	138	25	257	31	172	113	316	946
04:15 PM	52	99	20	171	24	94	27	145	60	121	14	195	45	178	112	335	846
04:30 PM	40	115	20	175	29	100	39	168	75	128	24	227	32	170	107	309	879
04:45 PM	57	99	21	177	27	92	42	161	86	97	15	198	37	160	102	299	835
Total	216	429	81	726	107	392	145	644	315	484	78	877	145	680	434	1259	3506
05:00 PM	41	100	24	165	20	72	31	123	91	120	30	241	28	158	87	273	802
05:15 PM	61	138	37	236	32	105	41	178	86	165	20	271	29	155	90	274	959
05:30 PM	63	104	11	178	22	95	33	150	104	111	25	240	32	189	112	333	901
05:45 PM	53	105	19	177	23	79	33	135	67	100	14	181	28	146	87	261	754
Total	218	447	91	756	97	351	138	586	348	496	89	933	117	648	376	1141	3416
Grand Total	434	876	172	1482	204	743	283	1230	663	980	167	1810	262	1328	810	2400	6922
Apprch %	29.3	59.1	11.6		16.6	60.4	23		36.6	54.1	9.2		10.9	55.3	33.8		
Total %	6.3	12.7	2.5	21.4	2.9	10.7	4.1	17.8	9.6	14.2	2.4	26.1	3.8	19.2	11.7	34.7	

	State Street Southbound				Ramona Expressway Westbound				State Street Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	**67**	**116**	20	**203**	27	**106**	37	**170**	**94**	**138**	**25**	**257**	31	172	**113**	316	**946**
04:15 PM	52	99	20	171	24	94	27	145	60	121	14	195	**45**	**178**	112	**335**	846
04:30 PM	40	115	20	175	**29**	100	39	168	75	128	24	227	32	170	107	309	879
04:45 PM	57	99	**21**	177	27	92	**42**	161	86	97	15	198	37	160	102	299	835
Total Volume	216	429	81	726	107	392	145	644	315	484	78	877	145	680	434	1259	3506
% App. Total	29.8	59.1	11.2		16.6	60.9	22.5		35.9	55.2	8.9		11.5	54	34.5		
PHF	.806	.925	.964	.894	.922	.925	.863	.947	.838	.877	.780	.853	.806	.955	.960	.940	.927

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City of San Jacinto
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E/W: Ramona Expressway
Weather: Clear

File Name : 03_SJC_State_Ram PM
Site Code : 05722704
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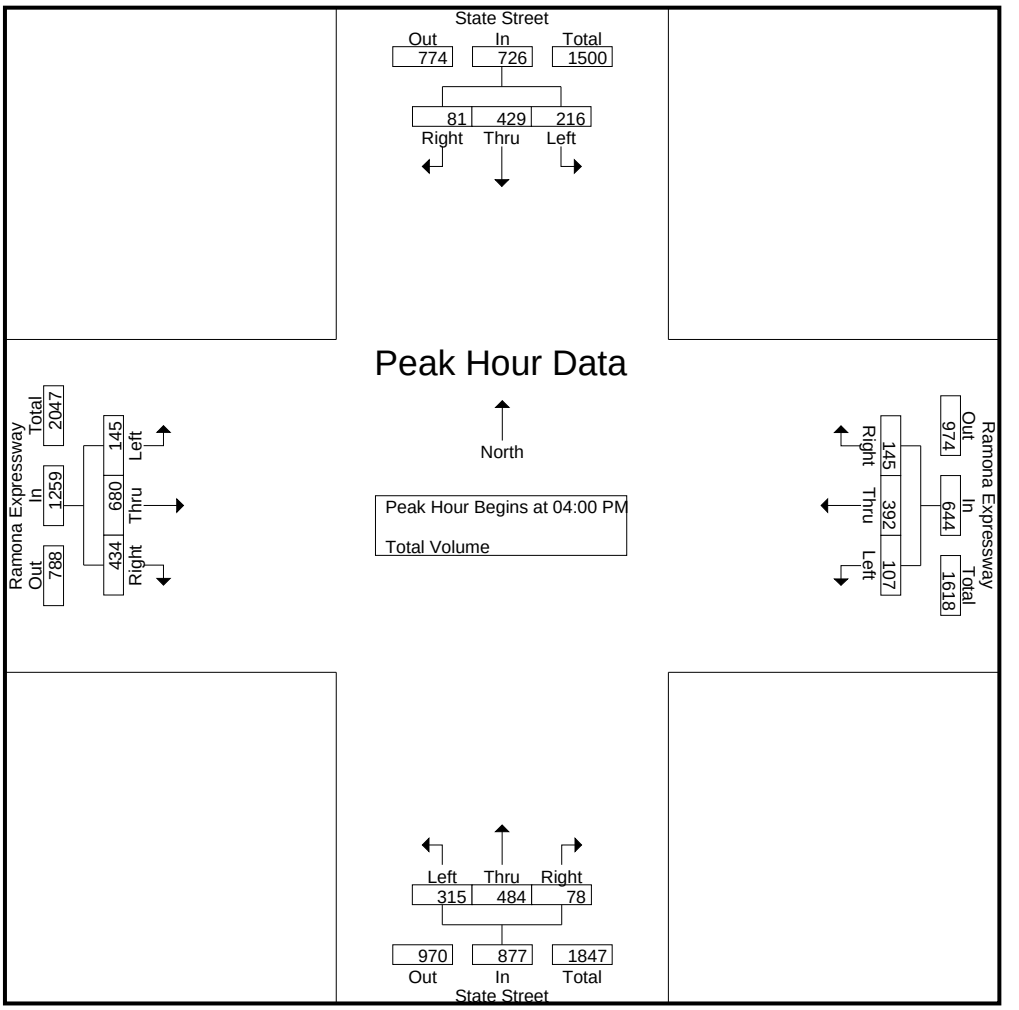

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM				04:00 PM				04:45 PM				04:00 PM			
+0 mins.	57	99	21	177	27	**106**	37	**170**	86	97	15	198	31	172	**113**	316
+15 mins.	41	100	24	165	24	94	27	145	91	120	**30**	241	**45**	**178**	112	**335**
+30 mins.	61	**138**	**37**	**236**	**29**	100	39	168	86	**165**	20	**271**	32	170	107	309
+45 mins.	**63**	104	11	178	27	92	**42**	161	**104**	111	25	240	37	160	102	299
Total Volume	222	441	93	756	107	392	145	644	367	493	90	950	145	680	434	1259
% App. Total	29.4	58.3	12.3		16.6	60.9	22.5		38.6	51.9	9.5		11.5	54	34.5	
PHF	.881	.799	.628	.801	.922	.925	.863	.947	.882	.747	.750	.876	.806	.955	.960	.940

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City of San Jacinto
N/S: State Street
E/W: Idyllwild Drive
Weather: Clear

File Name : 04_SJC_State_Idy AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	State Street Southbound				Idyllwild Drive Westbound				State Street Northbound				Idyllwild Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	7	113	14	134	11	6	28	45	4	232	9	245	12	12	2	26	450
07:15 AM	22	154	9	185	11	15	28	54	4	224	16	244	18	10	4	32	515
07:30 AM	18	167	6	191	14	15	20	49	2	177	17	196	12	19	3	34	470
07:45 AM	24	168	4	196	18	21	26	65	7	193	38	238	22	50	4	76	575
Total	71	602	33	706	54	57	102	213	17	826	80	923	64	91	13	168	2010
08:00 AM	50	153	2	205	44	41	24	109	4	155	55	214	19	76	3	98	626
08:15 AM	52	156	14	222	71	60	33	164	21	97	72	190	17	80	3	100	676
08:30 AM	6	132	13	151	56	32	19	107	10	222	38	270	12	12	2	26	554
08:45 AM	12	166	8	186	11	3	9	23	4	164	7	175	15	6	7	28	412
Total	120	607	37	764	182	136	85	403	39	638	172	849	63	174	15	252	2268
Grand Total	191	1209	70	1470	236	193	187	616	56	1464	252	1772	127	265	28	420	4278
Apprch %	13	82.2	4.8		38.3	31.3	30.4		3.2	82.6	14.2		30.2	63.1	6.7		
Total %	4.5	28.3	1.6	34.4	5.5	4.5	4.4	14.4	1.3	34.2	5.9	41.4	3	6.2	0.7	9.8	

	State Street Southbound				Idyllwild Drive Westbound				State Street Northbound				Idyllwild Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	24	**168**	4	196	18	21	26	65	7	193	38	238	**22**	50	**4**	76	575
08:00 AM	50	153	2	205	44	41	24	109	4	155	55	214	19	76	3	98	626
08:15 AM	**52**	156	**14**	**222**	**71**	**60**	**33**	**164**	**21**	97	**72**	190	17	**80**	3	**100**	**676**
08:30 AM	6	132	13	151	56	32	19	107	10	**222**	38	**270**	12	12	2	26	554
Total Volume	132	609	33	774	189	154	102	445	42	667	203	912	70	218	12	300	2431
% App. Total	17.1	78.7	4.3		42.5	34.6	22.9		4.6	73.1	22.3		23.3	72.7	4		
PHF	.635	.906	.589	.872	.665	.642	.773	.678	.500	.751	.705	.844	.795	.681	.750	.750	.899

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City of San Jacinto
N/S: State Street
E/W: Idyllwild Drive
Weather: Clear

File Name : 04_SJC_State_Idy AM
Site Code : 05722704
Start Date : 8/16/2022
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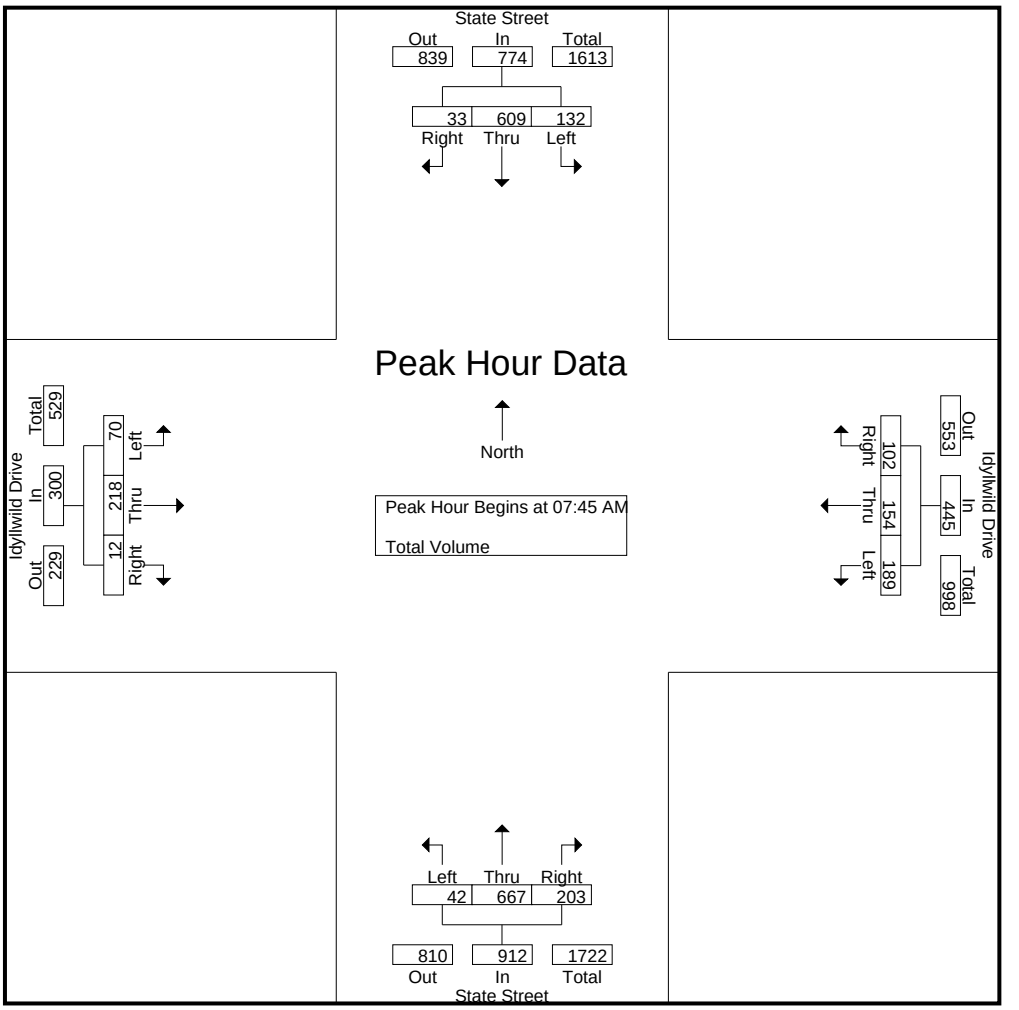

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:30 AM				07:45 AM				07:00 AM				07:30 AM			
+0 mins.	18	167	6	191	18	21	26	65	4	**232**	9	**245**	12	19	3	34
+15 mins.	24	**168**	4	196	44	41	24	109	4	224	16	244	**22**	50	**4**	76
+30 mins.	50	153	2	205	**71**	**60**	**33**	**164**	2	177	17	196	19	76	3	98
+45 mins.	**52**	156	**14**	**222**	56	32	19	107	**7**	193	**38**	238	17	**80**	3	**100**
Total Volume	144	644	26	814	189	154	102	445	17	826	80	923	70	225	13	308
% App. Total	17.7	79.1	3.2		42.5	34.6	22.9		1.8	89.5	8.7		22.7	73.1	4.2	
PHF	.692	.958	.464	.917	.665	.642	.773	.678	.607	.890	.526	.942	.795	.703	.813	.770

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City of San Jacinto
N/S: State Street
E/W: Idyllwild Drive
Weather: Clear

File Name : 04_SJC_State_Idy PM
Site Code : 05722704
Start Date : 8/16/2022
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Groups Printed- Total Volume

	State Street Southbound				Idyllwild Drive Westbound				State Street Northbound				Idyllwild Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	19	228	16	263	27	14	28	69	11	190	26	227	23	9	16	48	607
04:15 PM	21	203	15	239	10	12	16	38	2	176	21	199	11	9	2	22	498
04:30 PM	11	212	15	238	11	14	13	38	8	192	25	225	19	6	4	29	530
04:45 PM	19	195	14	228	5	7	9	21	8	181	19	208	18	11	7	36	493
Total	70	838	60	968	53	47	66	166	29	739	91	859	71	35	29	135	2128
05:00 PM	18	196	9	223	17	6	15	38	3	217	14	234	20	8	4	32	527
05:15 PM	13	223	13	249	12	12	17	41	7	217	19	243	18	15	3	36	569
05:30 PM	19	209	18	246	5	6	11	22	7	216	19	242	18	5	4	27	537
05:45 PM	14	198	12	224	8	7	4	19	9	163	18	190	9	7	3	19	452
Total	64	826	52	942	42	31	47	120	26	813	70	909	65	35	14	114	2085
Grand Total	134	1664	112	1910	95	78	113	286	55	1552	161	1768	136	70	43	249	4213
Apprch %	7	87.1	5.9		33.2	27.3	39.5		3.1	87.8	9.1		54.6	28.1	17.3		
Total %	3.2	39.5	2.7	45.3	2.3	1.9	2.7	6.8	1.3	36.8	3.8	42	3.2	1.7	1	5.9	

	State Street Southbound				Idyllwild Drive Westbound				State Street Northbound				Idyllwild Drive Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	19	**228**	**16**	**263**	**27**	**14**	**28**	**69**	**11**	190	**26**	**227**	**23**	9	**16**	**48**	**607**
04:15 PM	**21**	203	15	239	10	12	16	38	2	176	21	199	11	9	2	22	498
04:30 PM	11	212	15	238	11	14	13	38	8	**192**	25	225	19	6	4	29	530
04:45 PM	19	195	14	228	5	7	9	21	8	181	19	208	18	**11**	7	36	493
Total Volume	70	838	60	968	53	47	66	166	29	739	91	859	71	35	29	135	2128
% App. Total	7.2	86.6	6.2		31.9	28.3	39.8		3.4	86	10.6		52.6	25.9	21.5		
PHF	.833	.919	.938	.920	.491	.839	.589	.601	.659	.962	.875	.946	.772	.795	.453	.703	.876

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City of San Jacinto
N/S: State Street
E/W: Idyllwild Drive
Weather: Clear

File Name : 04_SJC_State_Idy PM
Site Code : 05722704
Start Date : 8/16/2022
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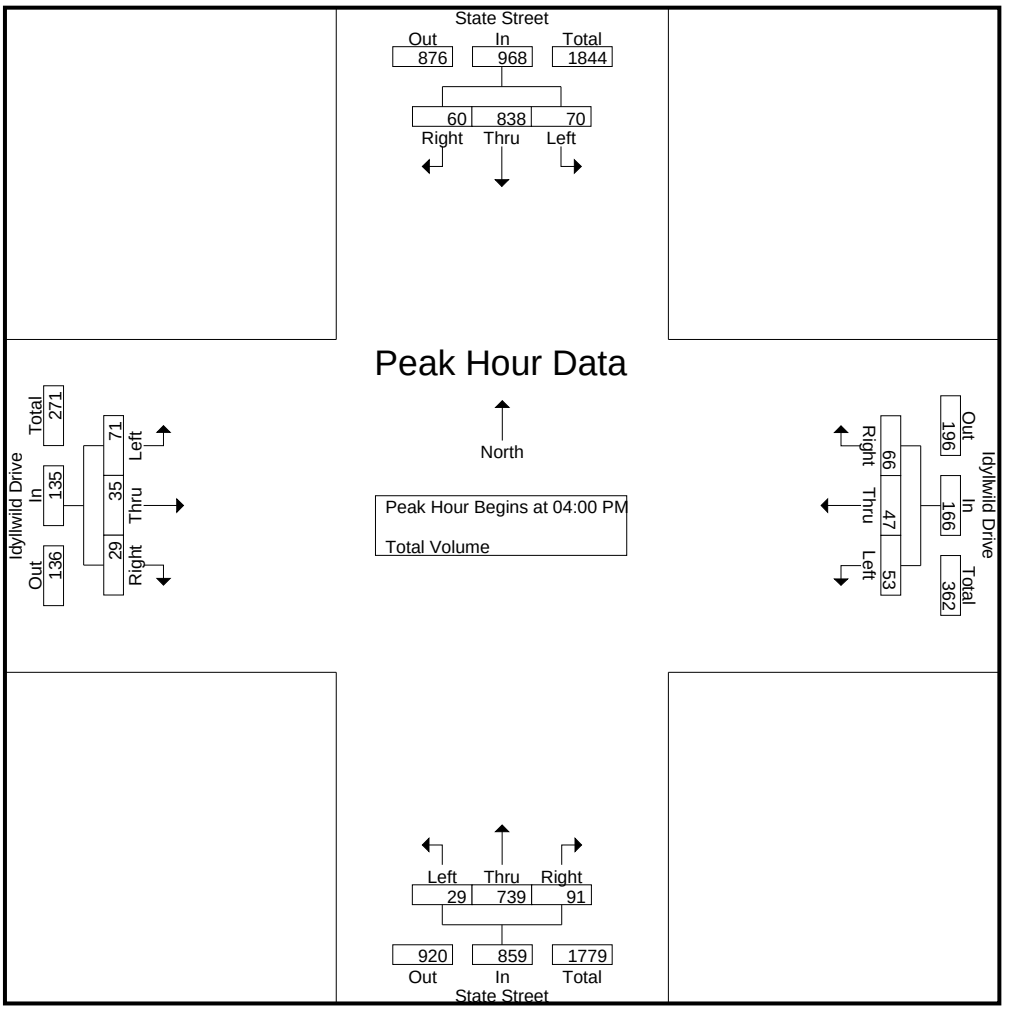

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:00 PM				04:00 PM				04:45 PM				04:00 PM			
+0 mins.	19	**228**	**16**	**263**	**27**	**14**	**28**	**69**	**8**	181	**19**	208	**23**	9	**16**	**48**
+15 mins.	**21**	203	15	239	10	12	16	38	3	**217**	14	234	11	9	2	22
+30 mins.	11	212	15	238	11	14	13	38	7	217	19	**243**	19	6	4	29
+45 mins.	19	195	14	228	5	7	9	21	7	216	19	242	18	**11**	7	36
Total Volume	70	838	60	968	53	47	66	166	25	831	71	927	71	35	29	135
% App. Total	7.2	86.6	6.2		31.9	28.3	39.8		2.7	89.6	7.7		52.6	25.9	21.5	
PHF	.833	.919	.938	.920	.491	.839	.589	.601	.781	.957	.934	.954	.772	.795	.453	.703

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City of San Jacinto
N/S: Village at San Jacinto Driveway
E/W: Ramona Expressway
Weather: Clear

File Name : 05_SJC_Village_Ram AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	Village at San Jacinto Driveway Southbound			Ramona Expressway Westbound			Ramona Expressway Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
07:00 AM	13	11	24	220	26	246	0	128	128	398
07:15 AM	17	3	20	276	16	292	5	120	125	437
07:30 AM	26	12	38	224	20	244	4	121	125	407
07:45 AM	26	7	33	174	20	194	2	113	115	342
Total	82	33	115	894	82	976	11	482	493	1584
08:00 AM	23	8	31	208	23	231	4	137	141	403
08:15 AM	18	5	23	195	25	220	2	123	125	368
08:30 AM	21	4	25	178	19	197	2	116	118	340
08:45 AM	16	5	21	154	21	175	1	129	130	326
Total	78	22	100	735	88	823	9	505	514	1437
Grand Total	160	55	215	1629	170	1799	20	987	1007	3021
Apprch %	74.4	25.6		90.6	9.4		2	98		
Total %	5.3	1.8	7.1	53.9	5.6	59.5	0.7	32.7	33.3	

	Village at San Jacinto Driveway Southbound			Ramona Expressway Westbound			Ramona Expressway Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	17	3	20	**276**	16	**292**	**5**	120	125	**437**
07:30 AM	**26**	**12**	**38**	224	20	244	4	121	125	407
07:45 AM	26	7	33	174	20	194	2	113	115	342
08:00 AM	23	8	31	208	**23**	231	4	**137**	**141**	403
Total Volume	92	30	122	882	79	961	15	491	506	1589
% App. Total	75.4	24.6		91.8	8.2		3	97		
PHF	.885	.625	.803	.799	.859	.823	.750	.896	.897	.909

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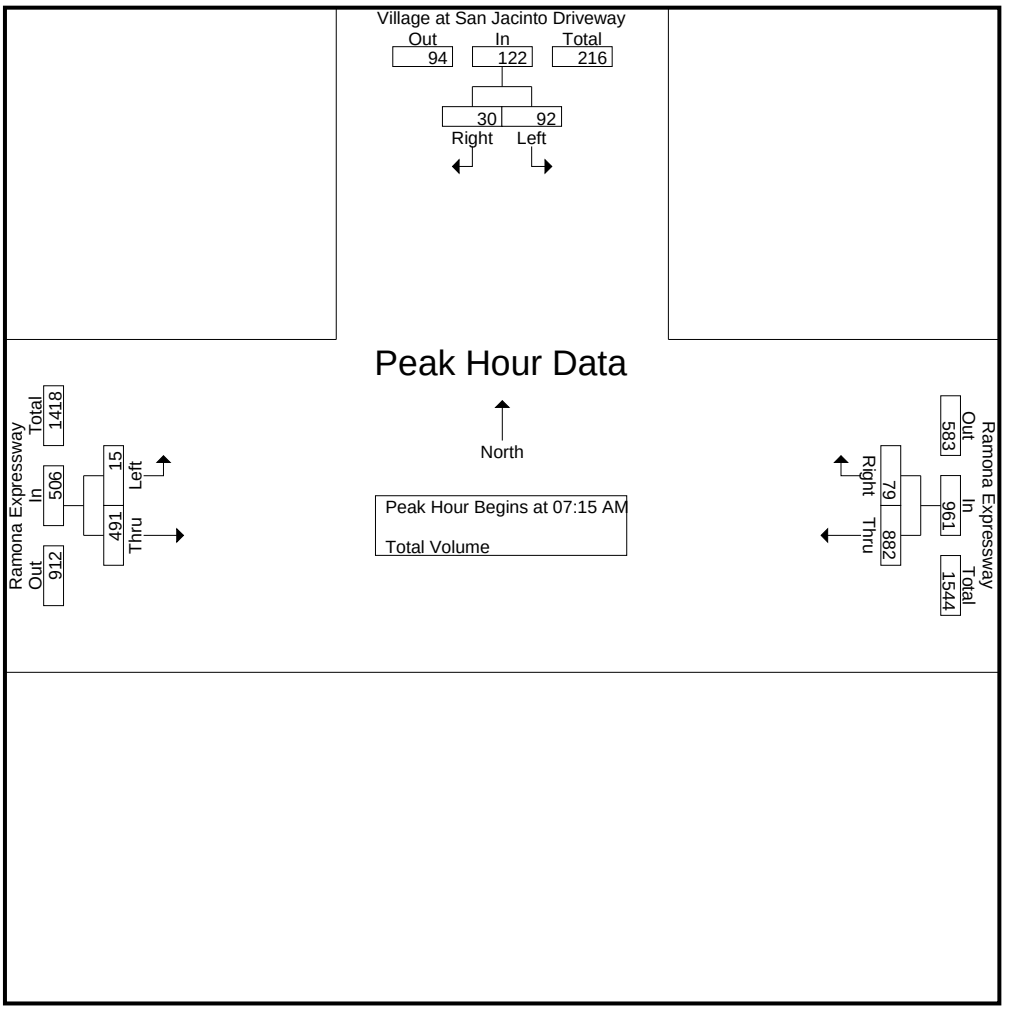
City of San Jacinto
N/S: Village at San Jacinto Driveway
E/W: Ramona Expressway
Weather: Clear

File Name : 05_SJC_Village_Ram AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:30 AM			07:00 AM			08:00 AM		
+0 mins.	**26**	**12**	**38**	220	**26**	246	**4**	**137**	**141**
+15 mins.	26	7	33	**276**	16	**292**	2	123	125
+30 mins.	23	8	31	224	20	244	2	116	118
+45 mins.	18	5	23	174	20	194	1	129	130
Total Volume	93	32	125	894	82	976	9	505	514
% App. Total	74.4	25.6		91.6	8.4		1.8	98.2	
PHF	.894	.667	.822	.810	.788	.836	.563	.922	.911

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City of San Jacinto
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E/W: Ramona Expressway
Weather: Clear

File Name : 05_SJC_Village_Ram PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	Village at San Jacinto Driveway Southbound			Ramona Expressway Westbound			Ramona Expressway Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
04:00 PM	33	21	54	158	29	187	14	254	268	509
04:15 PM	43	19	62	124	20	144	2	249	251	457
04:30 PM	33	29	62	132	21	153	8	221	229	444
04:45 PM	46	24	70	137	24	161	6	231	237	468
Total	155	93	248	551	94	645	30	955	985	1878
05:00 PM	41	21	62	93	21	114	8	220	228	404
05:15 PM	29	30	59	153	18	171	6	234	240	470
05:30 PM	27	14	41	131	23	154	7	267	274	469
05:45 PM	32	17	49	114	19	133	3	216	219	401
Total	129	82	211	491	81	572	24	937	961	1744
Grand Total	284	175	459	1042	175	1217	54	1892	1946	3622
Apprch %	61.9	38.1		85.6	14.4		2.8	97.2		
Total %	7.8	4.8	12.7	28.8	4.8	33.6	1.5	52.2	53.7	

	Village at San Jacinto Driveway Southbound			Ramona Expressway Westbound			Ramona Expressway Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:00 PM										
04:00 PM	33	21	54	**158**	**29**	**187**	**14**	**254**	**268**	**509**
04:15 PM	43	19	62	124	20	144	2	249	251	457
04:30 PM	33	**29**	62	132	21	153	8	221	229	444
04:45 PM	**46**	24	**70**	137	24	161	6	231	237	468
Total Volume	155	93	248	551	94	645	30	955	985	1878
% App. Total	62.5	37.5		85.4	14.6		3	97		
PHF	.842	.802	.886	.872	.810	.862	.536	.940	.919	.922

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City of San Jacinto
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File Name : 05_SJC_Village_Ram PM
Site Code : 05722704
Start Date : 8/16/2022
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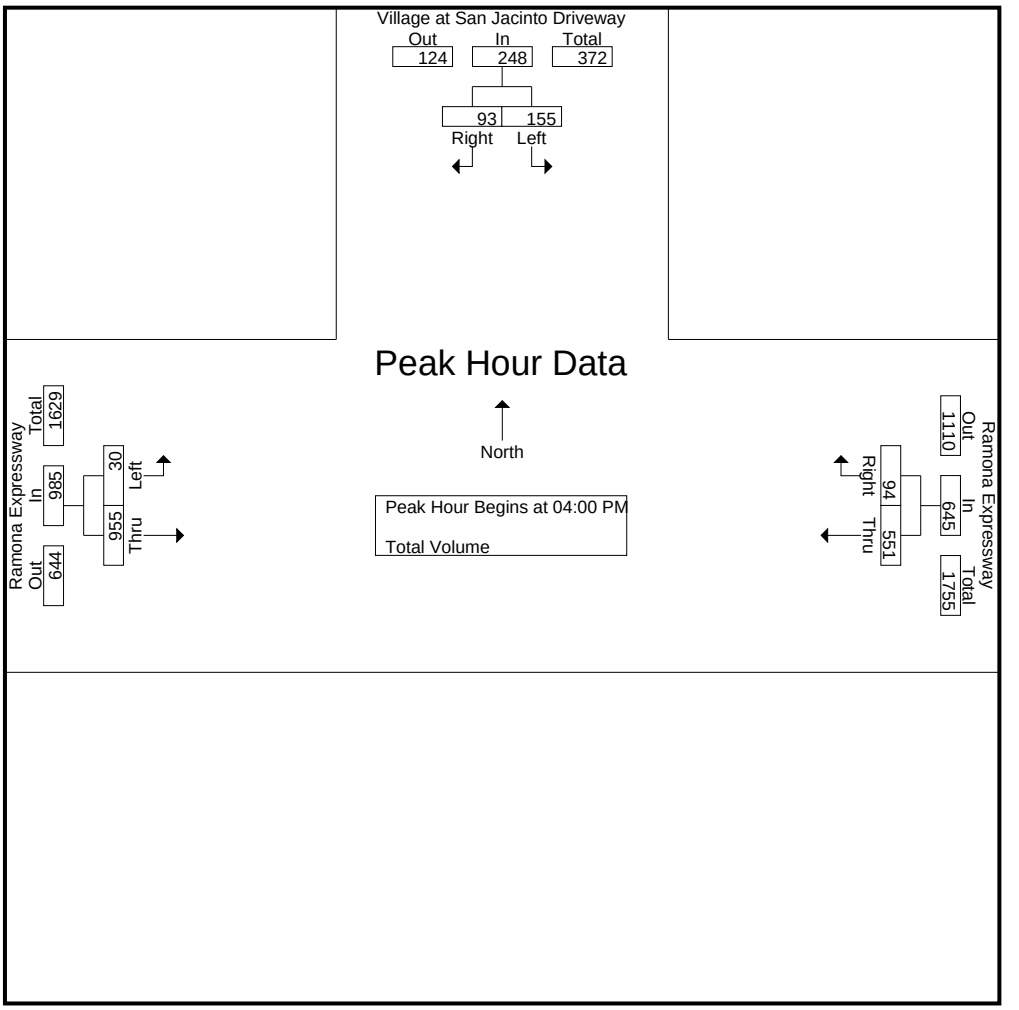

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:15 PM			04:00 PM			04:00 PM		
+0 mins.	43	19	62	**158**	**29**	**187**	**14**	**254**	**268**
+15 mins.	33	**29**	62	124	20	144	2	249	251
+30 mins.	**46**	24	**70**	132	21	153	8	221	229
+45 mins.	41	21	62	137	24	161	6	231	237
Total Volume	163	93	256	551	94	645	30	955	985
% App. Total	63.7	36.3		85.4	14.6		3	97	
PHF	.886	.802	.914	.872	.810	.862	.536	.940	.919

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City of San Jacinto
N/S: Eagle Road
E/W: Ramona Expressway
Weather: Clear

File Name : 06_SJC_Eagle_Ram AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	Eagle Road Southbound				Ramona Expressway Westbound				Eagle Road Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	6	1	6	13	2	213	10	225	24	8	3	35	3	129	8	140	413
07:15 AM	10	6	13	29	7	262	20	289	23	14	9	46	14	106	20	140	504
07:30 AM	25	8	15	48	8	214	23	245	9	12	5	26	11	118	18	147	466
07:45 AM	16	5	16	37	11	170	23	204	9	6	8	23	20	110	12	142	406
Total	57	20	50	127	28	859	76	963	65	40	25	130	48	463	58	569	1789
08:00 AM	11	11	10	32	28	215	14	257	14	6	10	30	20	130	13	163	482
08:15 AM	11	12	15	38	23	189	20	232	13	9	25	47	6	127	10	143	460
08:30 AM	12	9	14	35	6	168	23	197	12	8	9	29	14	110	13	137	398
08:45 AM	15	4	16	35	1	159	17	177	4	4	2	10	3	134	8	145	367
Total	49	36	55	140	58	731	74	863	43	27	46	116	43	501	44	588	1707
Grand Total	106	56	105	267	86	1590	150	1826	108	67	71	246	91	964	102	1157	3496
Apprch %	39.7	21	39.3		4.7	87.1	8.2		43.9	27.2	28.9		7.9	83.3	8.8		
Total %	3	1.6	3	7.6	2.5	45.5	4.3	52.2	3.1	1.9	2	7	2.6	27.6	2.9	33.1	

	Eagle Road Southbound				Ramona Expressway Westbound				Eagle Road Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	10	6	13	29	7	**262**	20	**289**	**23**	**14**	9	**46**	14	106	**20**	140	**504**
07:30 AM	**25**	8	15	**48**	8	214	**23**	245	9	12	5	26	11	118	18	147	466
07:45 AM	16	5	**16**	37	11	170	23	204	9	6	8	23	**20**	110	12	142	406
08:00 AM	11	**11**	10	32	**28**	215	14	257	14	6	**10**	30	20	**130**	13	**163**	482
Total Volume	62	30	54	146	54	861	80	995	55	38	32	125	65	464	63	592	1858
% App. Total	42.5	20.5	37		5.4	86.5	8		44	30.4	25.6		11	78.4	10.6		
PHF	.620	.682	.844	.760	.482	.822	.870	.861	.598	.679	.800	.679	.813	.892	.788	.908	.922

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City of San Jacinto
N/S: Eagle Road
E/W: Ramona Expressway
Weather: Clear

File Name : 06_SJC_Eagle_Ram AM
Site Code : 05722704
Start Date : 8/16/2022
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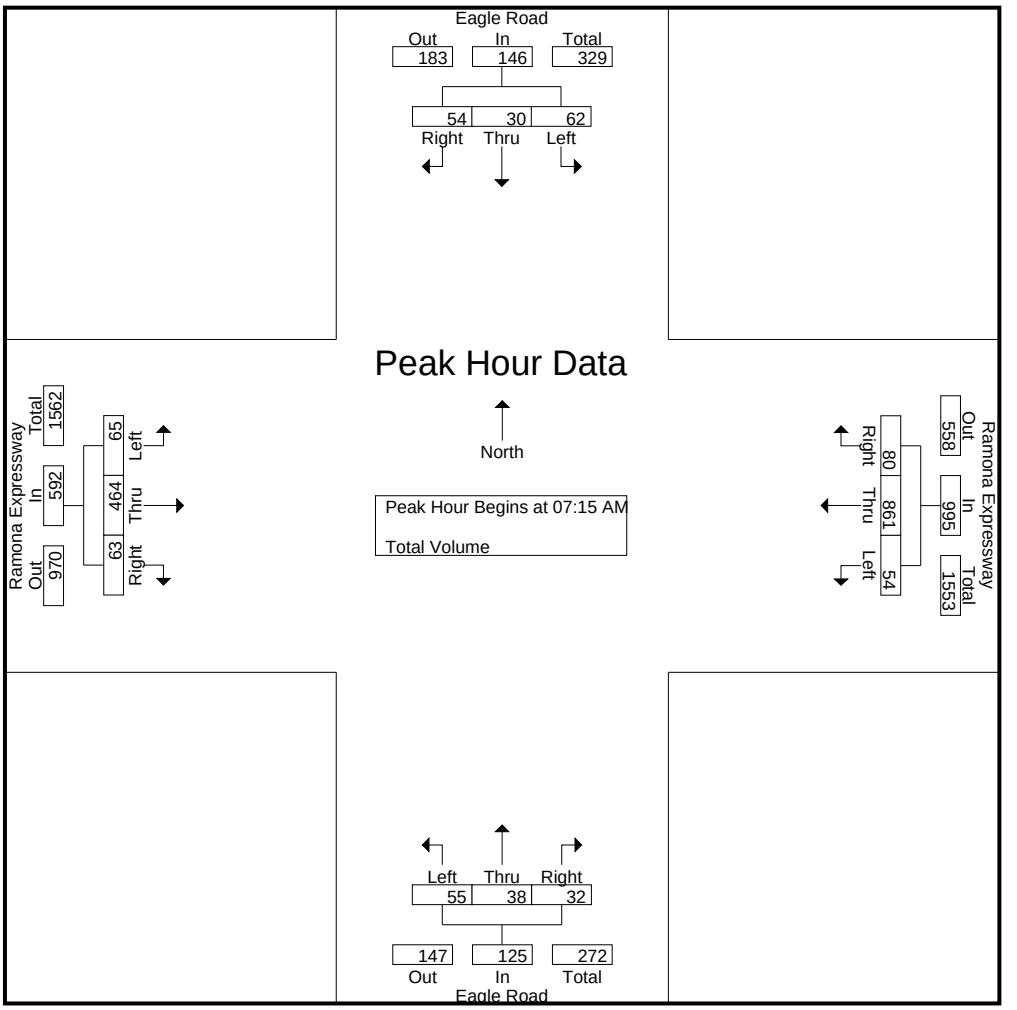

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:30 AM				07:15 AM				07:00 AM				07:30 AM			
+0 mins.	**25**	8	15	**48**	7	**262**	20	**289**	**24**	8	3	35	11	118	**18**	147
+15 mins.	16	5	**16**	37	8	214	**23**	245	23	**14**	**9**	**46**	**20**	110	12	142
+30 mins.	11	11	10	32	11	170	23	204	9	12	5	26	20	**130**	13	**163**
+45 mins.	11	**12**	15	38	**28**	215	14	257	9	6	8	23	6	127	10	143
Total Volume	63	36	56	155	54	861	80	995	65	40	25	130	57	485	53	595
% App. Total	40.6	23.2	36.1		5.4	86.5	8		50	30.8	19.2		9.6	81.5	8.9	
PHF	.630	.750	.875	.807	.482	.822	.870	.861	.677	.714	.694	.707	.713	.933	.736	.913

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City of San Jacinto
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File Name : 06_SJC_Eagle_Ram PM
Site Code : 05722704
Start Date : 8/16/2022
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Groups Printed- Total Volume

	Eagle Road Southbound				Ramona Expressway Westbound				Eagle Road Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	17	7	18	42	7	155	7	169	13	6	21	40	13	264	13	290	541
04:15 PM	11	6	4	21	7	135	6	148	9	7	4	20	11	267	10	288	477
04:30 PM	14	7	14	35	6	135	5	146	9	5	4	18	13	222	13	248	447
04:45 PM	19	7	5	31	2	134	12	148	11	8	4	23	7	245	21	273	475
Total	61	27	41	129	22	559	30	611	42	26	33	101	44	998	57	1099	1940
05:00 PM	21	8	8	37	5	106	10	121	7	7	1	15	7	228	26	261	434
05:15 PM	26	12	23	61	3	150	12	165	5	7	5	17	12	246	14	272	515
05:30 PM	19	8	12	39	1	125	10	136	17	3	5	25	11	265	18	294	494
05:45 PM	16	4	16	36	2	107	12	121	9	6	5	20	18	212	17	247	424
Total	82	32	59	173	11	488	44	543	38	23	16	77	48	951	75	1074	1867
Grand Total	143	59	100	302	33	1047	74	1154	80	49	49	178	92	1949	132	2173	3807
Apprch %	47.4	19.5	33.1		2.9	90.7	6.4		44.9	27.5	27.5		4.2	89.7	6.1		
Total %	3.8	1.5	2.6	7.9	0.9	27.5	1.9	30.3	2.1	1.3	1.3	4.7	2.4	51.2	3.5	57.1	

	Eagle Road Southbound				Ramona Expressway Westbound				Eagle Road Northbound				Ramona Expressway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	17	**7**	**18**	**42**	**7**	**155**	7	**169**	**13**	6	**21**	**40**	**13**	264	13	**290**	**541**
04:15 PM	11	6	4	21	7	135	6	148	9	7	4	20	11	**267**	10	288	477
04:30 PM	14	7	14	35	6	135	5	146	9	5	4	18	13	222	13	248	447
04:45 PM	**19**	7	5	31	2	134	**12**	148	11	**8**	4	23	7	245	**21**	273	475
Total Volume	61	27	41	129	22	559	30	611	42	26	33	101	44	998	57	1099	1940
% App. Total	47.3	20.9	31.8		3.6	91.5	4.9		41.6	25.7	32.7		4	90.8	5.2		
PHF	.803	.964	.569	.768	.786	.902	.625	.904	.808	.813	.393	.631	.846	.934	.679	.947	.896

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City of San Jacinto
N/S: Eagle Road
E/W: Ramona Expressway
Weather: Clear

File Name : 06_SJC_Eagle_Ram PM
Site Code : 05722704
Start Date : 8/16/2022
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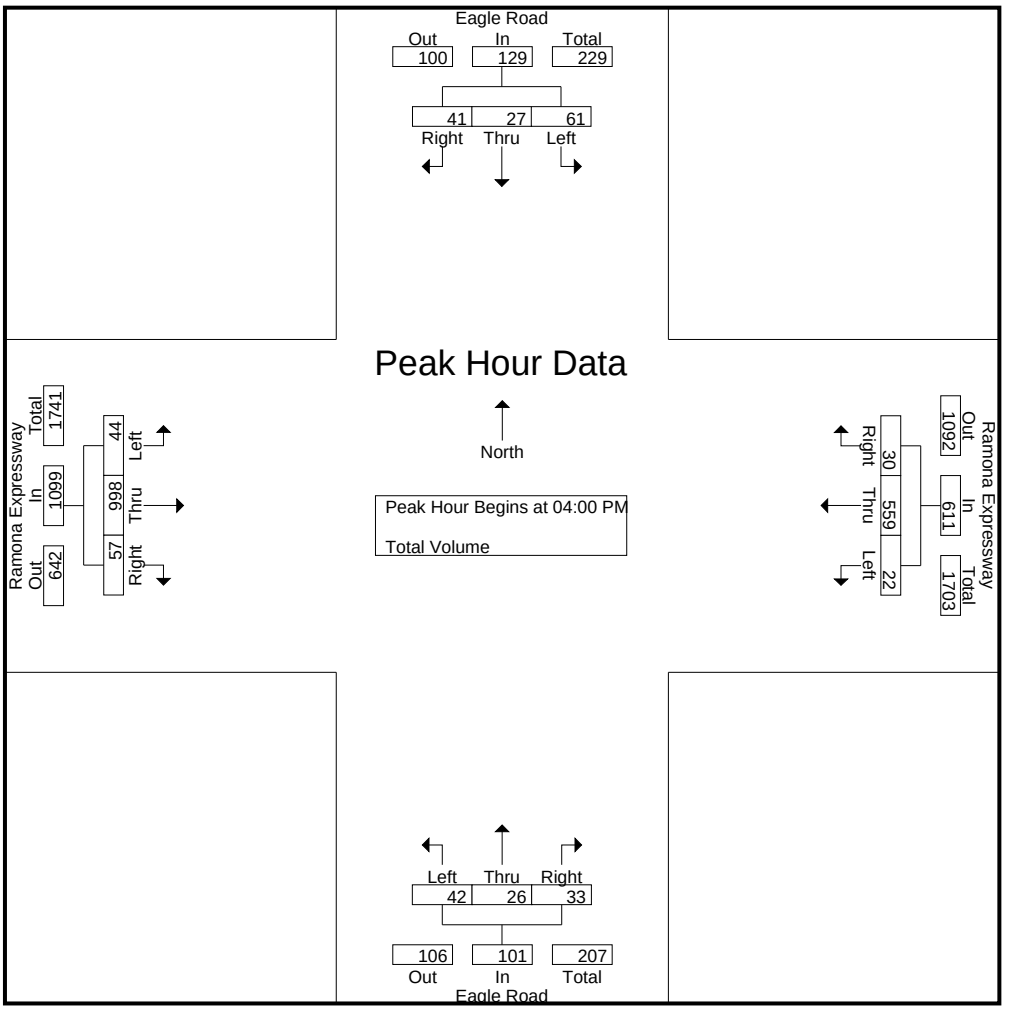

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	05:00 PM				04:00 PM				04:00 PM				04:45 PM			
+0 mins.	21	8	8	37	**7**	**155**	7	**169**	**13**	6	**21**	**40**	7	245	21	273
+15 mins.	**26**	**12**	**23**	**61**	7	135	6	148	9	7	4	20	7	228	**26**	261
+30 mins.	19	8	12	39	6	135	5	146	9	5	4	18	**12**	246	14	272
+45 mins.	16	4	16	36	2	134	**12**	148	11	**8**	4	23	11	**265**	18	**294**
Total Volume	82	32	59	173	22	559	30	611	42	26	33	101	37	984	79	1100
% App. Total	47.4	18.5	34.1		3.6	91.5	4.9		41.6	25.7	32.7		3.4	89.5	7.2	
PHF	.788	.667	.641	.709	.786	.902	.625	.904	.808	.813	.393	.631	.771	.928	.760	.935

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City of San Jacinto
N/S: Eagle Road
E/W: Idyllwild Drive
Weather: Clear

File Name : 07_SJC_Eagle_Idy AM
Site Code : 05722704
Start Date : 8/16/2022
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Groups Printed- Total Volume

	Eagle Road Southbound			Idyllwild Drive Westbound			Idyllwild Drive Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
07:00 AM	4	9	13	34	7	41	7	21	28	82
07:15 AM	22	9	31	49	11	60	3	45	48	139
07:30 AM	16	7	23	47	8	55	6	53	59	137
07:45 AM	22	6	28	58	9	67	9	101	110	205
Total	64	31	95	188	35	223	25	220	245	563
08:00 AM	30	11	41	105	17	122	4	180	184	347
08:15 AM	34	12	46	151	30	181	8	196	204	431
08:30 AM	13	8	21	95	14	109	8	55	63	193
08:45 AM	8	7	15	14	6	20	5	18	23	58
Total	85	38	123	365	67	432	25	449	474	1029
Grand Total	149	69	218	553	102	655	50	669	719	1592
Apprch %	68.3	31.7		84.4	15.6		7	93		
Total %	9.4	4.3	13.7	34.7	6.4	41.1	3.1	42	45.2	

	Eagle Road Southbound			Idyllwild Drive Westbound			Idyllwild Drive Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	22	6	28	58	9	67	**9**	101	110	205
08:00 AM	30	11	41	105	17	122	4	180	184	347
08:15 AM	**34**	**12**	**46**	**151**	**30**	**181**	8	**196**	**204**	**431**
08:30 AM	13	8	21	95	14	109	8	55	63	193
Total Volume	99	37	136	409	70	479	29	532	561	1176
% App. Total	72.8	27.2		85.4	14.6		5.2	94.8		
PHF	.728	.771	.739	.677	.583	.662	.806	.679	.688	.682

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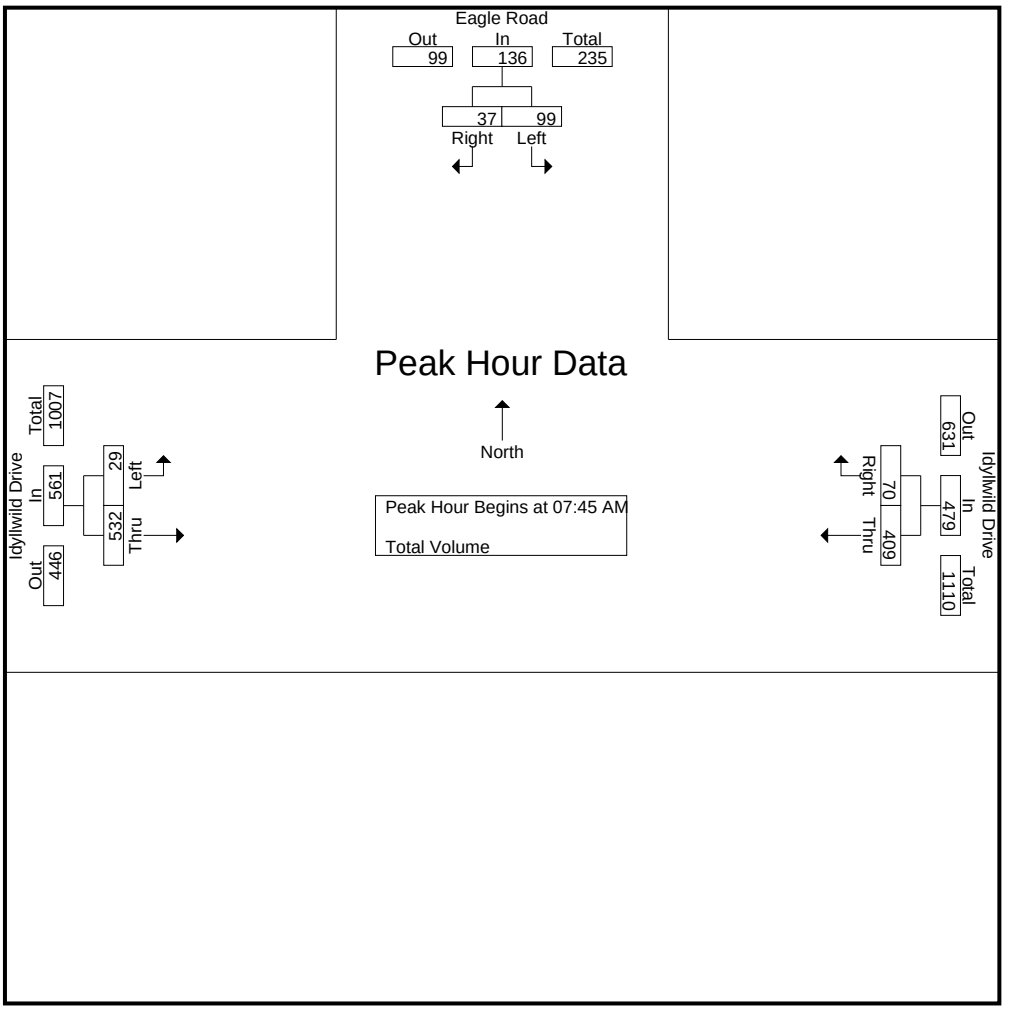
City of San Jacinto
N/S: Eagle Road
E/W: Idyllwild Drive
Weather: Clear

File Name : 07_SJC_Eagle_Idy AM
Site Code : 05722704
Start Date : 8/16/2022



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:30 AM			07:45 AM			07:45 AM		
+0 mins.	16	7	23	58	9	67	**9**	101	110
+15 mins.	22	6	28	105	17	122	4	180	184
+30 mins.	30	11	41	**151**	**30**	**181**	8	**196**	**204**
+45 mins.	**34**	**12**	**46**	95	14	109	8	55	63
Total Volume	102	36	138	409	70	479	29	532	561
% App. Total	73.9	26.1		85.4	14.6		5.2	94.8	
PHF	.750	.750	.750	.677	.583	.662	.806	.679	.688

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City of San Jacinto
N/S: Eagle Road
E/W: Idyllwild Drive
Weather: Clear

File Name : 07_SJC_Eagle_Idy PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	Eagle Road Southbound			Idyllwild Drive Westbound			Idyllwild Drive Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
04:00 PM	16	8	24	54	24	78	13	45	58	160
04:15 PM	9	5	14	36	12	48	10	39	49	111
04:30 PM	9	10	19	26	9	35	14	29	43	97
04:45 PM	24	3	27	18	10	28	12	38	50	105
Total	58	26	84	134	55	189	49	151	200	473
05:00 PM	20	5	25	32	12	44	4	33	37	106
05:15 PM	17	5	22	41	8	49	15	34	49	120
05:30 PM	8	3	11	18	15	33	6	35	41	85
05:45 PM	10	4	14	13	6	19	13	24	37	70
Total	55	17	72	104	41	145	38	126	164	381
Grand Total	113	43	156	238	96	334	87	277	364	854
Apprch %	72.4	27.6		71.3	28.7		23.9	76.1		
Total %	13.2	5	18.3	27.9	11.2	39.1	10.2	32.4	42.6	

	Eagle Road Southbound			Idyllwild Drive Westbound			Idyllwild Drive Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:00 PM										
04:00 PM	16	8	24	**54**	**24**	**78**	13	**45**	**58**	**160**
04:15 PM	9	5	14	36	12	48	10	39	49	111
04:30 PM	9	**10**	19	26	9	35	**14**	29	43	97
04:45 PM	**24**	3	**27**	18	10	28	12	38	50	105
Total Volume	58	26	84	134	55	189	49	151	200	473
% App. Total	69	31		70.9	29.1		24.5	75.5		
PHF	.604	.650	.778	.620	.573	.606	.875	.839	.862	.739

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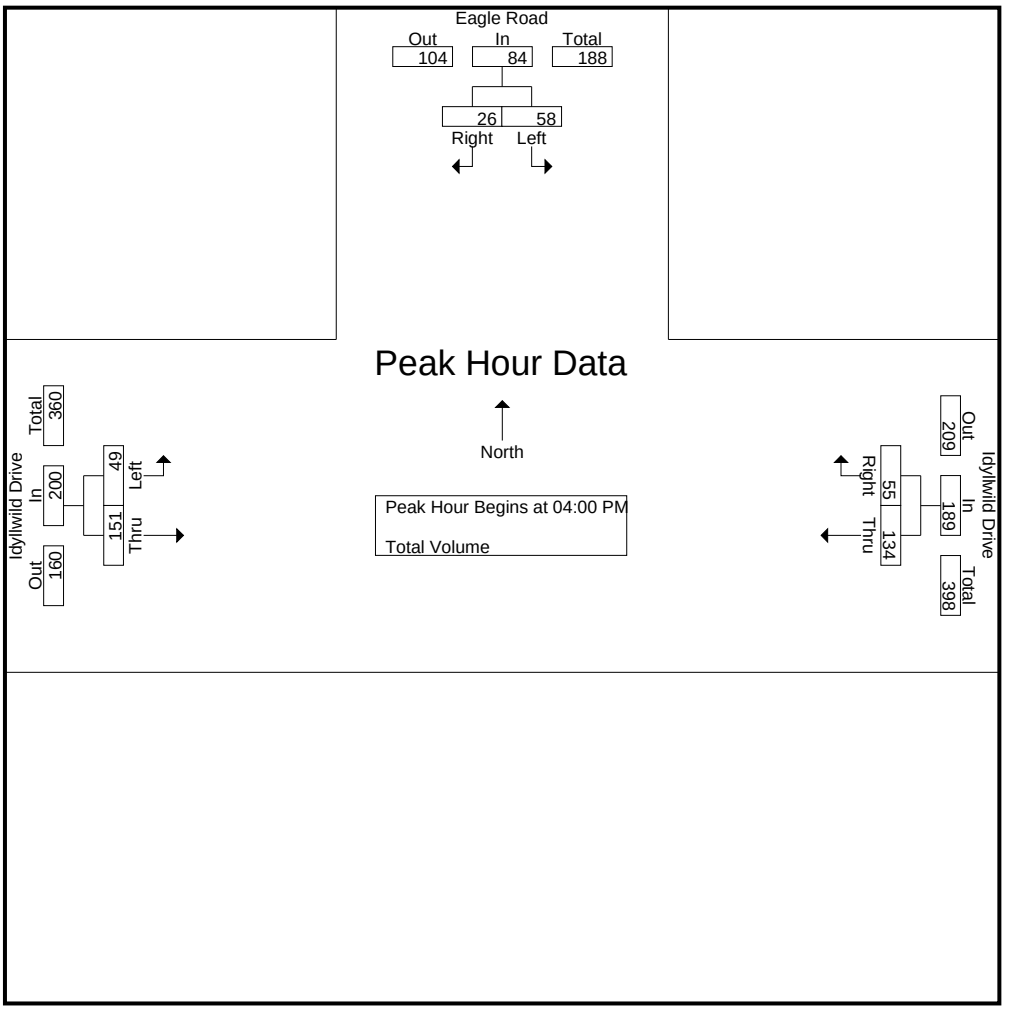
City of San Jacinto
N/S: Eagle Road
E/W: Idyllwild Drive
Weather: Clear

File Name : 07_SJC_Eagle_Idy PM
Site Code : 05722704
Start Date : 8/16/2022



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:30 PM			04:00 PM			04:00 PM		
+0 mins.	9	**10**	19	**54**	**24**	**78**	13	**45**	**58**
+15 mins.	**24**	3	**27**	36	12	48	10	39	49
+30 mins.	20	5	25	26	9	35	**14**	29	43
+45 mins.	17	5	22	18	10	28	12	38	50
Total Volume	70	23	93	134	55	189	49	151	200
% App. Total	75.3	24.7		70.9	29.1		24.5	75.5	
PHF	.729	.575	.861	.620	.573	.606	.875	.839	.862

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City of San Jacinto
N/S: Eagle Road
E/W: Buckingham Drive
Weather: Clear

File Name : 08_SJC_Eagle_Buck AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	Eagle Road Southbound			Buckingham Drive Westbound			Eagle Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
07:00 AM	3	7	10	3	14	17	19	2	21	48
07:15 AM	7	27	34	6	12	18	34	1	35	87
07:30 AM	7	27	34	3	3	6	23	2	25	65
07:45 AM	1	27	28	3	7	10	18	3	21	59
Total	18	88	106	15	36	51	94	8	102	259
08:00 AM	4	47	51	4	6	10	25	4	29	90
08:15 AM	5	40	45	9	4	13	42	2	44	102
08:30 AM	5	22	27	3	3	6	25	1	26	59
08:45 AM	1	12	13	3	2	5	8	1	9	27
Total	15	121	136	19	15	34	100	8	108	278
Grand Total	33	209	242	34	51	85	194	16	210	537
Apprch %	13.6	86.4		40	60		92.4	7.6		
Total %	6.1	38.9	45.1	6.3	9.5	15.8	36.1	3	39.1	

	Eagle Road Southbound			Buckingham Drive Westbound			Eagle Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:30 AM										
07:30 AM	**7**	27	34	3	3	6	23	2	25	65
07:45 AM	1	27	28	3	**7**	10	18	3	21	59
08:00 AM	4	**47**	**51**	4	6	10	25	**4**	29	90
08:15 AM	5	40	45	**9**	4	**13**	**42**	2	**44**	**102**
Total Volume	17	141	158	19	20	39	108	11	119	316
% App. Total	10.8	89.2		48.7	51.3		90.8	9.2		
PHF	.607	.750	.775	.528	.714	.750	.643	.688	.676	.775

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City of San Jacinto
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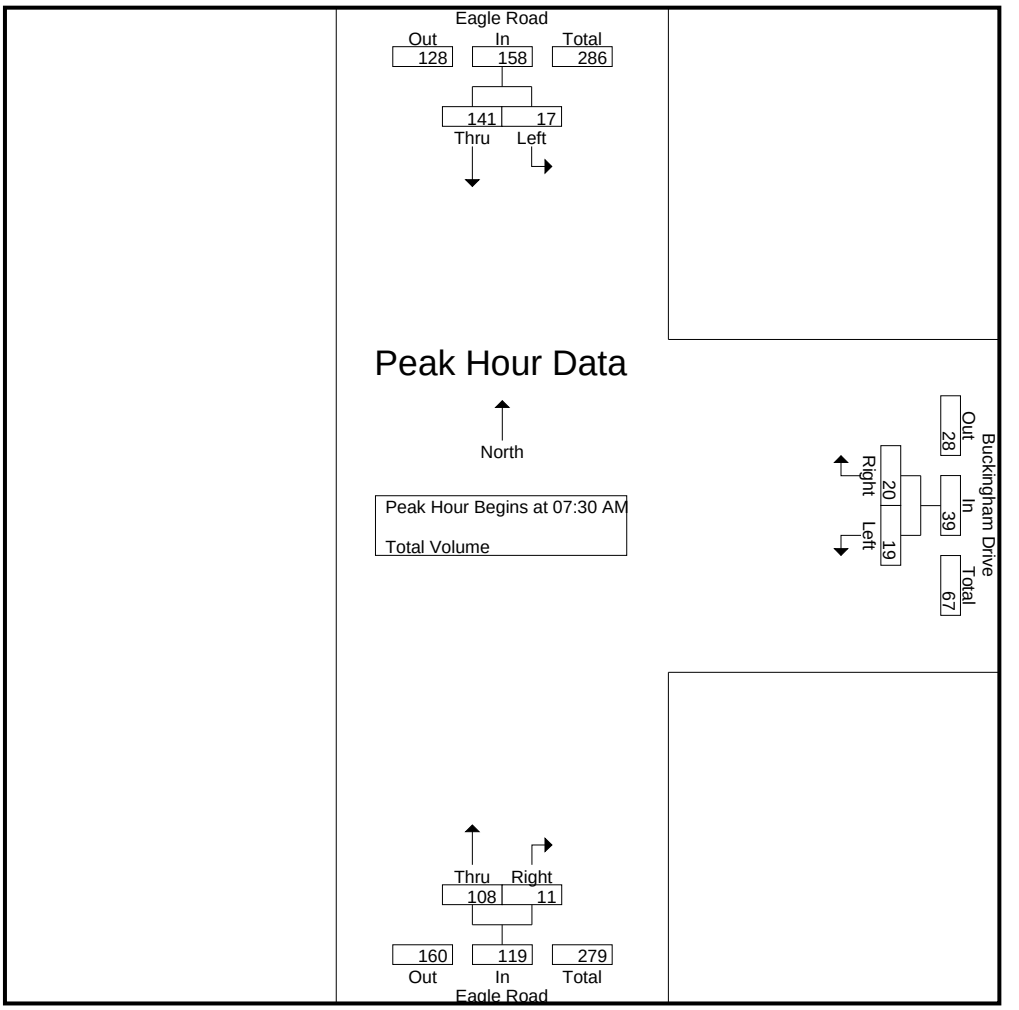
E/W: Buckingham Drive
Weather: Clear

File Name : 08_SJC_Eagle_Buck AM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	07:30 AM			07:00 AM			07:45 AM		
+0 mins.	**7**	27	34	3	**14**	17	18	3	21
+15 mins.	1	27	28	**6**	12	**18**	25	**4**	29
+30 mins.	4	**47**	**51**	3	3	6	**42**	2	**44**
+45 mins.	5	40	45	3	7	10	25	1	26
Total Volume	17	141	158	15	36	51	110	10	120
% App. Total	10.8	89.2		29.4	70.6		91.7	8.3	
PHF	.607	.750	.775	.625	.643	.708	.655	.625	.682

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City of San Jacinto
N/S: Eagle Road
E/W: Buckingham Drive
Weather: Clear

File Name : 08_SJC_Eagle_Buck PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 1

Groups Printed- Total Volume

	Eagle Road Southbound			Buckingham Drive Westbound			Eagle Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
04:00 PM	5	23	28	5	8	13	32	1	33	74
04:15 PM	6	16	22	4	3	7	15	3	18	47
04:30 PM	7	18	25	2	2	4	20	2	22	51
04:45 PM	5	24	29	1	4	5	15	5	20	54
Total	23	81	104	12	17	29	82	11	93	226
05:00 PM	4	33	37	3	1	4	12	2	14	55
05:15 PM	5	22	27	2	5	7	11	8	19	53
05:30 PM	9	18	27	3	4	7	22	3	25	59
05:45 PM	4	19	23	1	4	5	16	7	23	51
Total	22	92	114	9	14	23	61	20	81	218
Grand Total	45	173	218	21	31	52	143	31	174	444
Apprch %	20.6	79.4		40.4	59.6		82.2	17.8		
Total %	10.1	39	49.1	4.7	7	11.7	32.2	7	39.2	

	Eagle Road Southbound			Buckingham Drive Westbound			Eagle Road Northbound			
Start Time	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:00 PM										
04:00 PM	5	23	28	**5**	**8**	**13**	**32**	1	**33**	**74**
04:15 PM	6	16	22	4	3	7	15	3	18	47
04:30 PM	**7**	18	25	2	2	4	20	2	22	51
04:45 PM	5	**24**	**29**	1	4	5	15	**5**	20	54
Total Volume	23	81	104	12	17	29	82	11	93	226
% App. Total	22.1	77.9		41.4	58.6		88.2	11.8		
PHF	.821	.844	.897	.600	.531	.558	.641	.550	.705	.764

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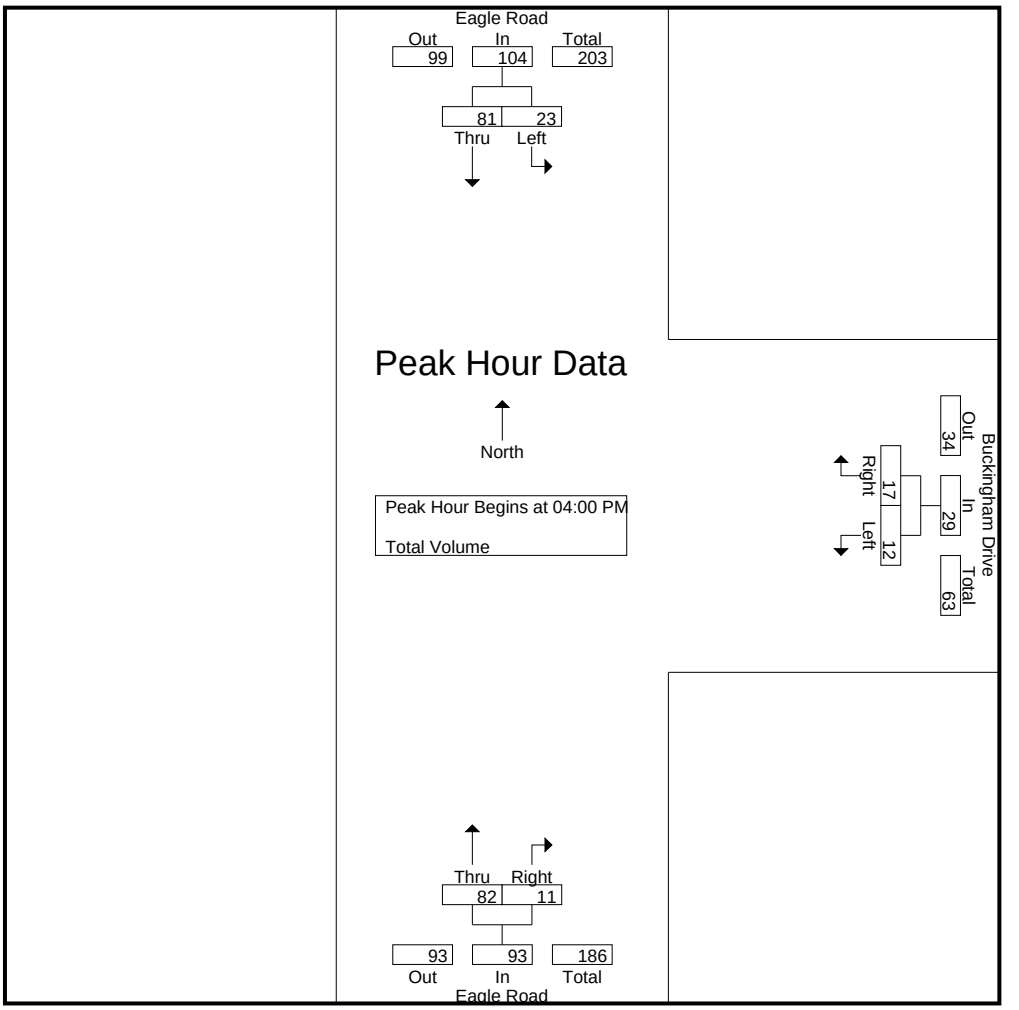
File Name : 08_SJC_Eagle_Buck PM
Site Code : 05722704
Start Date : 8/16/2022
Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Each Approach Begins at:

	04:45 PM			04:00 PM			04:00 PM		
+0 mins.	5	24	29	**5**	**8**	**13**	**32**	1	**33**
+15 mins.	4	**33**	**37**	4	3	7	15	3	18
+30 mins.	5	22	27	2	2	4	20	2	22
+45 mins.	**9**	18	27	1	4	5	15	**5**	20
Total Volume	23	97	120	12	17	29	82	11	93
% App. Total	19.2	80.8		41.4	58.6		88.2	11.8	
PHF	.639	.735	.811	.600	.531	.558	.641	.550	.705

APPENDIX C

EXISTING LEVEL OF SERVICE CALCULATION WORKSHEETS

Intersection Level Of Service Report
Intersection 1: State Street at Quandt Ranch Road

Control Type:	Two-way stop	Delay (sec / veh):	25.0
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.281

Intersection Setup

Name	State Street		State Street		Quandt Ranch Road	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		45.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	State Street		State Street		Quandt Ranch Road	
Base Volume Input [veh/h]	884	43	5	247	69	19
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	884	43	5	247	69	19
Peak Hour Factor	0.8800	0.8800	0.8800	0.8800	0.8800	0.8800
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	251	12	1	70	20	5
Total Analysis Volume [veh/h]	1005	49	6	281	78	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.01	0.00	0.28	0.08
d_M, Delay for Movement [s/veh]	0.00	0.00	10.50	0.00	24.98	24.72
Movement LOS	A	A	B	A	C	C
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.03	0.00	1.57	1.57
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.69	0.00	39.13	39.13
d_A, Approach Delay [s/veh]	0.00		0.22		24.93	
Approach LOS	A		A		C	
d_I, Intersection Delay [s/veh]	1.77					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Two-way stop	Delay (sec / veh):	75.1
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.287

Intersection Setup

Name	State Street			State Street			Community College Drive			Community College Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			Yes			Yes		

Volumes

Name	State Street			State Street			Community College Drive			Community College Drive		
Base Volume Input [veh/h]	8	1009	63	65	363	2	2	1	11	17	2	66
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	8	1009	63	65	363	2	2	1	11	17	2	66
Peak Hour Factor	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920	0.8920
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	2	283	18	18	102	1	1	0	3	5	1	18
Total Analysis Volume [veh/h]	9	1131	71	73	407	2	2	1	12	19	2	74
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane			No	No
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.00	0.13	0.00	0.00	0.02	0.01	0.01	0.29	0.03	0.17
d_M, Delay for Movement [s/veh]	8.17	0.00	0.00	12.15	0.00	0.00	38.19	56.16	10.04	75.12	69.01	28.89
Movement LOS	A	A	A	B	A	A	E	F	B	F	F	D
95th-Percentile Queue Length [veh/ln]	0.02	0.00	0.00	0.43	0.00	0.00	0.15	0.15	0.15	2.35	2.35	2.35
95th-Percentile Queue Length [ft/ln]	0.59	0.00	0.00	10.80	0.00	0.00	3.69	3.69	3.69	58.65	58.65	58.65
d_A, Approach Delay [s/veh]	0.06			1.84			16.87			38.98		
Approach LOS	A			A			C			E		
d_I, Intersection Delay [s/veh]	2.73											
Intersection LOS	F											

Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	35.2
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.701

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	222	650	62	93	262	81	137	351	448	114	442	337
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	222	650	62	93	262	81	137	351	448	114	442	337
Peak Hour Factor	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110	0.9110
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	61	178	17	26	72	22	38	96	123	31	121	92
Total Analysis Volume [veh/h]	244	714	68	102	288	89	150	385	492	125	485	370
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	115
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	30	56	0	16	42	0	12	32	0	11	31	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	115	115	115	115	115	115	115	115	115	115	115	115
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	18	26	26	8	17	17	7	58	58	7	57	57
g / C, Green / Cycle	0.15	0.23	0.23	0.07	0.15	0.15	0.06	0.50	0.50	0.06	0.50	0.50
(v / s)_i Volume / Saturation Flow Rate	0.14	0.20	0.04	0.06	0.10	0.11	0.04	0.08	0.31	0.04	0.10	0.23
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1722	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	276	815	364	128	273	251	211	2544	794	209	2541	793
d1, Uniform Delay [s]	47.59	42.79	35.74	52.55	46.85	46.96	53.02	15.60	20.88	52.69	15.97	18.84
k, delay calibration	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	9.04	3.19	0.25	10.50	3.44	4.00	4.35	0.13	3.62	2.72	0.17	1.97
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.88	0.88	0.19	0.79	0.71	0.73	0.71	0.15	0.62	0.60	0.19	0.47
d, Delay for Lane Group [s/veh]	56.63	45.98	35.99	63.05	50.29	50.97	57.37	15.72	24.50	55.41	16.14	20.81
Lane Group LOS	E	D	D	E	D	D	E	B	C	E	B	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	7.51	10.08	1.57	3.27	5.56	5.27	2.25	1.85	10.12	1.84	2.38	6.75
50th-Percentile Queue Length [ft/ln]	187.85	251.98	39.27	81.79	138.93	131.74	56.37	46.15	253.03	45.99	59.51	168.83
95th-Percentile Queue Length [veh/ln]	12.01	15.29	2.83	5.89	9.42	9.03	4.06	3.32	15.34	3.31	4.29	11.01
95th-Percentile Queue Length [ft/ln]	300.24	382.15	70.69	147.23	235.58	225.86	101.47	83.07	383.46	82.77	107.13	275.37

Movement, Approach, & Intersection Results

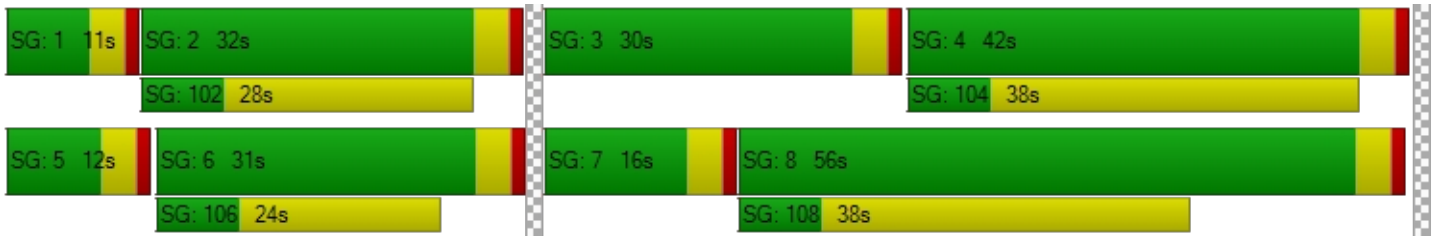
d_M, Delay for Movement [s/veh]	56.63	45.98	35.99	63.05	50.51	50.97	57.37	15.72	24.50	55.41	16.14	20.81
Movement LOS	E	D	D	E	D	D	E	B	C	E	B	C
d_A, Approach Delay [s/veh]	47.85			53.27			26.01			22.91		
Approach LOS	D			D			C			C		
d_I, Intersection Delay [s/veh]	35.24											
Intersection LOS	D											
Intersection V/C	0.701											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	47.05	47.05	47.05	47.05
l_p,int, Pedestrian LOS Score for Intersection	2.778	2.646	3.061	3.027
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	904	661	487	469
d_b, Bicycle Delay [s]	17.27	25.80	32.93	33.69
l_b,int, Bicycle LOS Score for Intersection	2.406	1.955	2.124	2.099
Bicycle LOS	B	A	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 4: State Street at Idyllwild Drive

Control Type:	Signalized	Delay (sec / veh):	27.7
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.665

Intersection Setup

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			No			Yes			Yes		

Volumes

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Base Volume Input [veh/h]	42	667	203	132	609	33	70	218	12	189	154	102
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	42	667	203	132	609	33	70	218	12	189	154	102
Peak Hour Factor	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990	0.8990
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	185	56	37	169	9	19	61	3	53	43	28
Total Analysis Volume [veh/h]	47	742	226	147	677	37	78	242	13	210	171	113
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	1	6	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	11	22	0	15	26	0	34	32	0	21	19	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	0	0
Pedestrian Clearance [s]	0	11	0	0	14	0	0	18	0	0	0	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	L	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	38	38	9	42	42	6	15	13	21
g / C, Green / Cycle	0.05	0.42	0.42	0.10	0.47	0.47	0.07	0.16	0.14	0.23
(v / s)_i Volume / Saturation Flow Rate	0.03	0.21	0.14	0.08	0.19	0.19	0.04	0.14	0.12	0.16
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1836	1781	1853	1781	1747
c, Capacity [veh/h]	97	1493	666	181	872	856	120	300	248	409
d1, Uniform Delay [s]	41.36	19.20	17.71	39.62	15.88	15.89	40.98	36.67	37.82	31.55
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	3.71	1.19	1.38	8.42	1.44	1.47	5.82	6.63	7.72	2.12
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.48	0.50	0.34	0.81	0.41	0.41	0.65	0.85	0.85	0.69
d, Delay for Lane Group [s/veh]	45.07	20.38	19.09	48.04	17.33	17.36	46.80	43.31	45.54	33.67
Lane Group LOS	D	C	B	D	B	B	D	D	D	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	Yes	Yes	No
50th-Percentile Queue Length [veh/ln]	1.10	5.69	3.32	3.56	5.01	4.92	1.86	5.90	4.97	5.76
50th-Percentile Queue Length [ft/ln]	27.57	142.31	82.93	89.07	125.20	123.12	46.55	147.50	124.30	144.05
95th-Percentile Queue Length [veh/ln]	1.99	9.61	5.97	6.41	8.68	8.56	3.35	9.88	8.63	9.70
95th-Percentile Queue Length [ft/ln]	49.63	240.14	149.28	160.32	216.95	214.11	83.80	247.09	215.72	242.46

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	45.07	20.38	19.09	48.04	17.34	17.36	46.80	43.31	43.31	45.54	33.67	33.67
Movement LOS	D	C	B	D	B	B	D	D	D	D	C	C
d_A, Approach Delay [s/veh]	21.24			22.58			44.13			38.71		
Approach LOS	C			C			D			D		
d_I, Intersection Delay [s/veh]	27.68											
Intersection LOS	C											
Intersection V/C	0.665											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.69	0.00	34.69	34.69
l_p,int, Pedestrian LOS Score for Intersection	2.764	0.000	2.131	2.300
Crosswalk LOS	C	F	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	400	489	622	333
d_b, Bicycle Delay [s]	28.82	25.71	21.38	31.27
l_b,int, Bicycle LOS Score for Intersection	2.397	2.270	2.109	2.375
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 5: Village at San Jacinto at Project Driveway No.3

Control Type:	Signalized	Delay (sec / veh):	6.5
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.305

Intersection Setup

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Approach	Southbound		Eastbound		Westbound		
Lane Configuration							
Turning Movement	Left	Right	Left	Thru	U-turn	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00		
Grade [%]	0.00		0.00		0.00		
Curb Present	No		No		No		
Crosswalk	Yes		No		No		

Volumes

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Base Volume Input [veh/h]	92	30	15	491	0	882	79
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00						
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	92	30	15	491	0	882	79
Peak Hour Factor	0.9090	0.9090	0.9090	0.9090	0.9500	0.9090	0.9090
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	25	8	4	135	0	243	22
Total Analysis Volume [veh/h]	101	33	17	540	0	970	87
Presence of On-Street Parking	No	No	No	No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0		0		0		
v_di, Inbound Pedestrian Volume crossing m	0		0		0		
v_co, Outbound Pedestrian Volume crossing	0		0		0		
v_ci, Inbound Pedestrian Volume crossing mi	0		0		0		
v_ab, Corner Pedestrian Volume [ped/h]	0		0		0		
Bicycle Volume [bicycles/h]	0		0		0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Split	Split	Protected	Permissive	Permissive	Permissive	Permissive
Signal Group	7	0	5	2	0	6	0
Auxiliary Signal Groups							
Lead / Lag	Lead	-	Lead	-	-	-	-
Minimum Green [s]	7	0	7	7	0	7	0
Maximum Green [s]	30	0	30	30	0	30	0
Amber [s]	3.0	0.0	3.0	3.0	0.0	3.0	0.0
All red [s]	1.0	0.0	1.0	1.0	0.0	1.0	0.0
Split [s]	54	0	11	36	0	25	0
Vehicle Extension [s]	3.0	0.0	3.0	3.0	0.0	3.0	0.0
Walk [s]	7	0	0	7	0	7	0
Pedestrian Clearance [s]	10	0	0	10	0	14	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk	No			No		No	
I1, Start-Up Lost Time [s]	2.0	0.0	2.0	2.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	0.0	2.0	2.0	0.0	2.0	0.0
Minimum Recall	No		No	No		No	
Maximum Recall	No		No	No		No	
Pedestrian Recall	No		No	No		No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	R	L	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	2.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	7	7	2	75	68	68	68
g / C, Green / Cycle	0.08	0.08	0.03	0.83	0.76	0.76	0.76
(v / s)_i Volume / Saturation Flow Rate	0.06	0.02	0.01	0.11	0.00	0.20	0.20
s, saturation flow rate [veh/h]	1781	1589	1781	5094	865	3560	1792
c, Capacity [veh/h]	141	126	50	4239	694	2704	1361
d1, Uniform Delay [s]	40.48	39.00	42.93	1.42	0.00	3.24	3.25
k, delay calibration	0.11	0.11	0.11	0.50	0.50	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	6.67	1.10	3.91	0.06	0.00	0.23	0.47
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.72	0.26	0.34	0.13	0.00	0.26	0.26
d, Delay for Lane Group [s/veh]	47.15	40.10	46.85	1.48	0.00	3.48	3.71
Lane Group LOS	D	D	D	A	A	A	A
Critical Lane Group	Yes	No	Yes	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	2.42	0.72	0.42	0.29	0.00	1.45	1.55
50th-Percentile Queue Length [ft/ln]	60.47	17.94	10.56	7.17	0.00	36.14	38.72
95th-Percentile Queue Length [veh/ln]	4.35	1.29	0.76	0.52	0.00	2.60	2.79
95th-Percentile Queue Length [ft/ln]	108.85	32.29	19.01	12.91	0.00	65.06	69.69

Movement, Approach, & Intersection Results

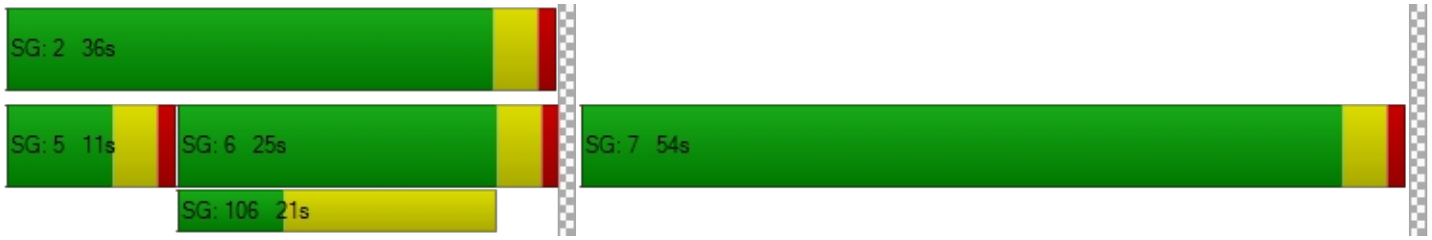
d_M, Delay for Movement [s/veh]	47.15	40.10	46.85	1.48	0.00	3.54	3.71
Movement LOS	D	D	D	A	A	A	A
d_A, Approach Delay [s/veh]	45.41		2.87		3.56		
Approach LOS	D		A		A		
d_I, Intersection Delay [s/veh]	6.54						
Intersection LOS	A						
Intersection V/C	0.305						

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	0.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	0.00	0.00
l_p,int, Pedestrian LOS Score for Intersection	2.189	0.000	0.000
Crosswalk LOS	B	F	F
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	1111	711	467
d_b, Bicycle Delay [s]	8.90	18.70	26.46
l_b,int, Bicycle LOS Score for Intersection	1.560	1.866	2.141
Bicycle LOS	A	A	B

Sequence

Ring 1	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 6: Eagle Road at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	30.8
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.329

Intersection Setup

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			No			Yes		

Volumes

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	55	38	32	62	30	54	65	464	63	54	861	80
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	55	38	32	62	30	54	65	464	63	54	861	80
Peak Hour Factor	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220	0.9220
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	15	10	9	17	8	15	18	126	17	15	233	22
Total Analysis Volume [veh/h]	60	41	35	67	33	59	70	503	68	59	934	87
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	0	6	0	0	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	0	7	0	0	7	0	7	7	0	7	7	0
Maximum Green [s]	0	30	0	0	30	0	30	30	0	30	30	0
Amber [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	0	35	0	0	35	0	25	40	0	15	30	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	0	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	0	0	0	11	0	0	11	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall		No			No		No	No		No	No	
Maximum Recall		No			No		No	No		No	No	
Pedestrian Recall		No			No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	51	51	51	51	6	21	21	5	21	21
g / C, Green / Cycle	0.57	0.57	0.57	0.57	0.06	0.24	0.24	0.06	0.23	0.23
(v / s)_i Volume / Saturation Flow Rate	0.05	0.04	0.05	0.05	0.04	0.11	0.11	0.03	0.19	0.19
s, saturation flow rate [veh/h]	1304	1729	1323	1680	1781	3560	1760	1781	3560	1790
c, Capacity [veh/h]	755	984	772	955	116	843	417	109	828	416
d1, Uniform Delay [s]	10.98	8.76	10.80	8.86	40.94	29.35	29.42	41.05	32.76	32.78
k, delay calibration	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.21	0.15	0.22	0.20	4.91	0.38	0.79	4.15	2.08	4.11
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.08	0.08	0.09	0.10	0.60	0.45	0.46	0.54	0.82	0.82
d, Delay for Lane Group [s/veh]	11.19	8.91	11.02	9.06	45.84	29.73	30.21	45.19	34.84	36.89
Lane Group LOS	B	A	B	A	D	C	C	D	C	D
Critical Lane Group	No	No	No	Yes	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.62	0.67	0.68	0.82	1.65	3.49	3.57	1.38	7.08	7.38
50th-Percentile Queue Length [ft/ln]	15.49	16.71	17.12	20.51	41.31	87.21	89.19	34.57	176.97	184.39
95th-Percentile Queue Length [veh/ln]	1.12	1.20	1.23	1.48	2.97	6.28	6.42	2.49	11.44	11.83
95th-Percentile Queue Length [ft/ln]	27.88	30.08	30.82	36.92	74.36	156.97	160.55	62.23	286.06	295.73

Movement, Approach, & Intersection Results

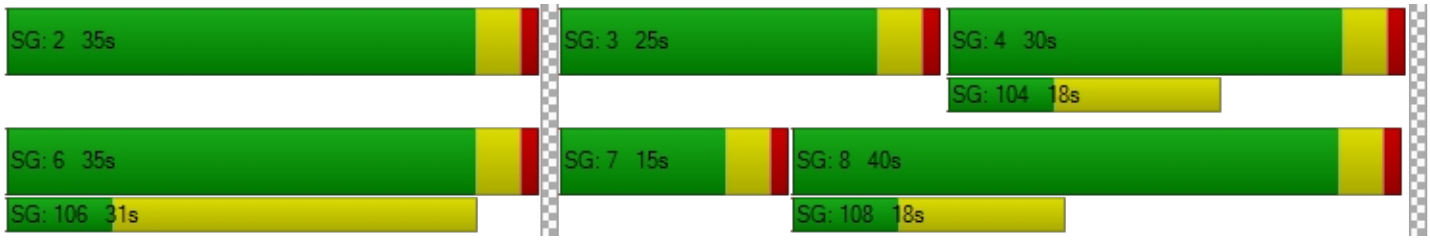
d_M, Delay for Movement [s/veh]	11.19	8.91	8.91	11.02	9.06	9.06	45.84	29.85	30.21	45.19	35.40	36.89
Movement LOS	B	A	A	B	A	A	D	C	C	D	D	D
d_A, Approach Delay [s/veh]	9.92			9.88			31.63			36.06		
Approach LOS	A			A			C			D		
d_I, Intersection Delay [s/veh]	30.82											
Intersection LOS	C											
Intersection V/C	0.329											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	0.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	0.00	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.036	2.056	0.000	2.923
Crosswalk LOS	B	B	F	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	800	578
d_b, Bicycle Delay [s]	19.35	19.35	16.21	22.77
l_b,int, Bicycle LOS Score for Intersection	1.784	1.822	1.912	2.154
Bicycle LOS	A	A	A	B

Sequence

Ring 1	-	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 7: Eagle Road at Idyllwild Drive

Control Type:	Two-way stop	Delay (sec / veh):	43.1
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.575

Intersection Setup

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Base Volume Input [veh/h]	99	37	29	532	409	70
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	99	37	29	532	409	70
Peak Hour Factor	0.6820	0.6820	0.6820	0.6820	0.6820	0.6820
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	36	14	11	195	150	26
Total Analysis Volume [veh/h]	145	54	43	780	600	103
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.58	0.12	0.05	0.01	0.01	0.00
d_M, Delay for Movement [s/veh]	43.07	36.48	9.07	0.00	0.00	0.00
Movement LOS	E	E	A	A	A	A
95th-Percentile Queue Length [veh/ln]	4.71	4.71	0.07	0.07	0.00	0.00
95th-Percentile Queue Length [ft/ln]	117.64	117.64	1.83	1.83	0.00	0.00
d_A, Approach Delay [s/veh]	41.29		0.47		0.00	
Approach LOS	E		A		A	
d_I, Intersection Delay [s/veh]	4.99					
Intersection LOS	E					

Intersection Level Of Service Report
Intersection 1: State Street at Quandt Ranch Road

Control Type:	Two-way stop	Delay (sec / veh):	19.8
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.140

Intersection Setup

Name	State Street		State Street		Quandt Ranch Road	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		45.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	State Street		State Street		Quandt Ranch Road	
Base Volume Input [veh/h]	482	50	21	647	34	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	482	50	21	647	34	5
Peak Hour Factor	0.8490	0.8490	0.8490	0.8490	0.8490	0.8490
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	142	15	6	191	10	1
Total Analysis Volume [veh/h]	568	59	25	762	40	6
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.03	0.01	0.14	0.01
d_M, Delay for Movement [s/veh]	0.00	0.00	8.87	0.00	19.76	14.29
Movement LOS	A	A	A	A	C	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.08	0.00	0.53	0.53
95th-Percentile Queue Length [ft/ln]	0.00	0.00	2.02	0.00	13.25	13.25
d_A, Approach Delay [s/veh]	0.00		0.28		19.05	
Approach LOS	A		A		C	
d_I, Intersection Delay [s/veh]	0.75					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Two-way stop	Delay (sec / veh):	56.9
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	State Street			State Street			Community College Drive			Community College Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			Yes			Yes		

Volumes

Name	State Street			State Street			Community College Drive			Community College Drive		
Base Volume Input [veh/h]	32	542	41	78	658	2	1	2	20	17	1	24
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	32	542	41	78	658	2	1	2	20	17	1	24
Peak Hour Factor	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560	0.8560
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	9	158	12	23	192	1	0	1	6	5	0	7
Total Analysis Volume [veh/h]	37	633	48	91	769	2	1	2	23	20	1	28
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane			No	No
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.04	0.01	0.00	0.10	0.01	0.00	0.01	0.03	0.04	0.21	0.01	0.04
d_M, Delay for Movement [s/veh]	9.49	0.00	0.00	9.41	0.00	0.00	45.84	52.16	11.69	50.12	56.90	17.49
Movement LOS	A	A	A	A	A	A	E	F	B	F	F	C
95th-Percentile Queue Length [veh/ln]	0.14	0.00	0.00	0.33	0.00	0.00	0.24	0.24	0.24	1.03	1.03	1.03
95th-Percentile Queue Length [ft/ln]	3.45	0.00	0.00	8.33	0.00	0.00	5.99	5.99	5.99	25.74	25.74	25.74
d_A, Approach Delay [s/veh]	0.49			0.99			16.12			31.61		
Approach LOS	A			A			C			D		
d_I, Intersection Delay [s/veh]	1.92											
Intersection LOS	F											

Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	40.6
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.773

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	315	484	78	216	429	81	145	680	434	107	392	145
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	315	484	78	216	429	81	145	680	434	107	392	145
Peak Hour Factor	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270	0.9270
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	85	131	21	58	116	22	39	183	117	29	106	39
Total Analysis Volume [veh/h]	340	522	84	233	463	87	156	734	468	115	423	156
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	35	42	0	35	42	0	15	32	0	11	28	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	25	28	28	18	21	21	7	51	51	7	51	51
g / C, Green / Cycle	0.21	0.23	0.23	0.15	0.17	0.17	0.06	0.43	0.43	0.06	0.42	0.42
(v / s)_i Volume / Saturation Flow Rate	0.19	0.15	0.05	0.13	0.15	0.15	0.05	0.14	0.29	0.03	0.08	0.10
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1769	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	370	833	372	265	327	309	216	2171	677	200	2148	670
d1, Uniform Delay [s]	46.54	41.28	37.19	50.04	48.15	48.17	55.27	23.10	28.02	55.12	21.90	22.27
k, delay calibration	0.26	0.11	0.11	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	18.76	0.78	0.30	9.15	6.81	7.25	4.56	0.42	5.71	2.60	0.21	0.81
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.92	0.63	0.23	0.88	0.86	0.87	0.72	0.34	0.69	0.58	0.20	0.23
d, Delay for Lane Group [s/veh]	65.29	42.06	37.49	59.19	54.96	55.42	59.83	23.52	33.73	57.72	22.11	23.08
Lane Group LOS	E	D	D	E	D	E	E	C	C	E	C	C
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	11.82	7.02	2.04	7.51	8.81	8.39	2.46	4.72	11.84	1.77	2.56	2.98
50th-Percentile Queue Length [ft/ln]	295.42	175.52	51.03	187.76	220.30	209.78	61.39	118.09	295.93	44.24	63.99	74.61
95th-Percentile Queue Length [veh/ln]	17.45	11.37	3.67	12.00	13.68	13.14	4.42	8.29	17.48	3.19	4.61	5.37
95th-Percentile Queue Length [ft/ln]	436.37	284.15	91.85	300.11	342.01	328.54	110.50	207.20	436.99	79.64	115.18	134.31

Movement, Approach, & Intersection Results

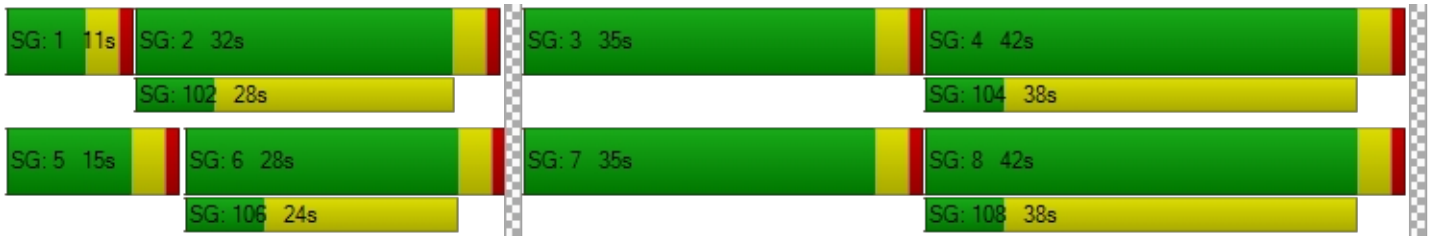
d_M, Delay for Movement [s/veh]	65.29	42.06	37.49	59.19	55.14	55.42	59.83	23.52	33.73	57.72	22.11	23.08
Movement LOS	E	D	D	E	E	E	E	C	C	E	C	C
d_A, Approach Delay [s/veh]	50.00			56.38			31.21			28.23		
Approach LOS	D			E			C			C		
d_I, Intersection Delay [s/veh]	40.58											
Intersection LOS	D											
Intersection V/C	0.773											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	49.52	49.52	49.52	49.52
l_p,int, Pedestrian LOS Score for Intersection	2.790	2.629	3.102	3.052
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	633	633	467	400
d_b, Bicycle Delay [s]	28.03	28.03	35.28	38.42
l_b,int, Bicycle LOS Score for Intersection	2.340	2.206	2.307	1.941
Bicycle LOS	B	B	B	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 4: State Street at Idyllwild Drive

Control Type:	Signalized	Delay (sec / veh):	17.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.508

Intersection Setup

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			No			Yes			Yes		

Volumes

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Base Volume Input [veh/h]	29	739	91	70	838	60	71	35	29	53	47	66
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	29	739	91	70	838	60	71	35	29	53	47	66
Peak Hour Factor	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760	0.8760
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	8	211	26	20	239	17	20	10	8	15	13	19
Total Analysis Volume [veh/h]	33	844	104	80	957	68	81	40	33	61	54	75
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	1	6	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	11	34	0	16	39	0	26	29	0	11	14	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	0	0
Pedestrian Clearance [s]	0	11	0	0	14	0	0	18	0	0	0	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	L	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	4	53	53	6	55	55	6	9	6	9
g / C, Green / Cycle	0.04	0.59	0.59	0.07	0.61	0.61	0.07	0.10	0.06	0.10
(v / s)_i Volume / Saturation Flow Rate	0.02	0.24	0.07	0.04	0.28	0.28	0.05	0.04	0.03	0.08
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1827	1781	1732	1781	1696
c, Capacity [veh/h]	80	2097	936	122	1145	1118	122	179	111	164
d1, Uniform Delay [s]	41.89	9.99	8.15	40.97	9.38	9.38	40.97	37.87	41.07	39.83
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	3.33	0.58	0.24	5.87	1.29	1.33	6.00	1.50	4.23	8.13
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.41	0.40	0.11	0.66	0.45	0.45	0.66	0.41	0.55	0.79
d, Delay for Lane Group [s/veh]	45.22	10.56	8.39	46.84	10.67	10.71	46.97	39.37	45.30	47.96
Lane Group LOS	D	B	A	D	B	B	D	D	D	D
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.78	4.24	0.88	1.91	5.27	5.16	1.94	1.57	1.43	3.13
50th-Percentile Queue Length [ft/ln]	19.54	106.06	22.05	47.78	131.85	129.11	48.45	39.15	35.78	78.14
95th-Percentile Queue Length [veh/ln]	1.41	7.62	1.59	3.44	9.04	8.89	3.49	2.82	2.58	5.63
95th-Percentile Queue Length [ft/ln]	35.16	190.50	39.70	86.00	226.01	222.29	87.21	70.47	64.41	140.65

Movement, Approach, & Intersection Results

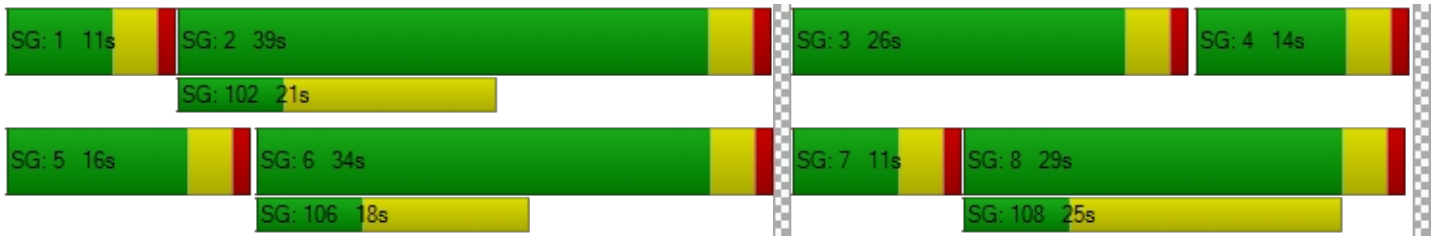
d_M, Delay for Movement [s/veh]	45.22	10.56	8.39	46.84	10.69	10.71	46.97	39.37	39.37	45.30	47.96	47.96
Movement LOS	D	B	A	D	B	B	D	D	D	D	D	D
d_A, Approach Delay [s/veh]	11.50			13.31			43.36			47.11		
Approach LOS	B			B			D			D		
d_I, Intersection Delay [s/veh]	17.13											
Intersection LOS	B											
Intersection V/C	0.508											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.72	0.00	34.72	34.72
l_p,int, Pedestrian LOS Score for Intersection	2.783	0.000	2.040	2.074
Crosswalk LOS	C	F	B	B
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	666	777	555	222
d_b, Bicycle Delay [s]	20.04	16.84	23.51	35.60
l_b,int, Bicycle LOS Score for Intersection	2.369	2.471	1.814	1.873
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 5: Village at San Jacinto at Project Driveway No.3

Control Type:	Signalized	Delay (sec / veh):	10.0
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.344

Intersection Setup

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Approach	Southbound		Eastbound		Westbound		
Lane Configuration							
Turning Movement	Left	Right	Left	Thru	U-turn	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00		
Grade [%]	0.00		0.00		0.00		
Curb Present	No		No		No		
Crosswalk	Yes		No		No		

Volumes

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Base Volume Input [veh/h]	155	93	30	955	0	551	94
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00						
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	155	93	30	955	0	551	94
Peak Hour Factor	0.9220	0.9220	0.9220	0.9220	0.9500	0.9220	0.9220
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	42	25	8	259	0	149	25
Total Analysis Volume [veh/h]	168	101	33	1036	0	598	102
Presence of On-Street Parking	No	No	No	No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0		0		0		
v_di, Inbound Pedestrian Volume crossing m	0		0		0		
v_co, Outbound Pedestrian Volume crossing	0		0		0		
v_ci, Inbound Pedestrian Volume crossing mi	0		0		0		
v_ab, Corner Pedestrian Volume [ped/h]	0		0		0		
Bicycle Volume [bicycles/h]	0		0		0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Split	Split	Protected	Permissive	Protected	Permissive	Permissive
Signal Group	7	0	5	2	1	6	0
Auxiliary Signal Groups							
Lead / Lag	Lead	-	Lead	-	Lead	-	-
Minimum Green [s]	7	0	7	7	7	7	0
Maximum Green [s]	30	0	30	30	30	30	0
Amber [s]	3.0	0.0	3.0	3.0	3.0	3.0	0.0
All red [s]	1.0	0.0	1.0	1.0	1.0	1.0	0.0
Split [s]	54	0	11	25	11	25	0
Vehicle Extension [s]	3.0	0.0	3.0	3.0	3.0	3.0	0.0
Walk [s]	7	0	0	7	0	7	0
Pedestrian Clearance [s]	10	0	0	10	0	14	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk	No			No		No	
I1, Start-Up Lost Time [s]	2.0	0.0	2.0	2.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	0.0	2.0	2.0	2.0	2.0	0.0
Minimum Recall	No		No	No	No	No	
Maximum Recall	No		No	No	No	No	
Pedestrian Recall	No		No	No	No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	R	L	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	11	11	4	67	0	63	63
g / C, Green / Cycle	0.12	0.12	0.04	0.74	0.00	0.70	0.70
(v / s)_i Volume / Saturation Flow Rate	0.09	0.06	0.02	0.20	0.00	0.13	0.13
s, saturation flow rate [veh/h]	1781	1589	1781	5094	1781	3560	1736
c, Capacity [veh/h]	216	193	80	3790	2	2494	1216
d1, Uniform Delay [s]	38.37	37.11	41.85	3.70	0.00	4.65	4.67
k, delay calibration	0.11	0.11	0.11	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	5.91	2.19	3.37	0.18	0.00	0.17	0.35
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.78	0.52	0.41	0.27	0.00	0.19	0.19
d, Delay for Lane Group [s/veh]	44.28	39.30	45.22	3.88	0.00	4.82	5.02
Lane Group LOS	D	D	D	A	A	A	A
Critical Lane Group	Yes	No	No	Yes	No	No	No
50th-Percentile Queue Length [veh/ln]	3.90	2.18	0.78	1.58	0.00	1.29	1.35
50th-Percentile Queue Length [ft/ln]	97.41	54.41	19.54	39.45	0.00	32.31	33.73
95th-Percentile Queue Length [veh/ln]	7.01	3.92	1.41	2.84	0.00	2.33	2.43
95th-Percentile Queue Length [ft/ln]	175.33	97.94	35.17	71.02	0.00	58.15	60.72

Movement, Approach, & Intersection Results

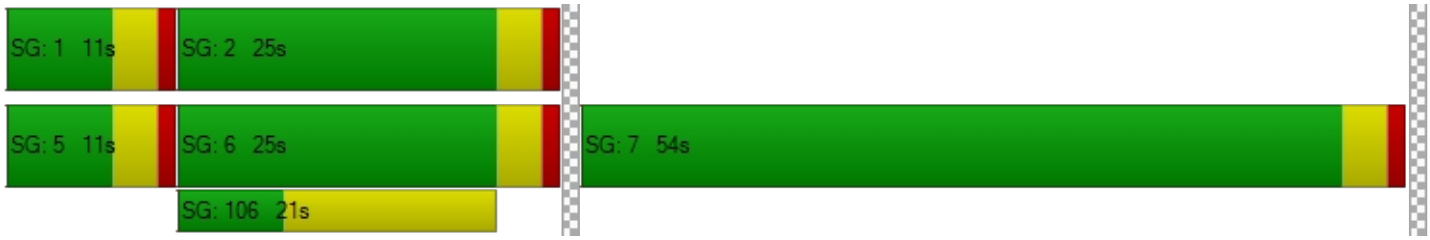
d_M, Delay for Movement [s/veh]	44.28	39.30	45.22	3.88	0.00	4.86	5.02
Movement LOS	D	D	D	A	A	A	A
d_A, Approach Delay [s/veh]	42.41		5.16		4.89		
Approach LOS	D		A		A		
d_I, Intersection Delay [s/veh]	9.98						
Intersection LOS	A						
Intersection V/C	0.344						

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	0.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	0.00	0.00
l_p,int, Pedestrian LOS Score for Intersection	2.229	0.000	0.000
Crosswalk LOS	B	F	F
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	1111	467	467
d_b, Bicycle Delay [s]	8.90	26.46	26.46
l_b,int, Bicycle LOS Score for Intersection	1.560	2.148	1.945
Bicycle LOS	A	B	A

Sequence

Ring 1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 6: Eagle Road at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	30.1
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.328

Intersection Setup

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			No			Yes		

Volumes

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	42	26	33	61	27	41	44	998	57	22	559	30
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	42	26	33	61	27	41	44	998	57	22	559	30
Peak Hour Factor	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960	0.8960
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	7	9	17	8	11	12	278	16	6	156	8
Total Analysis Volume [veh/h]	47	29	37	68	30	46	49	1114	64	25	624	33
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing m	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing mi	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Permiss	Permiss	Permiss	Permiss	Permiss	Permiss	Protecte	Permiss	Permiss	Protecte	Permiss	Permiss
Signal Group	0	6	0	0	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	0	7	0	0	7	0	7	7	0	7	7	0
Maximum Green [s]	0	30	0	0	30	0	30	30	0	30	30	0
Amber [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	0	35	0	0	35	0	30	40	0	15	25	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	0	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	0	0	0	11	0	0	11	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall		No			No		No	No		No	No	
Maximum Recall		No			No		No	No		No	No	
Pedestrian Recall		No			No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	51	51	51	51	5	24	24	3	22	22
g / C, Green / Cycle	0.57	0.57	0.57	0.57	0.06	0.26	0.26	0.04	0.25	0.25
(v / s)_i Volume / Saturation Flow Rate	0.04	0.04	0.05	0.04	0.03	0.22	0.22	0.01	0.12	0.12
s, saturation flow rate [veh/h]	1323	1702	1335	1690	1781	3560	1818	1781	3560	1822
c, Capacity [veh/h]	767	962	777	955	100	940	480	67	873	447
d1, Uniform Delay [s]	10.80	8.85	10.84	8.90	41.25	31.23	31.24	42.31	29.20	29.23
k, delay calibration	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.15	0.14	0.22	0.16	3.69	1.96	3.77	3.47	0.44	0.87
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.06	0.07	0.09	0.08	0.49	0.83	0.83	0.38	0.50	0.50
d, Delay for Lane Group [s/veh]	10.96	8.98	11.07	9.07	44.94	33.19	35.01	45.78	29.64	30.10
Lane Group LOS	B	A	B	A	D	C	D	D	C	C
Critical Lane Group	No	No	Yes	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.48	0.58	0.70	0.68	1.15	8.00	8.42	0.60	4.00	4.18
50th-Percentile Queue Length [ft/ln]	11.94	14.59	17.42	16.93	28.68	200.10	210.61	15.04	100.01	104.55
95th-Percentile Queue Length [veh/ln]	0.86	1.05	1.25	1.22	2.06	12.64	13.18	1.08	7.20	7.53
95th-Percentile Queue Length [ft/ln]	21.49	26.27	31.35	30.47	51.62	316.10	329.61	27.08	180.02	188.19

Movement, Approach, & Intersection Results

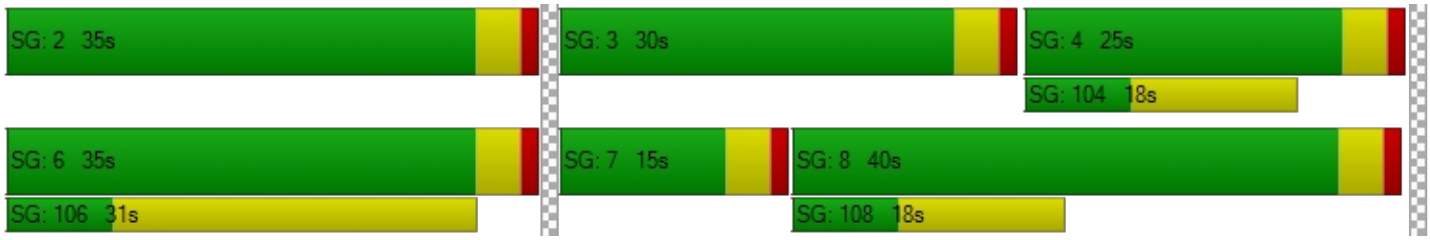
d_M, Delay for Movement [s/veh]	10.96	8.98	8.98	11.07	9.07	9.07	44.94	33.74	35.01	45.78	29.78	30.10
Movement LOS	B	A	A	B	A	A	D	C	D	D	C	C
d_A, Approach Delay [s/veh]	9.81			10.01			34.25			30.38		
Approach LOS	A			B			C			C		
d_I, Intersection Delay [s/veh]	30.15											
Intersection LOS	C											
Intersection V/C	0.328											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	0.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	0.00	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.015	2.023	0.000	2.955
Crosswalk LOS	B	B	F	C
s_b, Saturation Flow Rate of the bicycle lane	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	800	467
d_b, Bicycle Delay [s]	19.35	19.35	16.21	26.46
l_b,int, Bicycle LOS Score for Intersection	1.746	1.797	2.234	1.935
Bicycle LOS	A	A	B	A

Sequence

Ring 1	-	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 7: Eagle Road at Idyllwild Drive

Control Type:	Two-way stop	Delay (sec / veh):	12.9
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.142

Intersection Setup

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Base Volume Input [veh/h]	58	26	49	151	134	55
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	58	26	49	151	134	55
Peak Hour Factor	0.7390	0.7390	0.7390	0.7390	0.7390	0.7390
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	20	9	17	51	45	19
Total Analysis Volume [veh/h]	78	35	66	204	181	74
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.14	0.04	0.05	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	12.91	10.71	7.82	0.00	0.00	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.67	0.67	0.11	0.11	0.00	0.00
95th-Percentile Queue Length [ft/ln]	16.85	16.85	2.85	2.85	0.00	0.00
d_A, Approach Delay [s/veh]	12.23		1.91		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	2.98					
Intersection LOS	B					

APPENDIX D

YEAR 2026 CUMULATIVE LEVEL OF SERVICE CALCULATION WORKSHEETS

APPENDIX D-I

YEAR 2026 CUMULATIVE TRAFFIC CONDITIONS

Intersection Level Of Service Report
Intersection 1: State Street at Quandt Ranch Road

Control Type:	Two-way stop	Delay (sec / veh):	25.5
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.288

Intersection Setup

Name	State Street		State Street		Quandt Ranch Road	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		45.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	State Street		State Street		Quandt Ranch Road	
Base Volume Input [veh/h]	965	46	5	278	75	21
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	965	46	5	278	75	21
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	254	12	1	73	20	6
Total Analysis Volume [veh/h]	1016	48	5	293	79	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.01	0.00	0.29	0.08
d_M, Delay for Movement [s/veh]	0.00	0.00	10.54	0.00	25.54	25.27
Movement LOS	A	A	B	A	D	D
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.02	0.00	1.62	1.62
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.58	0.00	40.48	40.48
d_A, Approach Delay [s/veh]	0.00		0.18		25.48	
Approach LOS	A		A		D	
d_I, Intersection Delay [s/veh]	1.79					
Intersection LOS	D					

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Two-way stop	Delay (sec / veh):	84.1
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.316

Intersection Setup

Name	State Street			State Street			Co Co			Co Co		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			Yes			Yes		

Volumes

Name	State Street			State Street			Co Co			Co Co		
Base Volume Input [veh/h]	11	1101	68	70	405	2	2	1	15	18	2	71
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	11	1101	68	70	405	2	2	1	15	18	2	71
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	3	290	18	18	107	1	1	0	4	5	1	19
Total Analysis Volume [veh/h]	12	1159	72	74	426	2	2	1	16	19	2	75
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane			No	No
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.01	0.00	0.13	0.00	0.00	0.02	0.02	0.02	0.32	0.03	0.17
d_M, Delay for Movement [s/veh]	8.23	0.00	0.00	12.38	0.00	0.00	41.22	60.92	10.16	84.15	76.89	32.52
Movement LOS	A	A	A	B	A	A	E	F	B	F	F	D
95th-Percentile Queue Length [veh/ln]	0.03	0.00	0.00	0.45	0.00	0.00	0.18	0.18	0.18	2.62	2.62	2.62
95th-Percentile Queue Length [ft/ln]	0.81	0.00	0.00	11.29	0.00	0.00	4.38	4.38	4.38	65.39	65.39	65.39
d_A, Approach Delay [s/veh]	0.08			1.82			16.10			43.66		
Approach LOS	A			A			C			E		
d_I, Intersection Delay [s/veh]	2.96											
Intersection LOS	F											

Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	41.6
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.887

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	360	704	73	117	286	88	149	439	609	138	569	383
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	360	704	73	117	286	88	149	439	609	138	569	383
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	95	185	19	31	75	23	39	116	160	36	150	101
Total Analysis Volume [veh/h]	379	741	77	123	301	93	157	462	641	145	599	403
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	35	63	0	14	42	0	11	32	0	11	32	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	0	0	17	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	27	33	33	10	16	16	7	54	54	7	54	54
g / C, Green / Cycle	0.23	0.28	0.28	0.08	0.13	0.13	0.06	0.45	0.45	0.06	0.45	0.45
(v / s)_i Volume / Saturation Flow Rate	0.21	0.21	0.05	0.07	0.11	0.11	0.05	0.09	0.40	0.04	0.12	0.25
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1722	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	408	988	441	149	248	228	204	2275	710	203	2273	709
d1, Uniform Delay [s]	45.35	39.56	32.92	54.12	50.68	50.79	55.68	20.21	30.80	55.53	20.86	24.66
k, delay calibration	0.32	0.11	0.11	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	22.19	1.17	0.19	10.72	6.63	7.81	5.99	0.20	16.96	4.66	0.28	3.28
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.93	0.75	0.17	0.82	0.82	0.84	0.77	0.20	0.90	0.72	0.26	0.57
d, Delay for Lane Group [s/veh]	67.54	40.73	33.11	64.85	57.32	58.60	61.66	20.41	47.76	60.19	21.14	27.94
Lane Group LOS	E	D	C	E	E	E	E	C	D	E	C	C
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	13.51	10.08	1.74	4.10	6.40	6.08	2.51	2.67	20.04	2.29	3.58	9.05
50th-Percentile Queue Length [ft/ln]	337.63	252.03	43.47	102.52	160.02	151.93	62.84	66.86	501.00	57.22	89.49	226.14
95th-Percentile Queue Length [veh/ln]	19.53	15.29	3.13	7.38	10.55	10.12	4.52	4.81	27.38	4.12	6.44	13.98
95th-Percentile Queue Length [ft/ln]	488.31	382.21	78.24	184.54	263.75	253.00	113.11	120.35	684.54	103.00	161.08	349.45

Movement, Approach, & Intersection Results

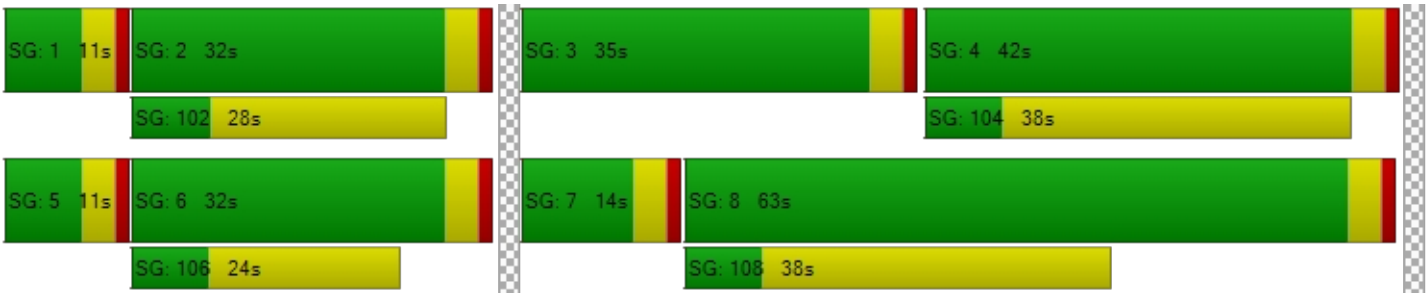
d_M, Delay for Movement [s/veh]	67.54	40.73	33.11	64.85	57.73	58.60	61.66	20.41	47.76	60.19	21.14	27.94
Movement LOS	E	D	C	E	E	E	E	C	D	E	C	C
d_A, Approach Delay [s/veh]	48.73			59.58			39.47			28.47		
Approach LOS	D			E			D			C		
d_I, Intersection Delay [s/veh]	41.62											
Intersection LOS	D											
Intersection V/C	0.887											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	49.52	49.52	49.52	49.52
l_p,int, Pedestrian LOS Score for Intersection	2.838	2.668	3.116	3.059
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	983	633	467	467
d_b, Bicycle Delay [s]	15.52	28.03	35.28	35.28
l_b,int, Bicycle LOS Score for Intersection	2.547	1.986	2.253	2.190
Bicycle LOS	B	A	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 4: State Street at Idyllwild Drive

Control Type:	Signalized	Delay (sec / veh):	29.6
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.745

Intersection Setup

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			No			Yes			Yes		

Volumes

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Base Volume Input [veh/h]	65	840	219	143	804	41	90	244	32	204	176	110
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	65	840	219	143	804	41	90	244	32	204	176	110
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	221	58	38	212	11	24	64	8	54	46	29
Total Analysis Volume [veh/h]	68	884	231	151	846	43	95	257	34	215	185	116
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	1	6	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	14	29	0	13	28	0	27	31	0	17	21	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	0	0
Pedestrian Clearance [s]	0	11	0	0	14	0	0	18	0	0	0	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	L	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	6	36	36	9	39	39	6	16	13	23
g / C, Green / Cycle	0.06	0.40	0.40	0.10	0.43	0.43	0.07	0.18	0.14	0.25
(v / s)_i Volume / Saturation Flow Rate	0.04	0.25	0.15	0.08	0.24	0.24	0.05	0.16	0.12	0.17
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1838	1781	1832	1781	1751
c, Capacity [veh/h]	115	1415	632	179	810	797	128	336	251	442
d1, Uniform Delay [s]	41.00	21.78	19.15	39.84	19.04	19.04	41.04	35.75	37.83	30.41
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	4.71	2.09	1.63	10.11	2.71	2.76	8.25	6.74	8.17	1.85
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.59	0.62	0.37	0.84	0.55	0.55	0.74	0.87	0.86	0.68
d, Delay for Lane Group [s/veh]	45.71	23.87	20.79	49.95	21.76	21.80	49.30	42.49	46.00	32.26
Lane Group LOS	D	C	C	D	C	C	D	D	D	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	Yes	Yes	No
50th-Percentile Queue Length [veh/ln]	1.60	7.56	3.57	3.74	7.25	7.14	2.34	6.71	5.12	5.98
50th-Percentile Queue Length [ft/ln]	40.07	189.07	89.35	93.56	181.23	178.44	58.40	167.64	128.10	149.52
95th-Percentile Queue Length [veh/ln]	2.88	12.07	6.43	6.74	11.66	11.52	4.20	10.95	8.84	9.99
95th-Percentile Queue Length [ft/ln]	72.12	301.83	160.83	168.40	291.62	287.98	105.12	273.81	220.90	249.79

Movement, Approach, & Intersection Results

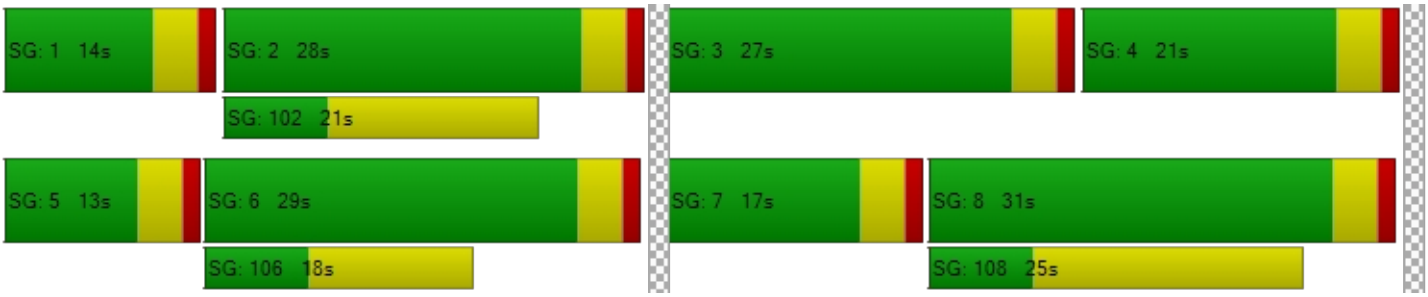
d_M, Delay for Movement [s/veh]	45.71	23.87	20.79	49.95	21.78	21.80	49.30	42.49	42.49	46.00	32.26	32.26
Movement LOS	D	C	C	D	C	C	D	D	D	D	C	C
d_A, Approach Delay [s/veh]	24.52			25.87			44.16			37.98		
Approach LOS	C			C			D			D		
d_I, Intersection Delay [s/veh]	29.62											
Intersection LOS	C											
Intersection V/C	0.745											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.72	0.00	34.72	34.72
l_p,int, Pedestrian LOS Score for Intersection	2.823	0.000	2.161	2.315
Crosswalk LOS	C	F	B	B
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	555	533	599	377
d_b, Bicycle Delay [s]	23.51	24.24	22.09	29.65
l_b,int, Bicycle LOS Score for Intersection	2.536	2.418	2.197	2.411
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 5: Village at San Jacinto at Project Driveway No.3

Control Type:	Signalized	Delay (sec / veh):	6.5
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.334

Intersection Setup

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Approach	Southbound		Eastbound		Westbound		
Lane Configuration							
Turning Movement	Left	Right	Left	Thru	U-turn	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00		
Grade [%]	0.00		0.00		0.00		
Curb Present	No		No		No		
Crosswalk	Yes		No		No		

Volumes

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Base Volume Input [veh/h]	99	32	16	638	0	1044	85
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00						
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	99	32	16	638	0	1044	85
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	26	8	4	168	0	275	22
Total Analysis Volume [veh/h]	104	34	17	672	0	1099	89
Presence of On-Street Parking	No	No	No	No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0		0		0		
v_di, Inbound Pedestrian Volume crossing major street [	0		0		0		
v_co, Outbound Pedestrian Volume crossing minor stree	0		0		0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0		0		0		
v_ab, Corner Pedestrian Volume [ped/h]	0		0		0		
Bicycle Volume [bicycles/h]	0		0		0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Split	Split	Protected	Permissive	Protected	Permissiv	Permissiv
Signal Group	7	0	5	2	1	6	0
Auxiliary Signal Groups							
Lead / Lag	Lead	-	Lead	-	Lead	-	-
Minimum Green [s]	7	0	7	7	7	7	0
Maximum Green [s]	30	0	30	30	30	30	0
Amber [s]	3.0	0.0	3.0	3.0	3.0	3.0	0.0
All red [s]	1.0	0.0	1.0	1.0	1.0	1.0	0.0
Split [s]	54	0	11	17	19	25	0
Vehicle Extension [s]	3.0	0.0	3.0	3.0	3.0	3.0	0.0
Walk [s]	0	0	0	7	0	7	0
Pedestrian Clearance [s]	0	0	0	10	0	14	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk	No			No		No	
I1, Start-Up Lost Time [s]	2.0	0.0	2.0	2.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	0.0	2.0	2.0	2.0	2.0	0.0
Minimum Recall	No		No	No	No	No	
Maximum Recall	No		No	No	No	No	
Pedestrian Recall	No		No	No	No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	R	L	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	7	7	2	71	0	68	68
g / C, Green / Cycle	0.08	0.08	0.03	0.79	0.00	0.76	0.76
(v / s)_i Volume / Saturation Flow Rate	0.06	0.02	0.01	0.13	0.00	0.22	0.22
s, saturation flow rate [veh/h]	1781	1589	1781	5094	1781	3560	1799
c, Capacity [veh/h]	144	129	50	3996	2	2697	1363
d1, Uniform Delay [s]	40.39	38.86	42.93	2.41	0.00	3.40	3.40
k, delay calibration	0.11	0.11	0.11	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	6.63	1.08	3.91	0.09	0.00	0.28	0.55
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.72	0.26	0.34	0.17	0.00	0.29	0.29
d, Delay for Lane Group [s/veh]	47.01	39.94	46.85	2.50	0.00	3.67	3.95
Lane Group LOS	D	D	D	A	A	A	A
Critical Lane Group	Yes	No	Yes	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	2.49	0.74	0.42	0.67	0.00	1.70	1.82
50th-Percentile Queue Length [ft/ln]	62.16	18.43	10.56	16.84	0.00	42.52	45.60
95th-Percentile Queue Length [veh/ln]	4.48	1.33	0.76	1.21	0.00	3.06	3.28
95th-Percentile Queue Length [ft/ln]	111.88	33.18	19.01	30.31	0.00	76.54	82.08

Movement, Approach, & Intersection Results

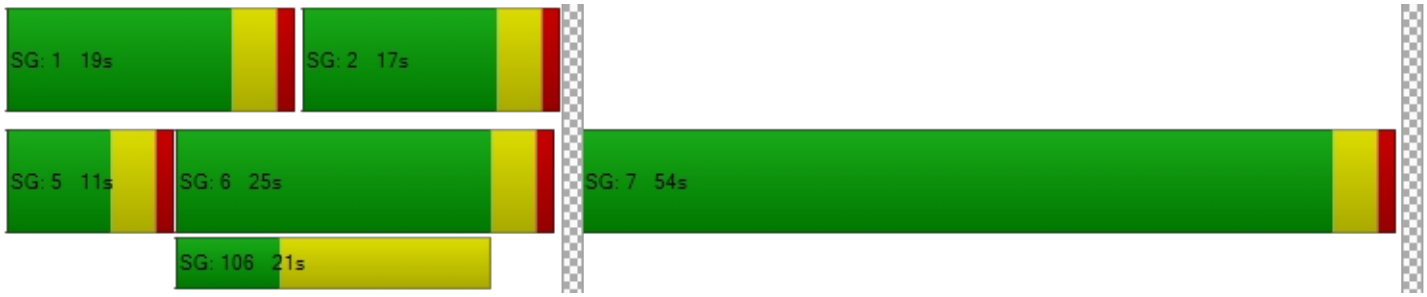
d_M, Delay for Movement [s/veh]	47.01	39.94	46.85	2.50	0.00	3.75	3.95
Movement LOS	D	D	D	A	A	A	A
d_A, Approach Delay [s/veh]	45.27		3.59		3.77		
Approach LOS	D		A		A		
d_I, Intersection Delay [s/veh]	6.55						
Intersection LOS	A						
Intersection V/C	0.334						

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	0.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	0.00	0.00
l_p,int, Pedestrian LOS Score for Intersection	2.190	0.000	0.000
Crosswalk LOS	B	F	F
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	1111	289	467
d_b, Bicycle Delay [s]	8.90	32.95	26.46
l_b,int, Bicycle LOS Score for Intersection	1.560	1.939	2.213
Bicycle LOS	A	A	B

Sequence

Ring 1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 6: Eagle Road at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	30.0
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.365

Intersection Setup

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			No			Yes		

Volumes

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	59	41	35	67	32	58	70	609	68	58	1021	86
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	59	41	35	67	32	58	70	609	68	58	1021	86
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	16	11	9	18	8	15	18	160	18	15	269	23
Total Analysis Volume [veh/h]	62	43	37	71	34	61	74	641	72	61	1075	91
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	0	6	0	0	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	0	7	0	0	7	0	7	7	0	7	7	0
Maximum Green [s]	0	30	0	0	30	0	30	30	0	30	30	0
Amber [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	0	35	0	0	35	0	15	41	0	14	40	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	0	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	0	0	0	11	0	0	11	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall		No			No		No	No		No	No	
Maximum Recall		No			No		No	No		No	No	
Pedestrian Recall		No			No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	48	48	48	48	6	24	24	6	24	24
g / C, Green / Cycle	0.54	0.54	0.54	0.54	0.07	0.27	0.27	0.06	0.26	0.26
(v / s)_i Volume / Saturation Flow Rate	0.05	0.05	0.05	0.06	0.04	0.13	0.13	0.03	0.22	0.22
s, saturation flow rate [veh/h]	1301	1729	1318	1680	1781	3560	1776	1781	3560	1796
c, Capacity [veh/h]	710	930	726	904	119	950	474	110	933	471
d1, Uniform Delay [s]	12.55	10.08	12.37	10.19	40.92	27.92	27.97	41.02	31.33	31.34
k, delay calibration	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.24	0.18	0.27	0.23	5.26	0.41	0.83	4.26	1.99	3.87
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.09	0.09	0.10	0.11	0.62	0.50	0.50	0.55	0.83	0.83
d, Delay for Lane Group [s/veh]	12.80	10.26	12.64	10.42	46.19	28.33	28.80	45.28	33.32	35.21
Lane Group LOS	B	B	B	B	D	C	C	D	C	D
Critical Lane Group	No	No	No	Yes	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.70	0.77	0.79	0.93	1.75	4.28	4.38	1.43	7.97	8.29
50th-Percentile Queue Length [ft/ln]	17.45	19.32	19.84	23.25	43.85	106.98	109.42	35.78	199.17	207.36
95th-Percentile Queue Length [veh/ln]	1.26	1.39	1.43	1.67	3.16	7.67	7.81	2.58	12.60	13.02
95th-Percentile Queue Length [ft/ln]	31.41	34.78	35.71	41.85	78.93	191.79	195.19	64.40	314.89	325.44

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	12.80	10.26	10.26	12.64	10.42	10.42	46.19	28.45	28.80	45.28	33.85	35.21
Movement LOS	B	B	B	B	B	B	D	C	C	D	C	D
d_A, Approach Delay [s/veh]	11.37			11.37			30.15			34.52		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	29.97											
Intersection LOS	C											
Intersection V/C	0.365											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	0.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	0.00	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.040	2.061	0.000	2.970
Crosswalk LOS	B	B	F	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	822	800
d_b, Bicycle Delay [s]	19.35	19.35	15.62	16.21
l_b,int, Bicycle LOS Score for Intersection	1.794	1.834	1.992	2.234
Bicycle LOS	A	A	A	B

Sequence

Ring 1	-	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 7: Eagle Road at Idyllwild Drive

Control Type:	Two-way stop	Delay (sec / veh):	22.7
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.342

Intersection Setup

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Base Volume Input [veh/h]	107	40	31	584	452	76
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	107	40	31	584	452	76
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	28	11	8	154	119	20
Total Analysis Volume [veh/h]	113	42	33	615	476	80
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.34	0.08	0.03	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	22.69	18.22	8.59	0.00	0.00	0.00
Movement LOS	C	C	A	A	A	A
95th-Percentile Queue Length [veh/ln]	2.00	2.00	0.06	0.06	0.00	0.00
95th-Percentile Queue Length [ft/ln]	50.07	50.07	1.40	1.40	0.00	0.00
d_A, Approach Delay [s/veh]	21.48		0.44		0.00	
Approach LOS	C		A		A	
d_I, Intersection Delay [s/veh]	2.66					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 1: State Street at Quandt Ranch Road

Control Type:	Two-way stop	Delay (sec / veh):	19.3
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.134

Intersection Setup

Name	State Street		State Street		Quandt Ranch Road	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		45.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	State Street		State Street		Quandt Ranch Road	
Base Volume Input [veh/h]	532	54	23	710	37	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	532	54	23	710	37	5
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	140	14	6	187	10	1
Total Analysis Volume [veh/h]	560	57	24	747	39	5
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.02	0.01	0.13	0.01
d_M, Delay for Movement [s/veh]	0.00	0.00	8.83	0.00	19.34	14.05
Movement LOS	A	A	A	A	C	B
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.08	0.00	0.50	0.50
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.92	0.00	12.41	12.41
d_A, Approach Delay [s/veh]	0.00		0.27		18.73	
Approach LOS	A		A		C	
d_I, Intersection Delay [s/veh]	0.72					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Two-way stop	Delay (sec / veh):	55.6
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.012

Intersection Setup

Name	State Street			State Street			Co Co			Co Co		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			Yes			Yes		

Volumes

Name	State Street			State Street			Co Co			Co Co		
Base Volume Input [veh/h]	39	597	44	84	723	2	1	2	26	18	1	26
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	39	597	44	84	723	2	1	2	26	18	1	26
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	10	157	12	22	190	1	0	1	7	5	0	7
Total Analysis Volume [veh/h]	41	628	46	88	761	2	1	2	27	19	1	27
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane			No	No
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.05	0.01	0.00	0.10	0.01	0.00	0.01	0.03	0.04	0.20	0.01	0.04
d_M, Delay for Movement [s/veh]	9.48	0.00	0.00	9.36	0.00	0.00	45.20	51.33	11.66	49.45	55.63	16.94
Movement LOS	A	A	A	A	A	A	E	F	B	E	F	C
95th-Percentile Queue Length [veh/ln]	0.15	0.00	0.00	0.32	0.00	0.00	0.26	0.26	0.26	0.97	0.97	0.97
95th-Percentile Queue Length [ft/ln]	3.82	0.00	0.00	7.98	0.00	0.00	6.48	6.48	6.48	24.14	24.14	24.14
d_A, Approach Delay [s/veh]	0.54			0.97			15.42			30.91		
Approach LOS	A			A			C			D		
d_I, Intersection Delay [s/veh]	1.90											
Intersection LOS	F											

Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	62.6
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	1.050

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	515	525	100	257	465	88	158	837	615	126	503	179
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	515	525	100	257	465	88	158	837	615	126	503	179
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	136	138	26	68	122	23	42	220	162	33	132	47
Total Analysis Volume [veh/h]	542	553	105	271	489	93	166	881	647	133	529	188
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	35	42	0	35	42	0	14	32	0	11	29	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	0	0	18	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	31	33	33	20	22	22	8	44	44	7	43	43
g / C, Green / Cycle	0.26	0.27	0.27	0.17	0.18	0.18	0.06	0.37	0.37	0.06	0.36	0.36
(v / s)_i Volume / Saturation Flow Rate	0.30	0.16	0.07	0.15	0.16	0.16	0.05	0.17	0.41	0.04	0.10	0.12
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1767	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	459	966	431	303	344	325	227	1864	582	204	1831	571
d1, Uniform Delay [s]	44.57	37.75	34.14	48.76	47.63	47.64	55.08	29.20	38.08	55.30	27.50	27.95
k, delay calibration	0.50	0.11	0.11	0.15	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	101.34	0.54	0.29	11.94	6.80	7.20	4.50	0.86	72.05	3.47	0.40	1.54
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	1.18	0.57	0.24	0.89	0.87	0.87	0.73	0.47	1.11	0.65	0.29	0.33
d, Delay for Lane Group [s/veh]	145.90	38.29	34.43	60.70	54.44	54.84	59.58	30.06	110.14	58.77	27.90	29.49
Lane Group LOS	F	D	C	E	D	D	E	C	F	E	C	C
Critical Lane Group	Yes	No	No	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	26.47	7.08	2.44	8.93	9.32	8.85	2.61	6.62	28.37	2.07	3.70	4.18
50th-Percentile Queue Length [ft/ln]	661.71	177.00	61.04	223.29	232.95	221.26	65.23	165.60	709.25	51.77	92.48	104.48
95th-Percentile Queue Length [veh/ln]	38.36	11.44	4.40	13.83	14.32	13.73	4.70	10.84	39.88	3.73	6.66	7.52
95th-Percentile Queue Length [ft/ln]	958.94	286.10	109.88	345.83	358.10	343.24	117.41	271.12	996.88	93.19	166.46	188.06

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	145.90	38.29	34.43	60.70	54.59	54.84	59.58	30.06	110.14	58.77	27.90	29.49
Movement LOS	F	D	C	E	D	D	E	C	F	E	C	C
d_A, Approach Delay [s/veh]	86.56			56.56			63.54			33.08		
Approach LOS	F			E			E			C		
d_I, Intersection Delay [s/veh]	62.62											
Intersection LOS	E											
Intersection V/C	1.050											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	49.54	49.54	49.54	49.54
l_p,int, Pedestrian LOS Score for Intersection	2.868	2.657	3.173	3.091
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	633	633	466	416
d_b, Bicycle Delay [s]	28.04	28.04	35.30	37.63
l_b,int, Bicycle LOS Score for Intersection	2.550	2.263	2.491	2.027
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 4: State Street at Idyllwild Drive

Control Type:	Signalized	Delay (sec / veh):	18.2
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.585

Intersection Setup

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			No			Yes			Yes		

Volumes

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Base Volume Input [veh/h]	45	992	98	76	1068	68	87	44	44	57	58	71
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	45	992	98	76	1068	68	87	44	44	57	58	71
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	261	26	20	281	18	23	12	12	15	15	19
Total Analysis Volume [veh/h]	47	1044	103	80	1124	72	92	46	46	60	61	75
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	1	6	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	11	21	0	11	21	0	11	45	0	13	47	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	10	0	0	10	0	0	21	0	0	10	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	L	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	53	53	6	54	54	6	10	6	9
g / C, Green / Cycle	0.05	0.58	0.58	0.07	0.60	0.60	0.07	0.11	0.06	0.10
(v / s)_i Volume / Saturation Flow Rate	0.03	0.29	0.06	0.04	0.32	0.32	0.05	0.05	0.03	0.08
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1831	1781	1718	1781	1704
c, Capacity [veh/h]	98	2070	924	122	1112	1089	127	191	110	173
d1, Uniform Delay [s]	41.35	11.17	8.45	40.97	10.93	10.94	41.02	37.65	41.08	39.55
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	3.58	0.88	0.24	5.87	1.90	1.95	7.68	1.89	4.17	7.64
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.48	0.50	0.11	0.66	0.54	0.54	0.73	0.48	0.55	0.79
d, Delay for Lane Group [s/veh]	44.93	12.06	8.69	46.84	12.84	12.90	48.70	39.54	45.25	47.19
Lane Group LOS	D	B	A	D	B	B	D	D	D	D
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	1.10	5.83	0.89	1.91	7.02	6.91	2.25	1.98	1.41	3.27
50th-Percentile Queue Length [ft/ln]	27.52	145.75	22.36	47.78	175.54	172.70	56.17	49.59	35.18	81.65
95th-Percentile Queue Length [veh/ln]	1.98	9.79	1.61	3.44	11.37	11.22	4.04	3.57	2.53	5.88
95th-Percentile Queue Length [ft/ln]	49.53	244.75	40.24	86.00	284.19	280.46	101.10	89.26	63.32	146.98

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	44.93	12.06	8.69	46.84	12.87	12.90	48.70	39.54	39.54	45.25	47.19	47.19
Movement LOS	D	B	A	D	B	B	D	D	D	D	D	D
d_A, Approach Delay [s/veh]	13.06			15.00			44.12			46.60		
Approach LOS	B			B			D			D		
d_I, Intersection Delay [s/veh]	18.24											
Intersection LOS	B											
Intersection V/C	0.585											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.72	0.00	34.72	34.72
l_p,int, Pedestrian LOS Score for Intersection	2.846	0.000	2.058	2.078
Crosswalk LOS	C	F	B	B
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	377	377	910	955
d_b, Bicycle Delay [s]	29.65	29.65	13.37	12.31
l_b,int, Bicycle LOS Score for Intersection	2.545	2.612	1.863	1.883
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 5: Village at San Jacinto at Project Driveway No.3

Control Type:	Signalized	Delay (sec / veh):	9.7
Analysis Method:	HCM 7th Edition	Level Of Service:	A
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.387

Intersection Setup

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Approach	Southbound		Eastbound		Westbound		
Lane Configuration							
Turning Movement	Left	Right	Left	Thru	U-turn	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00		30.00		30.00		
Grade [%]	0.00		0.00		0.00		
Curb Present	No		No		No		
Crosswalk	Yes		No		No		

Volumes

Name	Village at San Jancinto		Ramona Expressway		Ramona Expressway		
Base Volume Input [veh/h]	167	100	32	1144	0	721	102
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00						
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	167	100	32	1144	0	721	102
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	44	26	8	301	0	190	27
Total Analysis Volume [veh/h]	176	105	34	1204	0	759	107
Presence of On-Street Parking	No	No	No	No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0		0		0		
v_di, Inbound Pedestrian Volume crossing major street [	0		0		0		
v_co, Outbound Pedestrian Volume crossing minor stree	0		0		0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0		0		0		
v_ab, Corner Pedestrian Volume [ped/h]	0		0		0		
Bicycle Volume [bicycles/h]	0		0		0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Split	Split	Protected	Permissive	Protected	Permissiv	Permissiv
Signal Group	7	0	5	2	1	6	0
Auxiliary Signal Groups							
Lead / Lag	Lead	-	Lead	-	Lead	-	-
Minimum Green [s]	7	0	7	7	7	7	0
Maximum Green [s]	30	0	30	30	30	30	0
Amber [s]	3.0	0.0	3.0	3.0	3.0	3.0	0.0
All red [s]	1.0	0.0	1.0	1.0	1.0	1.0	0.0
Split [s]	54	0	11	25	11	25	0
Vehicle Extension [s]	3.0	0.0	3.0	3.0	3.0	3.0	0.0
Walk [s]	0	0	0	7	0	7	0
Pedestrian Clearance [s]	0	0	0	10	0	14	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk	No			No		No	
I1, Start-Up Lost Time [s]	2.0	0.0	2.0	2.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	0.0	2.0	2.0	2.0	2.0	0.0
Minimum Recall	No		No	No	No	No	
Maximum Recall	No		No	No	No	No	
Pedestrian Recall	No		No	No	No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	R	L	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	11	11	4	67	0	63	63
g / C, Green / Cycle	0.13	0.13	0.05	0.74	0.00	0.70	0.70
(v / s)_i Volume / Saturation Flow Rate	0.10	0.07	0.02	0.24	0.00	0.16	0.16
s, saturation flow rate [veh/h]	1781	1589	1781	5094	1781	3560	1755
c, Capacity [veh/h]	225	200	81	3766	2	2474	1219
d1, Uniform Delay [s]	38.15	36.81	41.80	4.01	0.00	5.00	5.01
k, delay calibration	0.11	0.11	0.11	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	5.91	2.11	3.38	0.22	0.00	0.22	0.46
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.78	0.52	0.42	0.32	0.00	0.23	0.24
d, Delay for Lane Group [s/veh]	44.06	38.93	45.17	4.23	0.00	5.23	5.47
Lane Group LOS	D	D	D	A	A	A	A
Critical Lane Group	Yes	No	No	Yes	No	No	No
50th-Percentile Queue Length [veh/ln]	4.07	2.25	0.80	1.98	0.00	1.71	1.78
50th-Percentile Queue Length [ft/ln]	101.86	56.27	20.10	49.43	0.00	42.68	44.54
95th-Percentile Queue Length [veh/ln]	7.33	4.05	1.45	3.56	0.00	3.07	3.21
95th-Percentile Queue Length [ft/ln]	183.34	101.29	36.18	88.98	0.00	76.82	80.18

Movement, Approach, & Intersection Results

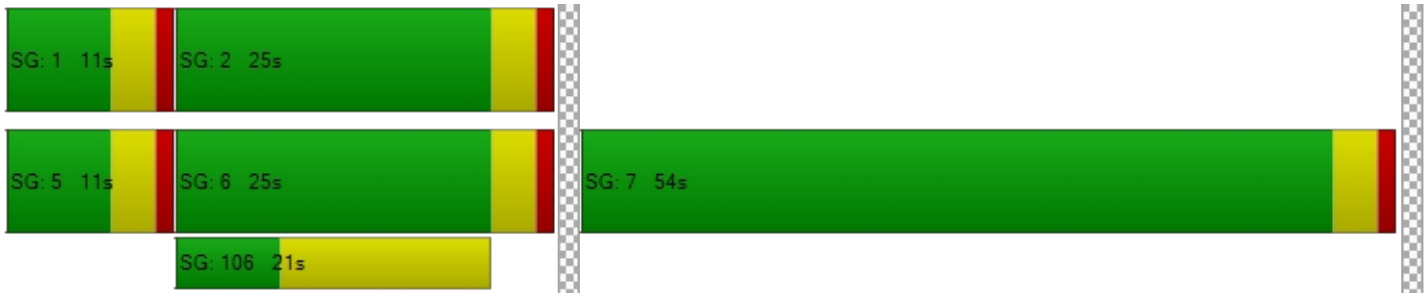
d_M, Delay for Movement [s/veh]	44.06	38.93	45.17	4.23	0.00	5.28	5.47
Movement LOS	D	D	D	A	A	A	A
d_A, Approach Delay [s/veh]	42.14		5.36		5.31		
Approach LOS	D		A		A		
d_I, Intersection Delay [s/veh]	9.67						
Intersection LOS	A						
Intersection V/C	0.387						

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	0.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	0.00	0.00
l_p,int, Pedestrian LOS Score for Intersection	2.233	0.000	0.000
Crosswalk LOS	B	F	F
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	1111	467	467
d_b, Bicycle Delay [s]	8.90	26.46	26.46
l_b,int, Bicycle LOS Score for Intersection	1.560	2.241	2.036
Bicycle LOS	A	B	B

Sequence

Ring 1	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 6: Eagle Road at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	29.2
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.359

Intersection Setup

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			No			Yes		

Volumes

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	45	28	36	66	29	44	48	1191	62	24	730	32
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	45	28	36	66	29	44	48	1191	62	24	730	32
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	7	9	17	8	12	13	313	16	6	192	8
Total Analysis Volume [veh/h]	47	29	38	69	31	46	51	1254	65	25	768	34
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	0	6	0	0	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	0	7	0	0	7	0	7	7	0	7	7	0
Maximum Green [s]	0	30	0	0	30	0	30	30	0	30	30	0
Amber [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	0	35	0	0	35	0	26	44	0	11	29	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	0	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	0	0	0	11	0	0	11	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall		No			No		No	No		No	No	
Maximum Recall		No			No		No	No		No	No	
Pedestrian Recall		No			No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	48	48	48	48	5	26	26	3	25	25
g / C, Green / Cycle	0.54	0.54	0.54	0.54	0.06	0.29	0.29	0.04	0.27	0.27
(v / s)_i Volume / Saturation Flow Rate	0.04	0.04	0.05	0.05	0.03	0.24	0.25	0.01	0.15	0.15
s, saturation flow rate [veh/h]	1322	1700	1334	1692	1781	3560	1823	1781	3560	1830
c, Capacity [veh/h]	726	912	736	907	102	1043	534	67	972	500
d1, Uniform Delay [s]	12.20	10.07	12.25	10.14	41.20	29.81	29.81	42.31	27.94	27.96
k, delay calibration	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.17	0.16	0.25	0.18	3.76	1.86	3.55	3.47	0.48	0.93
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.06	0.07	0.09	0.08	0.50	0.84	0.84	0.38	0.54	0.55
d, Delay for Lane Group [s/veh]	12.37	10.23	12.51	10.32	44.97	31.67	33.37	45.78	28.42	28.89
Lane Group LOS	B	B	B	B	D	C	C	D	C	C
Critical Lane Group	No	No	Yes	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.52	0.65	0.76	0.75	1.19	8.82	9.28	0.60	4.82	5.04
50th-Percentile Queue Length [ft/ln]	12.90	16.15	19.12	18.69	29.84	220.46	232.08	15.04	120.41	125.92
95th-Percentile Queue Length [veh/ln]	0.93	1.16	1.38	1.35	2.15	13.69	14.28	1.08	8.42	8.72
95th-Percentile Queue Length [ft/ln]	23.23	29.06	34.42	33.64	53.72	342.21	357.00	27.08	210.38	217.94

Movement, Approach, & Intersection Results

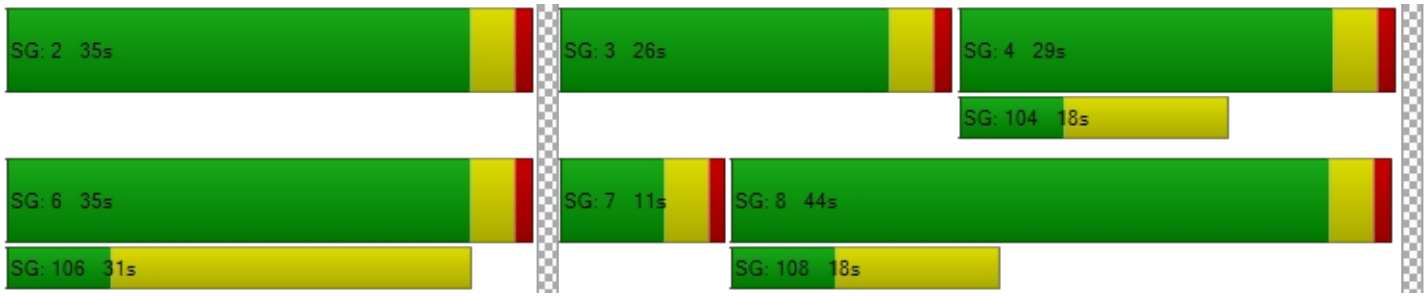
d_M, Delay for Movement [s/veh]	12.37	10.23	10.23	12.51	10.32	10.32	44.97	32.19	33.37	45.78	28.56	28.89
Movement LOS	B	B	B	B	B	B	D	C	C	D	C	C
d_A, Approach Delay [s/veh]	11.11			11.35			32.72			29.10		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	29.23											
Intersection LOS	C											
Intersection V/C	0.359											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	0.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	0.00	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.016	2.024	0.000	2.996
Crosswalk LOS	B	B	F	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	889	555
d_b, Bicycle Delay [s]	19.35	19.35	13.90	23.48
l_b,int, Bicycle LOS Score for Intersection	1.748	1.801	2.313	2.014
Bicycle LOS	A	A	B	B

Sequence

Ring 1	-	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 7: Eagle Road at Idyllwild Drive

Control Type:	Two-way stop	Delay (sec / veh):	12.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.112

Intersection Setup

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Base Volume Input [veh/h]	63	28	53	169	152	59
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	63	28	53	169	152	59
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	7	14	44	40	16
Total Analysis Volume [veh/h]	66	29	56	178	160	62
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.11	0.03	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	12.07	10.18	7.74	0.00	0.00	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	0.51	0.51	0.10	0.10	0.00	0.00
95th-Percentile Queue Length [ft/ln]	12.76	12.76	2.41	2.41	0.00	0.00
d_A, Approach Delay [s/veh]	11.49		1.85		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	2.77					
Intersection LOS	B					

APPENDIX D-II

YEAR 2026 CUMULATIVE PLUS PROJECT TRAFFIC CONDITIONS

Intersection Level Of Service Report
Intersection 1: State Street at Quandt Ranch Road

Control Type:	Two-way stop	Delay (sec / veh):	28.2
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.351

Intersection Setup

Name	State Street		State Street		Quandt Ranch Road	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		45.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	State Street		State Street		Quandt Ranch Road	
Base Volume Input [veh/h]	975	56	5	292	89	21
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	975	56	5	292	89	21
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	257	15	1	77	23	6
Total Analysis Volume [veh/h]	1026	59	5	307	94	22
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.01	0.00	0.35	0.08
d_M, Delay for Movement [s/veh]	0.00	0.00	10.64	0.00	28.18	27.90
Movement LOS	A	A	B	A	D	D
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.02	0.00	2.05	2.05
95th-Percentile Queue Length [ft/ln]	0.00	0.00	0.59	0.00	51.29	51.29
d_A, Approach Delay [s/veh]	0.00		0.17		28.13	
Approach LOS	A		A		D	
d_I, Intersection Delay [s/veh]	2.19					
Intersection LOS	D					

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Two-way stop	Delay (sec / veh):	104.3
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.378

Intersection Setup

Name	State Street			State Street			Co Co			Co Co		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			Yes			Yes		

Volumes

Name	State Street			State Street			Co Co			Co Co		
Base Volume Input [veh/h]	21	1131	68	70	447	2	2	1	29	18	2	71
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	21	1131	68	70	447	2	2	1	29	18	2	71
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	298	18	18	118	1	1	0	8	5	1	19
Total Analysis Volume [veh/h]	22	1191	72	74	471	2	2	1	31	19	2	75
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane			No	No
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.02	0.01	0.00	0.14	0.00	0.00	0.02	0.02	0.04	0.38	0.03	0.18
d_M, Delay for Movement [s/veh]	8.39	0.00	0.00	12.62	0.00	0.00	47.59	70.27	10.47	104.28	94.03	41.12
Movement LOS	A	A	A	B	A	A	E	F	B	F	F	E
95th-Percentile Queue Length [veh/ln]	0.06	0.00	0.00	0.47	0.00	0.00	0.27	0.27	0.27	3.13	3.13	3.13
95th-Percentile Queue Length [ft/ln]	1.55	0.00	0.00	11.66	0.00	0.00	6.63	6.63	6.63	78.33	78.33	78.33
d_A, Approach Delay [s/veh]	0.14			1.71			14.41			54.72		
Approach LOS	A			A			B			F		
d_I, Intersection Delay [s/veh]	3.50											
Intersection LOS	F											

Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	45.6
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.972

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	370	734	73	212	247	88	149	467	609	234	579	393
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	370	734	73	212	247	88	149	467	609	234	579	393
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	97	193	19	56	65	23	39	123	160	62	152	103
Total Analysis Volume [veh/h]	389	773	77	223	260	93	157	492	641	246	609	414
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	110
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	22	49	0	17	44	0	11	32	0	12	33	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	0	0	18	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	110	110	110	110	110	110	110	110	110	110	110	110
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	15	29	29	13	27	27	7	44	44	8	45	45
g / C, Green / Cycle	0.13	0.26	0.26	0.12	0.25	0.25	0.06	0.40	0.40	0.07	0.41	0.41
(v / s)_i Volume / Saturation Flow Rate	0.11	0.23	0.23	0.13	0.10	0.10	0.05	0.10	0.40	0.07	0.12	0.26
s, saturation flow rate [veh/h]	3459	1870	1811	1781	1870	1705	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	460	486	470	211	459	418	221	2052	640	254	2100	655
d1, Uniform Delay [s]	46.63	39.21	39.24	48.52	34.75	34.81	50.54	21.73	32.88	50.88	21.59	25.71
k, delay calibration	0.11	0.14	0.14	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	4.36	7.23	7.61	44.45	0.56	0.63	4.19	0.28	35.86	19.70	0.35	4.58
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.85	0.89	0.89	1.06	0.40	0.41	0.71	0.24	1.00	0.97	0.29	0.63
d, Delay for Lane Group [s/veh]	50.98	46.44	46.84	92.97	35.31	35.44	54.72	22.01	68.74	70.58	21.94	30.29
Lane Group LOS	D	D	D	F	D	D	D	C	F	E	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	5.46	12.05	11.75	8.38	4.18	3.88	2.25	2.84	22.83	4.07	3.54	9.26
50th-Percentile Queue Length [ft/ln]	136.42	301.19	293.79	209.52	104.38	96.93	56.14	70.97	570.78	101.63	88.48	231.56
95th-Percentile Queue Length [veh/ln]	9.29	17.74	17.37	13.42	7.52	6.98	4.04	5.11	30.69	7.32	6.37	14.25
95th-Percentile Queue Length [ft/ln]	232.19	443.51	434.34	335.52	187.89	174.47	101.05	127.74	767.37	182.93	159.26	356.34

Movement, Approach, & Intersection Results

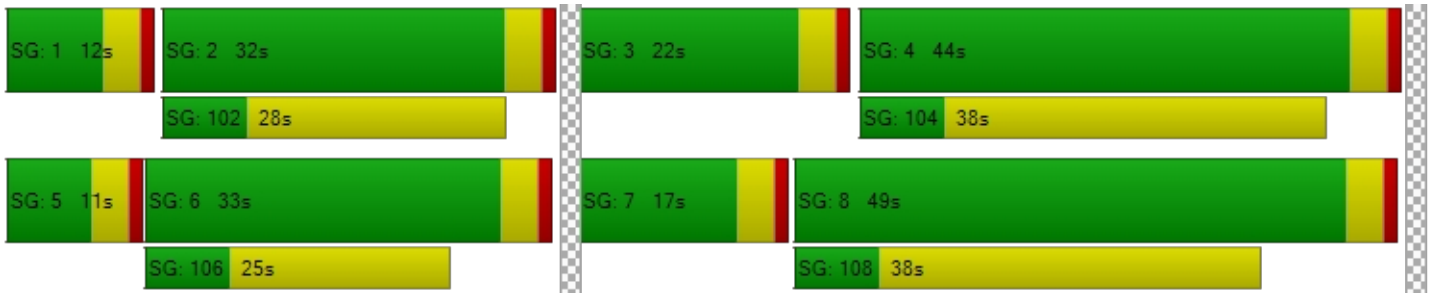
d_M, Delay for Movement [s/veh]	50.98	46.62	46.84	92.97	35.35	35.44	54.72	22.01	68.74	70.58	21.94	30.29
Movement LOS	D	D	D	F	D	D	D	C	F	E	C	C
d_A, Approach Delay [s/veh]	48.00			57.67			49.21			34.09		
Approach LOS	D			E			D			C		
d_I, Intersection Delay [s/veh]	45.60											
Intersection LOS	D											
Intersection V/C	0.972											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	44.58	44.58	44.58	44.58
l_p,int, Pedestrian LOS Score for Intersection	2.850	2.684	3.117	3.082
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	818	727	509	527
d_b, Bicycle Delay [s]	19.23	22.29	30.59	29.85
l_b,int, Bicycle LOS Score for Intersection	2.582	2.035	2.269	2.258
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 4: State Street at Idyllwild Drive

Control Type:	Signalized	Delay (sec / veh):	30.2
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.765

Intersection Setup

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			No			Yes			Yes		

Volumes

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Base Volume Input [veh/h]	65	896	219	143	843	61	118	244	32	204	176	110
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	65	896	219	143	843	61	118	244	32	204	176	110
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	17	236	58	38	222	16	31	64	8	54	46	29
Total Analysis Volume [veh/h]	68	943	231	151	887	64	124	257	34	215	185	116
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	1	6	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	14	31	0	13	30	0	24	29	0	17	22	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	0	0
Pedestrian Clearance [s]	0	11	0	0	14	0	0	18	0	0	0	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	L	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	6	36	36	9	39	39	8	16	13	21
g / C, Green / Cycle	0.06	0.40	0.40	0.10	0.44	0.44	0.09	0.18	0.14	0.23
(v / s)_i Volume / Saturation Flow Rate	0.04	0.26	0.15	0.08	0.26	0.26	0.07	0.16	0.12	0.17
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1826	1781	1832	1781	1751
c, Capacity [veh/h]	115	1417	633	179	811	792	159	335	251	410
d1, Uniform Delay [s]	41.00	22.23	19.12	39.84	19.46	19.46	40.17	35.80	37.83	31.92
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	4.71	2.49	1.63	10.11	3.18	3.25	7.90	6.88	8.17	2.56
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.59	0.67	0.37	0.84	0.59	0.59	0.78	0.87	0.86	0.73
d, Delay for Lane Group [s/veh]	45.71	24.71	20.75	49.95	22.63	22.71	48.07	42.68	46.00	34.48
Lane Group LOS	D	C	C	D	C	C	D	D	D	C
Critical Lane Group	No	Yes	No	Yes	No	No	No	Yes	Yes	No
50th-Percentile Queue Length [veh/ln]	1.60	8.28	3.57	3.74	8.00	7.83	3.00	6.72	5.12	6.21
50th-Percentile Queue Length [ft/ln]	40.07	207.07	89.26	93.56	200.00	195.84	75.10	168.03	128.10	155.28
95th-Percentile Queue Length [veh/ln]	2.88	13.00	6.43	6.74	12.64	12.42	5.41	10.97	8.84	10.30
95th-Percentile Queue Length [ft/ln]	72.12	325.07	160.66	168.40	315.97	310.59	135.19	274.32	220.90	257.46

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	45.71	24.71	20.75	49.95	22.67	22.71	48.07	42.68	42.68	46.00	34.48	34.48
Movement LOS	D	C	C	D	C	C	D	D	D	D	C	C
d_A, Approach Delay [s/veh]	25.13			26.41			44.29			39.28		
Approach LOS	C			C			D			D		
d_I, Intersection Delay [s/veh]	30.22											
Intersection LOS	C											
Intersection V/C	0.765											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.72	0.00	34.72	34.72
l_p,int, Pedestrian LOS Score for Intersection	2.839	0.000	2.178	2.315
Crosswalk LOS	C	F	B	B
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	599	577	555	400
d_b, Bicycle Delay [s]	22.09	22.80	23.51	28.84
l_b,int, Bicycle LOS Score for Intersection	2.584	2.469	2.244	2.411
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 5: Village at San Jacinto at Project Driveway No.3

Control Type:	Signalized	Delay (sec / veh):	14.9
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.369

Intersection Setup

Name	Project Driveway No. 3			Village at San Jancinto			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Project Driveway No. 3			Village at San Jancinto			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	171	0	38	99	0	32	16	637	83	86	986	85
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	171	0	38	99	0	32	16	637	83	86	986	85
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	45	0	10	26	0	8	4	168	22	23	259	22
Total Analysis Volume [veh/h]	180	0	40	104	0	34	17	671	87	91	1038	89
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	19	35	0	19	35	0	11	25	0	11	25	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	24	0	0	14	0	0	14	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	7	4	7	4	2	57	57	6	60	60
g / C, Green / Cycle	0.08	0.05	0.08	0.05	0.03	0.63	0.63	0.07	0.67	0.67
(v / s)_i Volume / Saturation Flow Rate	0.05	0.03	0.06	0.02	0.01	0.14	0.14	0.05	0.21	0.21
s, saturation flow rate [veh/h]	3459	1589	1781	1589	1781	3560	1763	1781	3560	1795
c, Capacity [veh/h]	268	79	134	76	49	2231	1105	125	2383	1202
d1, Uniform Delay [s]	40.45	41.71	40.89	41.72	43.00	7.32	7.33	41.02	6.24	6.24
k, delay calibration	0.11	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	2.92	4.88	9.09	4.04	4.10	0.24	0.48	7.74	0.35	0.69
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.67	0.50	0.77	0.45	0.34	0.23	0.23	0.73	0.31	0.31
d, Delay for Lane Group [s/veh]	43.37	46.60	49.98	45.76	47.10	7.55	7.81	48.77	6.58	6.92
Lane Group LOS	D	D	D	D	D	A	A	D	A	A
Critical Lane Group	No	Yes	Yes	No	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	2.03	0.96	2.58	0.81	0.42	1.96	2.05	2.22	2.66	2.80
50th-Percentile Queue Length [ft/ln]	50.66	24.12	64.40	20.33	10.60	49.12	51.24	55.59	66.42	69.92
95th-Percentile Queue Length [veh/ln]	3.65	1.74	4.64	1.46	0.76	3.54	3.69	4.00	4.78	5.03
95th-Percentile Queue Length [ft/ln]	91.19	43.41	115.91	36.59	19.09	88.41	92.23	100.06	119.56	125.85

Movement, Approach, & Intersection Results

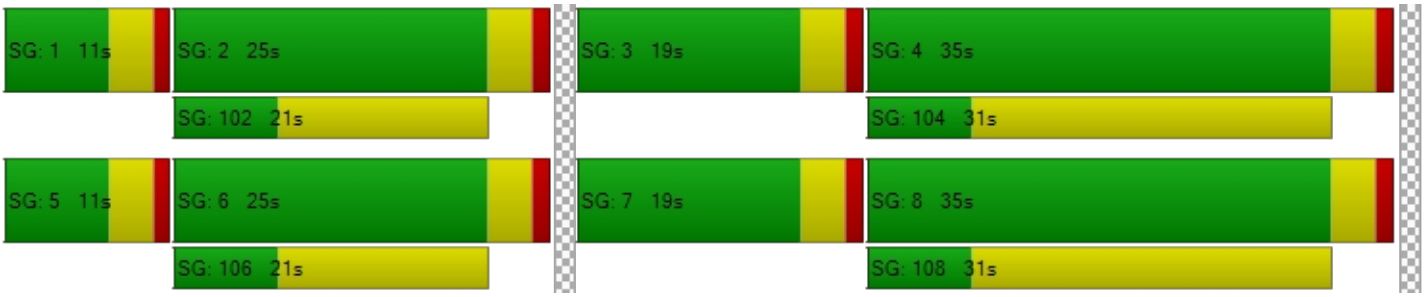
d_M, Delay for Movement [s/veh]	43.37	46.60	46.60	49.98	45.76	45.76	47.10	7.62	7.81	48.77	6.68	6.92
Movement LOS	D	D	D	D	D	D	D	A	A	D	A	A
d_A, Approach Delay [s/veh]	43.96			48.94			8.50			9.84		
Approach LOS	D			D			A			A		
d_I, Intersection Delay [s/veh]	14.89											
Intersection LOS	B											
Intersection V/C	0.369											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.69	34.69	34.69	34.69
I_p,int, Pedestrian LOS Score for Intersection	2.228	2.190	2.876	2.877
Crosswalk LOS	B	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	466	466
d_b, Bicycle Delay [s]	19.36	19.36	26.47	26.47
I_b,int, Bicycle LOS Score for Intersection	1.923	1.787	1.986	2.230
Bicycle LOS	A	A	A	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 6: Eagle Road at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	29.9
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.381

Intersection Setup

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			No			Yes		

Volumes

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	59	47	49	67	40	64	74	625	68	78	1044	86
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	59	47	49	67	40	64	74	625	68	78	1044	86
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	16	12	13	18	11	17	19	164	18	21	275	23
Total Analysis Volume [veh/h]	62	49	52	71	42	67	78	658	72	82	1099	91
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	0	6	0	0	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	0	7	0	0	7	0	7	7	0	7	7	0
Maximum Green [s]	0	30	0	0	30	0	30	30	0	30	30	0
Amber [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	0	35	0	0	35	0	15	41	0	14	40	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	0	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	0	0	0	11	0	0	11	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall		No			No		No	No		No	No	
Maximum Recall		No			No		No	No		No	No	
Pedestrian Recall		No			No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	48	48	48	48	6	24	24	6	24	24
g / C, Green / Cycle	0.53	0.53	0.53	0.53	0.07	0.27	0.27	0.07	0.27	0.27
(v / s)_i Volume / Saturation Flow Rate	0.05	0.06	0.05	0.06	0.04	0.14	0.14	0.05	0.22	0.22
s, saturation flow rate [veh/h]	1284	1714	1293	1687	1781	3560	1778	1781	3560	1798
c, Capacity [veh/h]	684	910	693	896	123	947	473	124	951	480
d1, Uniform Delay [s]	13.26	10.54	13.20	10.60	40.85	28.10	28.14	40.85	31.10	31.11
k, delay calibration	0.50	0.50	0.50	0.50	0.11	0.11	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.26	0.25	0.30	0.28	5.37	0.43	0.88	5.81	1.97	3.82
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.09	0.11	0.10	0.12	0.64	0.51	0.52	0.66	0.83	0.83
d, Delay for Lane Group [s/veh]	13.52	10.78	13.49	10.88	46.21	28.53	29.02	46.66	33.07	34.92
Lane Group LOS	B	B	B	B	D	C	C	D	C	C
Critical Lane Group	No	No	No	Yes	Yes	No	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.72	1.01	0.83	1.10	1.85	4.41	4.51	1.96	8.11	8.44
50th-Percentile Queue Length [ft/ln]	18.06	25.23	20.68	27.43	46.24	110.13	112.69	48.88	202.78	211.10
95th-Percentile Queue Length [veh/ln]	1.30	1.82	1.49	1.97	3.33	7.85	7.99	3.52	12.78	13.21
95th-Percentile Queue Length [ft/ln]	32.52	45.41	37.22	49.37	83.23	196.18	199.74	87.98	319.54	330.24

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	13.52	10.78	10.78	13.49	10.88	10.88	46.21	28.65	29.02	46.66	33.59	34.92
Movement LOS	B	B	B	B	B	B	D	C	C	D	C	C
d_A, Approach Delay [s/veh]	11.83			11.91			30.38			34.53		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	29.94											
Intersection LOS	C											
Intersection V/C	0.381											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	0.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.70	34.70	0.00	34.70
l_p,int, Pedestrian LOS Score for Intersection	2.056	2.069	0.000	2.980
Crosswalk LOS	B	B	F	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	822	800
d_b, Bicycle Delay [s]	19.36	19.36	15.63	16.22
l_b,int, Bicycle LOS Score for Intersection	1.829	1.857	2.004	2.259
Bicycle LOS	A	A	B	B

Sequence

Ring 1	-	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 7: Eagle Road at Idyllwild Drive

Control Type:	Two-way stop	Delay (sec / veh):	26.5
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.443

Intersection Setup

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Base Volume Input [veh/h]	137	40	31	584	452	118
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	137	40	31	584	452	118
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	36	11	8	154	119	31
Total Analysis Volume [veh/h]	144	42	33	615	476	124
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.44	0.08	0.03	0.01	0.00	0.00
d_M, Delay for Movement [s/veh]	26.54	22.08	8.72	0.00	0.00	0.00
Movement LOS	D	C	A	A	A	A
95th-Percentile Queue Length [veh/ln]	2.87	2.87	0.06	0.06	0.00	0.00
95th-Percentile Queue Length [ft/ln]	71.86	71.86	1.40	1.40	0.00	0.00
d_A, Approach Delay [s/veh]	25.53		0.44		0.00	
Approach LOS	D		A		A	
d_I, Intersection Delay [s/veh]	3.51					
Intersection LOS	D					

Intersection Level Of Service Report
Intersection 1: State Street at Quandt Ranch Road

Control Type:	Two-way stop	Delay (sec / veh):	21.2
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.207

Intersection Setup

Name	State Street		State Street		Quandt Ranch Road	
Approach	Northbound		Southbound		Westbound	
Lane Configuration						
Turning Movement	Thru	Right	Left	Thru	Left	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	1	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		45.00		25.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	No		No		No	

Volumes

Name	State Street		State Street		Quandt Ranch Road	
Base Volume Input [veh/h]	551	73	23	728	55	5
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	551	73	23	728	55	5
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	145	19	6	192	14	1
Total Analysis Volume [veh/h]	580	77	24	766	58	5
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Free	Free	Stop
Flared Lane			No
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance			Yes
Number of Storage Spaces in Median	0	0	1

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.01	0.00	0.03	0.01	0.21	0.01
d_M, Delay for Movement [s/veh]	0.00	0.00	8.97	0.00	21.21	15.76
Movement LOS	A	A	A	A	C	C
95th-Percentile Queue Length [veh/ln]	0.00	0.00	0.08	0.00	0.81	0.81
95th-Percentile Queue Length [ft/ln]	0.00	0.00	1.98	0.00	20.18	20.18
d_A, Approach Delay [s/veh]	0.00		0.27		20.78	
Approach LOS	A		A		C	
d_I, Intersection Delay [s/veh]	1.01					
Intersection LOS	C					

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Two-way stop	Delay (sec / veh):	74.3
Analysis Method:	HCM 7th Edition	Level Of Service:	F
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.016

Intersection Setup

Name	State Street			State Street			Co Co			Co Co		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Crosswalk	No			No			Yes			Yes		

Volumes

Name	State Street			State Street			Co Co			Co Co		
Base Volume Input [veh/h]	58	654	44	84	776	2	1	2	44	18	1	26
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	58	654	44	84	776	2	1	2	44	18	1	26
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	15	172	12	22	204	1	0	1	12	5	0	7
Total Analysis Volume [veh/h]	61	688	46	88	817	2	1	2	46	19	1	27
Pedestrian Volume [ped/h]	0			0			0			0		

Intersection Settings

Priority Scheme	Free	Free	Stop	Stop
Flared Lane			No	No
Storage Area [veh]	0	0	0	0
Two-Stage Gap Acceptance			No	No
Number of Storage Spaces in Median	0	0	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.08	0.01	0.00	0.10	0.01	0.00	0.01	0.03	0.08	0.27	0.02	0.04
d_M, Delay for Movement [s/veh]	9.84	0.00	0.00	9.62	0.00	0.00	57.12	65.19	12.38	69.08	74.34	22.91
Movement LOS	A	A	A	A	A	A	F	F	B	F	F	C
95th-Percentile Queue Length [veh/ln]	0.25	0.00	0.00	0.34	0.00	0.00	0.42	0.42	0.42	1.34	1.34	1.34
95th-Percentile Queue Length [ft/ln]	6.13	0.00	0.00	8.44	0.00	0.00	10.56	10.56	10.56	33.55	33.55	33.55
d_A, Approach Delay [s/veh]	0.75			0.93			15.45			42.67		
Approach LOS	A			A			C			E		
d_I, Intersection Delay [s/veh]	2.34											
Intersection LOS	F											

Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	69.8
Analysis Method:	HCM 7th Edition	Level Of Service:	E
Analysis Period:	15 minutes	Volume to Capacity (v/c):	1.090

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	534	582	100	394	399	88	158	873	615	309	522	198
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	534	582	100	394	399	88	158	873	615	309	522	198
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	141	153	26	104	105	23	42	230	162	81	137	52
Total Analysis Volume [veh/h]	562	613	105	415	420	93	166	919	647	325	549	208
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	110
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	25	42	0	25	42	0	14	32	0	11	29	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	0	0	18	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	110	110	110	110	110	110	110	110	110	110	110	110
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	20	25	25	21	26	26	7	41	41	7	41	41
g / C, Green / Cycle	0.18	0.22	0.22	0.19	0.23	0.23	0.07	0.38	0.38	0.06	0.37	0.37
(v / s)_i Volume / Saturation Flow Rate	0.16	0.20	0.20	0.23	0.14	0.14	0.05	0.18	0.41	0.09	0.11	0.13
s, saturation flow rate [veh/h]	3459	1870	1776	1781	1870	1754	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	625	419	398	340	438	411	230	1910	596	223	1899	592
d1, Uniform Delay [s]	44.11	41.23	41.28	44.53	37.58	37.58	50.38	26.24	34.41	51.51	24.28	24.92
k, delay calibration	0.11	0.14	0.14	0.34	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	4.96	7.52	8.24	116.10	1.34	1.43	4.21	0.87	62.20	212.09	0.39	1.63
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.90	0.88	0.88	1.22	0.60	0.60	0.72	0.48	1.09	1.46	0.29	0.35
d, Delay for Lane Group [s/veh]	49.07	48.75	49.52	160.63	38.92	39.01	54.58	27.11	96.61	263.60	24.66	26.56
Lane Group LOS	D	D	D	F	D	D	D	C	F	F	C	C
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	7.87	10.40	10.02	20.16	6.49	6.10	2.37	6.21	25.75	9.62	3.40	4.16
50th-Percentile Queue Length [ft/ln]	196.71	260.05	250.41	504.05	162.26	152.48	59.29	155.25	643.73	240.56	85.12	104.07
95th-Percentile Queue Length [veh/ln]	12.47	15.69	15.21	30.33	10.67	10.15	4.27	10.30	36.05	16.29	6.13	7.49
95th-Percentile Queue Length [ft/ln]	311.71	392.28	380.17	758.26	266.71	253.73	106.73	257.42	901.27	407.18	153.22	187.33

Movement, Approach, & Intersection Results

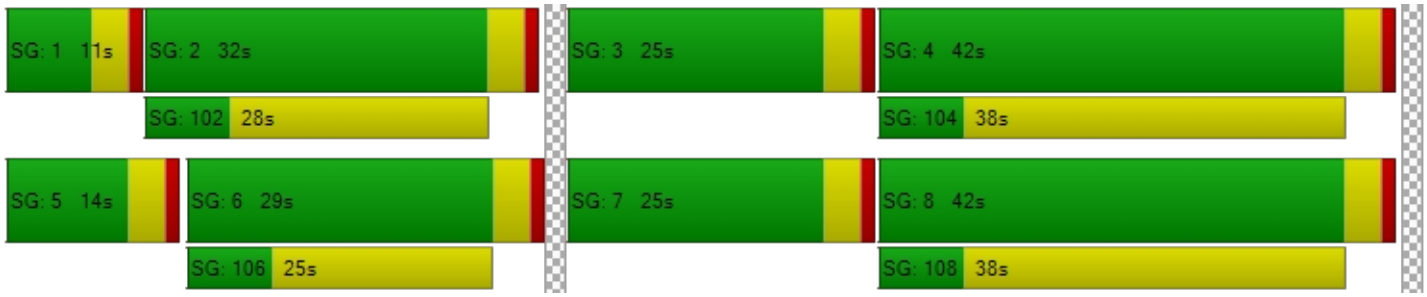
d_M, Delay for Movement [s/veh]	49.07	49.06	49.52	160.63	38.96	39.01	54.58	27.11	96.61	263.60	24.66	26.56
Movement LOS	D	D	D	F	D	D	D	C	F	F	C	C
d_A, Approach Delay [s/veh]	49.10			93.37			55.70			96.79		
Approach LOS	D			F			E			F		
d_I, Intersection Delay [s/veh]	69.83											
Intersection LOS	E											
Intersection V/C	1.090											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	44.58	44.58	44.58	44.58
I_p,int, Pedestrian LOS Score for Intersection	2.897	2.683	3.177	3.132
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	691	691	509	454
d_b, Bicycle Delay [s]	23.59	23.59	30.59	32.86
I_b,int, Bicycle LOS Score for Intersection	2.616	2.325	2.512	2.155
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 4: State Street at Idyllwild Drive

Control Type:	Signalized	Delay (sec / veh):	20.2
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.645

Intersection Setup

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			No			Yes			Yes		

Volumes

Name	State Street			State Street			Idyllwild Drive			Idyllwild Drive		
Base Volume Input [veh/h]	45	1063	98	76	1144	106	123	44	44	57	58	71
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	45	1063	98	76	1144	106	123	44	44	57	58	71
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	280	26	20	301	28	32	12	12	15	15	19
Total Analysis Volume [veh/h]	47	1119	103	80	1204	112	129	46	46	60	61	75
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	95
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	1	6	0	5	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	11	25	0	11	25	0	19	46	0	13	40	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	0	0
Pedestrian Clearance [s]	0	11	0	0	14	0	0	18	0	0	0	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	R	L	C	C	L	C	L	C
C, Cycle Length [s]	95	95	95	95	95	95	95	95	95	95
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	5	55	55	6	56	56	9	13	6	10
g / C, Green / Cycle	0.05	0.58	0.58	0.07	0.59	0.59	0.09	0.13	0.06	0.10
(v / s)_i Volume / Saturation Flow Rate	0.03	0.31	0.06	0.04	0.36	0.36	0.07	0.05	0.03	0.08
s, saturation flow rate [veh/h]	1781	3560	1589	1781	1870	1815	1781	1718	1781	1704
c, Capacity [veh/h]	95	2043	912	117	1096	1064	163	227	106	172
d1, Uniform Delay [s]	43.77	12.60	9.24	43.47	12.66	12.70	42.35	37.84	43.53	41.82
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	3.88	1.06	0.25	6.80	2.51	2.62	8.37	1.16	4.62	7.98
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.49	0.55	0.11	0.68	0.61	0.61	0.79	0.40	0.56	0.79
d, Delay for Lane Group [s/veh]	47.65	13.66	9.49	50.27	15.16	15.31	50.72	39.00	48.15	49.80
Lane Group LOS	D	B	A	D	B	B	D	D	D	D
Critical Lane Group	Yes	No	No	No	No	Yes	Yes	No	No	Yes
50th-Percentile Queue Length [veh/ln]	1.17	7.10	0.98	2.05	9.04	8.88	3.32	2.02	1.50	3.47
50th-Percentile Queue Length [ft/ln]	29.28	177.46	24.53	51.19	226.12	222.02	82.92	50.54	37.51	86.66
95th-Percentile Queue Length [veh/ln]	2.11	11.47	1.77	3.69	13.98	13.77	5.97	3.64	2.70	6.24
95th-Percentile Queue Length [ft/ln]	52.70	286.69	44.15	92.14	349.42	344.21	149.26	90.97	67.52	155.99

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	47.65	13.66	9.49	50.27	15.23	15.31	50.72	39.00	39.00	48.15	49.80	49.80
Movement LOS	D	B	A	D	B	B	D	D	D	D	D	D
d_A, Approach Delay [s/veh]	14.58			17.25			45.84			49.29		
Approach LOS	B			B			D			D		
d_I, Intersection Delay [s/veh]	20.24											
Intersection LOS	C											
Intersection V/C	0.645											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	0.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	37.18	0.00	37.18	37.18
l_p,int, Pedestrian LOS Score for Intersection	2.874	0.000	2.086	2.081
Crosswalk LOS	C	F	B	B
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	442	442	883	757
d_b, Bicycle Delay [s]	28.86	28.86	14.82	18.36
l_b,int, Bicycle LOS Score for Intersection	2.607	2.711	1.924	1.883
Bicycle LOS	B	B	A	A

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 5: Village at San Jacinto at Project Driveway No.3

Control Type:	Signalized	Delay (sec / veh):	22.8
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.601

Intersection Setup

Name	Project Driveway No. 3			Village at San Jancinto			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	Project Driveway No. 3			Village at San Jancinto			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	326	0	71	167	0	100	32	1134	125	136	621	102
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	326	0	71	167	0	100	32	1134	125	136	621	102
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	86	0	19	44	0	26	8	298	33	36	163	27
Total Analysis Volume [veh/h]	343	0	75	176	0	105	34	1194	132	143	654	107
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	3	8	0	7	4	0	5	2	0	1	6	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	0	7	7	0
Maximum Green [s]	30	30	0	30	30	0	30	30	0	30	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	30	27	0	30	27	0	11	19	0	14	22	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	12	0	0	12	0	0	7	0	0	7	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall	No	No		No	No		No	No		No	No	
Maximum Recall	No	No		No	No		No	No		No	No	
Pedestrian Recall	No	No		No	No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	12	8	11	8	4	46	46	9	51	51
g / C, Green / Cycle	0.13	0.09	0.12	0.08	0.04	0.51	0.51	0.10	0.57	0.57
(v / s)_i Volume / Saturation Flow Rate	0.10	0.05	0.10	0.07	0.02	0.25	0.25	0.08	0.14	0.14
s, saturation flow rate [veh/h]	3459	1589	1781	1589	1781	3560	1776	1781	3560	1739
c, Capacity [veh/h]	444	145	216	134	81	1819	907	176	2010	982
d1, Uniform Delay [s]	37.98	39.05	38.59	40.47	41.86	14.34	14.34	39.75	9.96	9.98
k, delay calibration	0.11	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	2.88	2.84	7.26	9.73	3.47	0.93	1.86	8.57	0.30	0.63
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.77	0.52	0.81	0.79	0.42	0.49	0.49	0.81	0.25	0.26
d, Delay for Lane Group [s/veh]	40.86	41.90	45.85	50.20	45.33	15.27	16.21	48.32	10.27	10.61
Lane Group LOS	D	D	D	D	D	B	B	D	B	B
Critical Lane Group	Yes	No	No	Yes	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	3.78	1.68	4.17	2.61	0.81	5.73	5.95	3.48	2.46	2.52
50th-Percentile Queue Length [ft/ln]	94.51	41.94	104.16	65.33	20.14	143.15	148.74	86.91	61.46	62.96
95th-Percentile Queue Length [veh/ln]	6.80	3.02	7.50	4.70	1.45	9.65	9.95	6.26	4.42	4.53
95th-Percentile Queue Length [ft/ln]	170.11	75.49	187.48	117.60	36.26	241.26	248.75	156.44	110.62	113.33

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	40.86	41.90	41.90	45.85	50.20	50.20	45.33	15.52	16.21	48.32	10.34	10.61
Movement LOS	D	D	D	D	D	D	D	B	B	D	B	B
d_A, Approach Delay [s/veh]	41.05			47.47			16.33			16.38		
Approach LOS	D			D			B			B		
d_I, Intersection Delay [s/veh]	22.79											
Intersection LOS	C											
Intersection V/C	0.601											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.69	34.69	34.69	34.69
l_p,int, Pedestrian LOS Score for Intersection	2.300	2.233	2.936	2.921
Crosswalk LOS	B	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	511	511	333	400
d_b, Bicycle Delay [s]	24.96	24.96	31.27	28.82
l_b,int, Bicycle LOS Score for Intersection	2.249	2.023	2.308	2.057
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 6: Eagle Road at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	28.7
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.396

Intersection Setup

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	0	1	0	0	1	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			No			Yes		

Volumes

Name	Eagle Road			Eagle Road			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	45	39	63	66	40	51	56	1221	62	49	758	32
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	45	39	63	66	40	51	56	1221	62	49	758	32
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	12	10	17	17	11	13	15	321	16	13	199	8
Total Analysis Volume [veh/h]	47	41	66	69	42	54	59	1285	65	52	798	34
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Permis	Permis	Permis	Permis	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Permis
Signal Group	0	6	0	0	2	0	3	8	0	7	4	0
Auxiliary Signal Groups												
Lead / Lag	-	-	-	-	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	0	7	0	0	7	0	7	7	0	7	7	0
Maximum Green [s]	0	30	0	0	30	0	30	30	0	30	30	0
Amber [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
All red [s]	0.0	1.0	0.0	0.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	0.0
Split [s]	0	35	0	0	35	0	26	44	0	11	29	0
Vehicle Extension [s]	0.0	3.0	0.0	0.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	0.0
Walk [s]	0	7	0	0	0	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	24	0	0	0	0	0	11	0	0	11	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
I2, Clearance Lost Time [s]	0.0	2.0	0.0	0.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	0.0
Minimum Recall		No			No		No	No		No	No	
Maximum Recall		No			No		No	No		No	No	
Pedestrian Recall		No			No		No	No		No	No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	L	C	L	C	C	L	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	2.00	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	46	46	46	46	5	27	27	5	27	27
g / C, Green / Cycle	0.51	0.51	0.51	0.51	0.06	0.30	0.30	0.06	0.30	0.30
(v / s)_i Volume / Saturation Flow Rate	0.04	0.06	0.05	0.06	0.03	0.25	0.25	0.03	0.15	0.15
s, saturation flow rate [veh/h]	1299	1686	1286	1701	1781	3560	1824	1781	3560	1831
c, Capacity [veh/h]	673	861	662	868	109	1064	545	103	1052	541
d1, Uniform Delay [s]	13.82	11.53	14.28	11.44	41.05	29.55	29.55	41.18	26.43	26.45
k, delay calibration	0.50	0.50	0.50	0.50	0.11	0.11	0.12	0.11	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	0.20	0.30	0.32	0.26	4.15	1.86	3.96	3.81	0.40	0.79
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.07	0.12	0.10	0.11	0.54	0.84	0.84	0.51	0.52	0.52
d, Delay for Lane Group [s/veh]	14.02	11.83	14.60	11.70	45.19	31.41	33.51	44.98	26.83	27.23
Lane Group LOS	B	B	B	B	D	C	C	D	C	C
Critical Lane Group	No	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	0.56	1.14	0.85	1.01	1.38	9.00	9.54	1.22	4.84	5.06
50th-Percentile Queue Length [ft/ln]	13.99	28.47	21.14	25.33	34.57	225.09	238.61	30.43	121.01	126.39
95th-Percentile Queue Length [veh/ln]	1.01	2.05	1.52	1.82	2.49	13.92	14.61	2.19	8.45	8.74
95th-Percentile Queue Length [ft/ln]	25.18	51.25	38.06	45.59	62.23	348.11	365.27	54.77	211.21	218.57

Movement, Approach, & Intersection Results

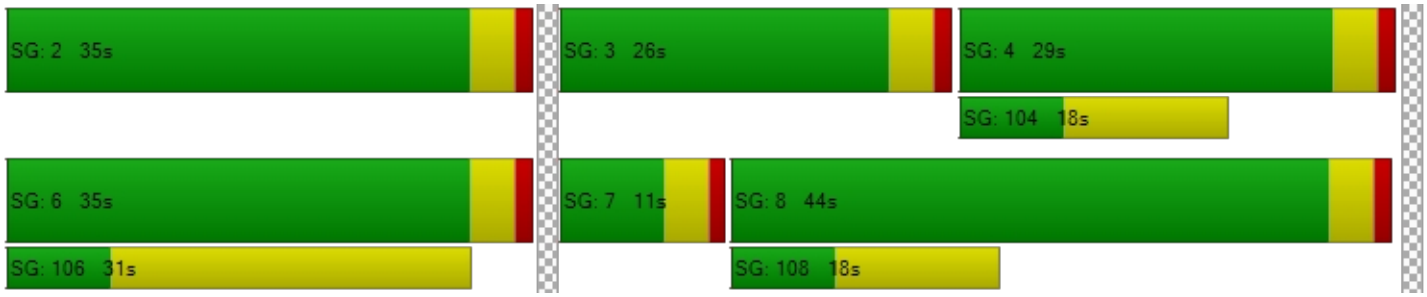
d_M, Delay for Movement [s/veh]	14.02	11.83	11.83	14.60	11.70	11.70	45.19	32.05	33.51	44.98	26.96	27.23
Movement LOS	B	B	B	B	B	B	D	C	C	D	C	C
d_A, Approach Delay [s/veh]	12.50			12.91			32.67			28.03		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	28.66											
Intersection LOS	C											
Intersection V/C	0.396											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	0.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	0.00	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.041	2.037	0.000	3.012
Crosswalk LOS	B	B	F	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	689	689	889	555
d_b, Bicycle Delay [s]	19.35	19.35	13.90	23.48
l_b,int, Bicycle LOS Score for Intersection	1.814	1.832	2.335	2.046
Bicycle LOS	A	A	B	B

Sequence

Ring 1	-	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	-	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 7: Eagle Road at Idyllwild Drive

Control Type:	Two-way stop	Delay (sec / veh):	13.3
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.219

Intersection Setup

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Approach	Southbound		Eastbound		Westbound	
Lane Configuration						
Turning Movement	Left	Right	Left	Thru	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00		35.00		35.00	
Grade [%]	0.00		0.00		0.00	
Crosswalk	Yes		No		No	

Volumes

Name	Eagle Road		Idyllwild Drive		Idyllwild Drive	
Base Volume Input [veh/h]	120	28	53	169	152	112
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0
Total Hourly Volume [veh/h]	120	28	53	169	152	112
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	32	7	14	44	40	29
Total Analysis Volume [veh/h]	126	29	56	178	160	118
Pedestrian Volume [ped/h]	0		0		0	

Intersection Settings

Priority Scheme	Stop	Free	Free
Flared Lane	No		
Storage Area [veh]	0	0	0
Two-Stage Gap Acceptance	Yes		
Number of Storage Spaces in Median	1	0	0

Movement, Approach, & Intersection Results

V/C, Movement V/C Ratio	0.22	0.04	0.04	0.00	0.00	0.00
d_M, Delay for Movement [s/veh]	13.26	11.39	7.87	0.00	0.00	0.00
Movement LOS	B	B	A	A	A	A
95th-Percentile Queue Length [veh/ln]	1.01	1.01	0.10	0.10	0.00	0.00
95th-Percentile Queue Length [ft/ln]	25.14	25.14	2.41	2.41	0.00	0.00
d_A, Approach Delay [s/veh]	12.91		1.88		0.00	
Approach LOS	B		A		A	
d_I, Intersection Delay [s/veh]	3.66					
Intersection LOS	B					

APPENDIX D-III

YEAR 2026 CUMULATIVE PLUS PROJECT WITH MITIGATION TRAFFIC CONDITIONS

Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Signalized	Delay (sec / veh):	10.1
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.509

Intersection Setup

Name	State Street			State Street			Co Co			Co Co		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Co Co			Co Co		
Base Volume Input [veh/h]	21	1131	68	70	447	2	2	1	29	18	2	71
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	21	1131	68	70	447	2	2	1	29	18	2	71
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	6	298	18	18	118	1	1	0	8	5	1	19
Total Analysis Volume [veh/h]	22	1191	72	74	471	2	2	1	31	19	2	75
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Permis
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	7	7	0	7	7	0	0	7	0	0	7	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	14	50	0	11	47	0	0	29	0	0	29	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	7	0	0	7	0	0	18	0	0	18	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	R	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	3	65	65	6	68	68	7	7
g / C, Green / Cycle	0.03	0.73	0.73	0.07	0.76	0.76	0.07	0.07
(v / s)_i Volume / Saturation Flow Rate	0.01	0.34	0.34	0.04	0.25	0.00	0.02	0.06
s, saturation flow rate [veh/h]	1781	1870	1833	1781	1870	1589	1716	1653
c, Capacity [veh/h]	60	1359	1332	118	1420	1207	169	170
d1, Uniform Delay [s]	42.57	5.10	5.11	40.96	3.49	2.61	39.43	40.91
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	3.75	1.16	1.19	5.42	0.63	0.00	0.58	2.92
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.37	0.47	0.47	0.63	0.33	0.00	0.20	0.56
d, Delay for Lane Group [s/veh]	46.32	6.27	6.30	46.38	4.12	2.62	40.01	43.83
Lane Group LOS	D	A	A	D	A	A	D	D
Critical Lane Group	No	No	Yes	Yes	No	No	No	Yes
50th-Percentile Queue Length [veh/ln]	0.52	3.58	3.53	1.71	1.78	0.01	0.74	2.22
50th-Percentile Queue Length [ft/ln]	13.03	89.47	88.19	42.63	44.48	0.14	18.49	55.61
95th-Percentile Queue Length [veh/ln]	0.94	6.44	6.35	3.07	3.20	0.01	1.33	4.00
95th-Percentile Queue Length [ft/ln]	23.46	161.04	158.74	76.74	80.07	0.26	33.28	100.09

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	46.32	6.28	6.30	46.38	4.12	2.62	40.01	40.01	40.01	43.83	43.83	43.83
Movement LOS	D	A	A	D	A	A	D	D	D	D	D	D
d_A, Approach Delay [s/veh]	6.97			9.83			40.01			43.83		
Approach LOS	A			A			D			D		
d_I, Intersection Delay [s/veh]	10.14											
Intersection LOS	B											
Intersection V/C	0.509											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	34.68	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.818	2.833	1.739	1.813
Crosswalk LOS	C	C	A	A
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	1022	955	555	555
d_b, Bicycle Delay [s]	10.76	12.28	23.48	23.48
l_b,int, Bicycle LOS Score for Intersection	2.620	2.462	1.616	1.718
Bicycle LOS	B	B	A	A

Sequence

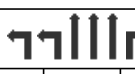
Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	34.9
Analysis Method:	HCM 7th Edition	Level Of Service:	C
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.882

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	370	734	73	212	247	88	149	467	609	234	579	393
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	370	734	73	212	247	88	149	467	609	234	579	393
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	97	193	19	56	65	23	39	123	160	62	152	103
Total Analysis Volume [veh/h]	389	773	77	223	260	93	157	492	641	246	609	414
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	110
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Overla	Protect	Permis	Overla
Signal Group	3	8	0	7	4	0	5	2	2	1	6	6
Auxiliary Signal Groups									2,3			6,7
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	7	7	7	7
Maximum Green [s]	30	30	0	30	30	0	30	30	30	30	30	30
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0
Split [s]	23	45	0	20	42	0	11	32	32	13	34	34
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0
Walk [s]	0	7	0	0	7	0	0	7	7	0	7	7
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	21	0	18	18
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Recall	No	No		No	No		No	No	No	No	No	No
Maximum Recall	No	No		No	No		No	No	No	No	No	No
Pedestrian Recall	No	No		No	No		No	No	No	No	No	No
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	110	110	110	110	110	110	110	110	110	110	110	110
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	0.00	2.00	2.00	0.00
g_i, Effective Green Time [s]	19	28	28	16	25	25	7	40	64	9	43	63
g / C, Green / Cycle	0.17	0.26	0.26	0.15	0.23	0.23	0.06	0.37	0.58	0.08	0.39	0.57
(v / s)_i Volume / Saturation Flow Rate	0.11	0.23	0.23	0.13	0.10	0.10	0.05	0.10	0.40	0.07	0.12	0.26
s, saturation flow rate [veh/h]	3459	1870	1811	1781	1870	1705	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	598	484	469	260	434	395	221	1871	916	285	1966	903
d1, Uniform Delay [s]	42.43	39.28	39.31	45.92	36.01	36.06	50.54	24.39	16.54	49.89	23.58	13.89
k, delay calibration	0.11	0.18	0.18	0.11	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	1.20	9.16	9.62	8.08	0.65	0.74	4.19	0.34	4.43	7.60	0.41	1.68
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.65	0.89	0.89	0.86	0.42	0.43	0.71	0.26	0.70	0.86	0.31	0.46
d, Delay for Lane Group [s/veh]	43.63	48.44	48.92	53.99	36.66	36.80	54.72	24.74	20.97	57.49	23.99	15.57
Lane Group LOS	D	D	D	D	D	D	D	C	C	E	C	B
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	5.01	12.32	12.02	6.51	4.27	3.96	2.25	3.04	11.91	3.63	3.73	6.19
50th-Percentile Queue Length [ft/ln]	125.22	307.92	300.55	162.63	106.68	99.07	56.14	76.08	297.83	90.87	93.32	154.71
95th-Percentile Queue Length [veh/ln]	8.68	18.07	17.71	10.69	7.65	7.13	4.04	5.48	17.57	6.54	6.72	10.27
95th-Percentile Queue Length [ft/ln]	216.99	451.81	442.71	267.20	191.37	178.33	101.05	136.94	439.34	163.56	167.98	256.70

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	43.63	48.65	48.92	53.99	36.70	36.80	54.72	24.74	20.97	57.49	23.99	15.57
Movement LOS	D	D	D	D	D	D	D	C	C	E	C	B
d_A, Approach Delay [s/veh]	47.09			43.41			26.51			27.74		
Approach LOS	D			D			C			C		
d_I, Intersection Delay [s/veh]	34.92											
Intersection LOS	C											
Intersection V/C	0.882											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	44.58	44.58	44.58	44.58
l_p,int, Pedestrian LOS Score for Intersection	2.850	2.684	3.117	3.082
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	745	691	509	545
d_b, Bicycle Delay [s]	21.66	23.59	30.59	29.11
l_b,int, Bicycle LOS Score for Intersection	2.582	2.035	2.269	2.258
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 2: State Street at Community College Drive

Control Type:	Signalized	Delay (sec / veh):	11.0
Analysis Method:	HCM 7th Edition	Level Of Service:	B
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.577

Intersection Setup

Name	State Street			State Street			Co Co			Co Co		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	0	1	0	1	0	0	0	0	0	0
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	45.00			45.00			25.00			25.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Co Co			Co Co		
Base Volume Input [veh/h]	58	654	44	84	776	2	1	2	44	18	1	26
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	58	654	44	84	776	2	1	2	44	18	1	26
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	15	172	12	22	204	1	0	1	12	5	0	7
Total Analysis Volume [veh/h]	61	688	46	88	817	2	1	2	46	19	1	27
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	90
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	12.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Permis	Permis	Permis	Permis	Permis	Permis
Signal Group	1	6	0	5	2	0	0	8	0	0	4	0
Auxiliary Signal Groups												
Lead / Lag	Lead	-	-	Lead	-	-	-	-	-	-	-	-
Minimum Green [s]	7	7	0	7	7	0	0	7	0	0	7	0
Maximum Green [s]	30	30	0	30	30	0	0	30	0	0	30	0
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0
Split [s]	11	46	0	15	50	0	0	29	0	0	29	0
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0
Walk [s]	0	7	0	0	7	0	0	7	0	0	7	0
Pedestrian Clearance [s]	0	7	0	0	7	0	0	18	0	0	18	0
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	0.0	2.0	0.0	0.0	2.0	0.0
Minimum Recall	No	No		No	No			No			No	
Maximum Recall	No	No		No	No			No			No	
Pedestrian Recall	No	No		No	No			No			No	
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	R	C	C
C, Cycle Length [s]	90	90	90	90	90	90	90	90
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	2.00	2.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
g_i, Effective Green Time [s]	6	67	67	6	67	67	5	5
g / C, Green / Cycle	0.06	0.74	0.74	0.07	0.75	0.75	0.06	0.06
(v / s)_i Volume / Saturation Flow Rate	0.03	0.20	0.20	0.05	0.44	0.00	0.03	0.03
s, saturation flow rate [veh/h]	1781	1870	1829	1781	1870	1589	1683	1756
c, Capacity [veh/h]	110	1385	1354	125	1400	1190	135	155
d1, Uniform Delay [s]	41.02	3.78	3.78	40.95	5.05	2.85	41.38	41.22
k, delay calibration	0.11	0.50	0.50	0.11	0.50	0.50	0.11	0.11
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	4.26	0.48	0.49	7.01	1.78	0.00	1.63	1.09
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.55	0.27	0.27	0.70	0.58	0.00	0.36	0.30
d, Delay for Lane Group [s/veh]	45.28	4.26	4.27	47.96	6.84	2.85	43.00	42.32
Lane Group LOS	D	A	A	D	A	A	D	D
Critical Lane Group	Yes	No	No	No	Yes	No	Yes	No
50th-Percentile Queue Length [veh/ln]	1.39	1.52	1.50	2.07	4.60	0.01	1.12	1.06
50th-Percentile Queue Length [ft/ln]	34.70	38.11	37.41	51.68	115.01	0.16	28.01	26.47
95th-Percentile Queue Length [veh/ln]	2.50	2.74	2.69	3.72	8.12	0.01	2.02	1.91
95th-Percentile Queue Length [ft/ln]	62.46	68.59	67.33	93.03	202.96	0.28	50.42	47.65

Movement, Approach, & Intersection Results

d_M, Delay for Movement [s/veh]	45.28	4.26	4.27	47.96	6.84	2.85	43.00	43.00	43.00	42.32	42.32	42.32
Movement LOS	D	A	A	D	A	A	D	D	D	D	D	D
d_A, Approach Delay [s/veh]	7.41			10.82			43.00			42.32		
Approach LOS	A			B			D			D		
d_I, Intersection Delay [s/veh]	11.01											
Intersection LOS	B											
Intersection V/C	0.577											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	34.68	34.68	34.68	34.68
l_p,int, Pedestrian LOS Score for Intersection	2.771	2.776	1.760	1.789
Crosswalk LOS	C	C	A	A
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	933	1022	555	555
d_b, Bicycle Delay [s]	12.81	10.76	23.48	23.48
l_b,int, Bicycle LOS Score for Intersection	2.215	3.056	1.640	1.637
Bicycle LOS	B	C	A	A

Sequence

Ring 1	1	2	-	4	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	-	8	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Intersection Level Of Service Report
Intersection 3: State Street at Ramona Expressway

Control Type:	Signalized	Delay (sec / veh):	45.3
Analysis Method:	HCM 7th Edition	Level Of Service:	D
Analysis Period:	15 minutes	Volume to Capacity (v/c):	0.961

Intersection Setup

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Approach	Northbound			Southbound			Eastbound			Westbound		
Lane Configuration												
Turning Movement	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Lane Width [ft]	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00
No. of Lanes in Entry Pocket	1	0	1	1	0	0	0	0	1	1	0	1
Entry Pocket Length [ft]	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
No. of Lanes in Exit Pocket	0	0	0	0	0	0	0	0	0	0	0	0
Exit Pocket Length [ft]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Speed [mph]	30.00			30.00			30.00			30.00		
Grade [%]	0.00			0.00			0.00			0.00		
Curb Present	No			No			No			No		
Crosswalk	Yes			Yes			Yes			Yes		

Volumes

Name	State Street			State Street			Ramona Expressway			Ramona Expressway		
Base Volume Input [veh/h]	534	582	100	394	399	88	158	873	615	309	522	198
Base Volume Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Heavy Vehicles Percentage [%]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Proportion of CAVs [%]	0.00											
Growth Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
In-Process Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Site-Generated Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Diverted Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Pass-by Trips [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Existing Site Adjustment Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Other Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Right Turn on Red Volume [veh/h]	0	0	0	0	0	0	0	0	0	0	0	0
Total Hourly Volume [veh/h]	534	582	100	394	399	88	158	873	615	309	522	198
Peak Hour Factor	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500	0.9500
Other Adjustment Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Total 15-Minute Volume [veh/h]	141	153	26	104	105	23	42	230	162	81	137	52
Total Analysis Volume [veh/h]	562	613	105	415	420	93	166	919	647	325	549	208
Presence of On-Street Parking	No		No	No		No	No		No	No		No
On-Street Parking Maneuver Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
Local Bus Stopping Rate [/h]	0	0	0	0	0	0	0	0	0	0	0	0
v_do, Outbound Pedestrian Volume crossing major stree	0			0			0			0		
v_di, Inbound Pedestrian Volume crossing major street [	0			0			0			0		
v_co, Outbound Pedestrian Volume crossing minor stree	0			0			0			0		
v_ci, Inbound Pedestrian Volume crossing minor street [	0			0			0			0		
v_ab, Corner Pedestrian Volume [ped/h]	0			0			0			0		
Bicycle Volume [bicycles/h]	0			0			0			0		

Intersection Settings

Located in CBD	No
Signal Coordination Group	-
Cycle Length [s]	120
Coordination Type	Time of Day Pattern Coordinated
Actuation Type	Fully actuated
Offset [s]	0.0
Offset Reference	Lead Green - Beginning of First Green
Permissive Mode	SingleBand
Lost time [s]	16.00

Phasing & Timing

Control Type	Protect	Permis	Permis	Protect	Permis	Permis	Protect	Permis	Overla	Protect	Permis	Overla
Signal Group	3	8	0	7	4	0	5	2	2	1	6	6
Auxiliary Signal Groups									2,3			6,7
Lead / Lag	Lead	-	-	Lead	-	-	Lead	-	-	Lead	-	-
Minimum Green [s]	7	7	0	7	7	0	7	7	7	7	7	7
Maximum Green [s]	30	30	0	30	30	0	30	30	30	30	30	30
Amber [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0
All red [s]	1.0	1.0	0.0	1.0	1.0	0.0	1.0	1.0	1.0	1.0	1.0	1.0
Split [s]	31	42	0	31	42	0	12	32	32	15	35	35
Vehicle Extension [s]	3.0	3.0	0.0	3.0	3.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0
Walk [s]	0	7	0	0	7	0	0	7	7	0	7	7
Pedestrian Clearance [s]	0	31	0	0	31	0	0	21	21	0	18	18
Delayed Vehicle Green [s]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rest In Walk		No			No			No			No	
I1, Start-Up Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0
I2, Clearance Lost Time [s]	2.0	2.0	0.0	2.0	2.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Recall	No	No		No	No		No	No	No	No	No	No
Maximum Recall	No	No		No	No		No	No	No	No	No	No
Pedestrian Recall	No	No		No	No		No	No	No	No	No	No
Detector Location [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector Length [ft]	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Exclusive Pedestrian Phase

Pedestrian Signal Group	0
Pedestrian Walk [s]	0
Pedestrian Clearance [s]	0

Lane Group Calculations

Lane Group	L	C	C	L	C	C	L	C	R	L	C	R
C, Cycle Length [s]	120	120	120	120	120	120	120	120	120	120	120	120
L, Total Lost Time per Cycle [s]	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
l1_p, Permitted Start-Up Lost Time [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
l2, Clearance Lost Time [s]	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	0.00	2.00	2.00	0.00
g_i, Effective Green Time [s]	27	27	27	27	27	27	8	39	70	11	43	74
g / C, Green / Cycle	0.22	0.22	0.22	0.22	0.22	0.22	0.06	0.33	0.59	0.09	0.36	0.61
(v / s)_i Volume / Saturation Flow Rate	0.16	0.20	0.20	0.23	0.14	0.14	0.05	0.18	0.41	0.09	0.11	0.13
s, saturation flow rate [veh/h]	3459	1870	1776	1781	1870	1754	3459	5094	1589	3459	5094	1589
c, Capacity [veh/h]	778	415	394	401	415	389	225	1667	931	321	1809	975
d1, Uniform Delay [s]	43.08	45.28	45.33	46.55	42.38	42.38	55.15	33.16	17.40	54.49	28.00	10.33
k, delay calibration	0.11	0.18	0.18	0.40	0.11	0.11	0.11	0.50	0.50	0.11	0.50	0.50
I, Upstream Filtering Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
d2, Incremental Delay [s]	1.29	10.10	11.02	49.87	1.64	1.75	4.69	1.32	4.28	26.48	0.43	0.50
d3, Initial Queue Delay [s]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rp, platoon ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PF, progression factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Lane Group Results

X, volume / capacity	0.72	0.89	0.89	1.04	0.64	0.64	0.74	0.55	0.70	1.01	0.30	0.21
d, Delay for Lane Group [s/veh]	44.37	55.38	56.35	96.42	44.02	44.13	59.84	34.48	21.67	80.97	28.43	10.83
Lane Group LOS	D	E	E	F	D	D	E	C	C	F	C	B
Critical Lane Group	No	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No
50th-Percentile Queue Length [veh/ln]	7.84	11.71	11.29	17.42	7.31	6.87	2.62	7.50	13.01	6.03	3.89	2.52
50th-Percentile Queue Length [ft/ln]	196.09	292.87	282.26	435.52	182.64	171.64	65.39	187.52	325.26	150.65	97.16	63.10
95th-Percentile Queue Length [veh/ln]	12.44	17.33	16.80	24.76	11.74	11.16	4.71	11.99	18.93	10.10	7.00	4.54
95th-Percentile Queue Length [ft/ln]	310.92	433.21	420.02	619.09	293.46	279.06	117.70	299.81	473.14	252.45	174.89	113.58

Movement, Approach, & Intersection Results

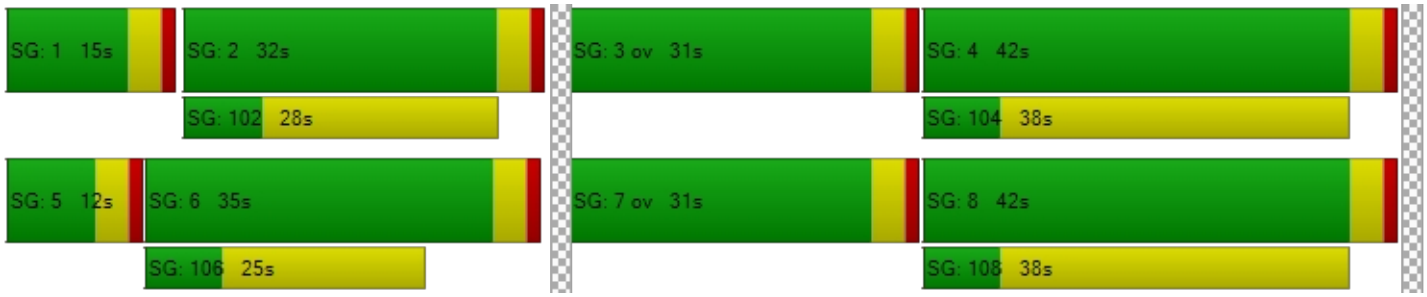
d_M, Delay for Movement [s/veh]	44.37	55.77	56.35	96.42	44.06	44.13	59.84	34.48	21.67	80.97	28.43	10.83
Movement LOS	D	E	E	F	D	D	E	C	C	F	C	B
d_A, Approach Delay [s/veh]	50.81			67.48			32.12			40.83		
Approach LOS	D			E			C			D		
d_I, Intersection Delay [s/veh]	45.30											
Intersection LOS	D											
Intersection V/C	0.961											

Other Modes

g_Walk,mi, Effective Walk Time [s]	11.0	11.0	11.0	11.0
M_corner, Corner Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft²/ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	49.54	49.54	49.54	49.54
l_p,int, Pedestrian LOS Score for Intersection	2.901	2.687	3.181	3.136
Crosswalk LOS	C	B	C	C
s_b, Saturation Flow Rate of the bicycle lane [bicycles/h]	2000	2000	2000	2000
c_b, Capacity of the bicycle lane [bicycles/h]	633	633	466	516
d_b, Bicycle Delay [s]	28.04	28.04	35.30	33.03
l_b,int, Bicycle LOS Score for Intersection	2.616	2.325	2.512	2.155
Bicycle LOS	B	B	B	B

Sequence

Ring 1	1	2	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 2	5	6	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ring 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



APPENDIX E

TRAFFIC SIGNAL WARRANT ANALYSIS WORKSHEETS

APPENDIX E-I

EXISTING TRAFFIC CONDITIONS

Signal Warrants Report For Intersection 2: State Street at Community College Drive

Warrants Summary

Warrant	Name	Met?
#1	Eight Hour Vehicular Volume	Yes
#2	Four Hour Vehicular Volume	Yes
#3	Peak Hour	Yes

Intersection Warrants Parameters

Major Approaches	S, N
Minor Approaches	E, W
Speed > 40mph	Yes
Population < 10,000	No
Warrant Factor	70%

Warrant Analysis Traffic Volumes

Hour	Major Streets		Minor Streets	
	S	N	E	W
1	1080	430	85	14
2	1048	417	82	14
3	1026	409	81	13
4	961	383	76	12
5	853	340	67	11
6	842	335	66	11
7	832	331	65	11
8	756	301	59	10
9	745	297	59	10
10	734	292	58	10
11	637	254	50	8
12	594	237	47	8
13	583	232	46	8
14	432	172	34	6
15	432	172	34	6
16	302	120	24	4
17	173	69	14	2
18	173	69	14	2
19	97	39	8	1
20	54	22	4	1
21	32	13	3	0
22	11	4	1	0
23	11	4	1	0
24	11	4	1	0

Warrant Analysis by Hour

Hour	Major Streets		Minor Street		Warrant 1 Condition A				Warrant 1 Condition B				Warrant 2	Warrant 3
	Number	Volume	Number	Volume	100%	80%	70%	56%	100%	80%	70%	56%		Condition B
1	3	1510	1	85	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	3	1465	1	82	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
3	3	1435	1	81	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
4	3	1344	1	76	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
5	3	1193	1	67	No	No	No	No	No	Yes	Yes	Yes	Yes	No
6	3	1177	1	66	No	No	No	No	No	Yes	Yes	Yes	Yes	No
7	3	1163	1	65	No	No	No	No	No	Yes	Yes	Yes	Yes	No
8	3	1057	1	59	No	No	No	No	No	No	Yes	Yes	No	No
9	3	1042	1	59	No	No	No	No	No	No	Yes	Yes	No	No
10	3	1026	1	58	No	No	No	No	No	No	Yes	Yes	No	No
11	3	891	1	50	No	No	No	No	No	No	No	Yes	No	No
12	3	831	1	47	No	No	No	No	No	No	No	Yes	No	No
13	3	815	1	46	No	No	No	No	No	No	No	Yes	No	No
14	3	604	1	34	No	No	No	No	No	No	No	No	No	No
15	3	604	1	34	No	No	No	No	No	No	No	No	No	No
16	3	422	1	24	No	No	No	No	No	No	No	No	No	No
17	3	242	1	14	No	No	No	No	No	No	No	No	No	No
18	3	242	1	14	No	No	No	No	No	No	No	No	No	No
19	3	136	1	8	No	No	No	No	No	No	No	No	No	No
20	3	76	1	4	No	No	No	No	No	No	No	No	No	No
21	3	45	1	3	No	No	No	No	No	No	No	No	No	No
22	3	15	1	1	No	No	No	No	No	No	No	No	No	No
23	3	15	1	1	No	No	No	No	No	No	No	No	No	No
24	3	15	1	1	No	No	No	No	No	No	No	No	No	No
Hours Met					0	0	0	1	4	7	10	13	7	4

Warrant 3 Condition A

Orientation	E	W
Total Stopped Delay Per Vehicle on Minor Approach (s)	39	16.9
Number of Lanes on Minor Street Approach	1	1
VehicleHours of Stopped Delay on Minor Approach ([h]h:mm)	0:55	0:03
Delay Condition Met	No	No
Volume on Minor Street Approach During Same Hour	85	14
High Minor Volume Condition Met	No	No
Total Entering Volume on All Approaches During Same Hour	1609	1609
Number of Approaches on Intersection	4	4
Total Volume Condition Met	Yes	Yes
Warrant Met for Approach	No	No
Warrant Met for Intersection	**No**	

Signal Warrants Report For Intersection 2: State Street at Community College Drive

Warrants Summary

Warrant	Name	Met?
#1	Eight Hour Vehicular Volume	No
#2	Four Hour Vehicular Volume	No
#3	Peak Hour	No

Intersection Warrants Parameters

Major Approaches	S, N
Minor Approaches	E, W
Speed > 40mph	Yes
Population < 10,000	No
Warrant Factor	70%

Warrant Analysis Traffic Volumes

Hour	Major Streets		Minor Streets	
	S	N	E	W
1	615	738	42	23
2	597	716	41	22
3	584	701	40	22
4	547	657	37	20
5	486	583	33	18
6	480	576	33	18
7	474	568	32	18
8	431	517	29	16
9	424	509	29	16
10	418	502	29	16
11	363	435	25	14
12	338	406	23	13
13	332	399	23	12
14	246	295	17	9
15	246	295	17	9
16	172	207	12	6
17	98	118	7	4
18	98	118	7	4
19	55	66	4	2
20	31	37	2	1
21	18	22	1	1
22	6	7	0	0
23	6	7	0	0
24	6	7	0	0

Warrant Analysis by Hour

Hour	Major Streets		Minor Street		Warrant 1 Condition A				Warrant 1 Condition B				Warrant 2	Warrant 3
	Number	Volume	Number	Volume	100%	80%	70%	56%	100%	80%	70%	56%		Condition B
1	3	1353	1	42	No	No	No	No	No	No	No	Yes	No	No
2	3	1313	1	41	No	No	No	No	No	No	No	No	No	No
3	3	1285	1	40	No	No	No	No	No	No	No	No	No	No
4	3	1204	1	37	No	No	No	No	No	No	No	No	No	No
5	3	1069	1	33	No	No	No	No	No	No	No	No	No	No
6	3	1056	1	33	No	No	No	No	No	No	No	No	No	No
7	3	1042	1	32	No	No	No	No	No	No	No	No	No	No
8	3	948	1	29	No	No	No	No	No	No	No	No	No	No
9	3	933	1	29	No	No	No	No	No	No	No	No	No	No
10	3	920	1	29	No	No	No	No	No	No	No	No	No	No
11	3	798	1	25	No	No	No	No	No	No	No	No	No	No
12	3	744	1	23	No	No	No	No	No	No	No	No	No	No
13	3	731	1	23	No	No	No	No	No	No	No	No	No	No
14	3	541	1	17	No	No	No	No	No	No	No	No	No	No
15	3	541	1	17	No	No	No	No	No	No	No	No	No	No
16	3	379	1	12	No	No	No	No	No	No	No	No	No	No
17	3	216	1	7	No	No	No	No	No	No	No	No	No	No
18	3	216	1	7	No	No	No	No	No	No	No	No	No	No
19	3	121	1	4	No	No	No	No	No	No	No	No	No	No
20	3	68	1	2	No	No	No	No	No	No	No	No	No	No
21	3	40	1	1	No	No	No	No	No	No	No	No	No	No
22	3	13	1	0	No	No	No	No	No	No	No	No	No	No
23	3	13	1	0	No	No	No	No	No	No	No	No	No	No
24	3	13	1	0	No	No	No	No	No	No	No	No	No	No
Hours Met					0	0	0	0	0	0	0	1	0	0

Warrant 3 Condition A

Orientation	E	W
Total Stopped Delay Per Vehicle on Minor Approach (s)	31.6	16.1
Number of Lanes on Minor Street Approach	1	1
VehicleHours of Stopped Delay on Minor Approach ([h]h:mm)	0:22	0:06
Delay Condition Met	No	No
Volume on Minor Street Approach During Same Hour	42	23
High Minor Volume Condition Met	No	No
Total Entering Volume on All Approaches During Same Hour	1418	1418
Number of Approaches on Intersection	4	4
Total Volume Condition Met	Yes	Yes
Warrant Met for Approach	No	No
Warrant Met for Intersection	**No**	

APPENDIX E-II

YEAR 2026 CUMULATIVE TRAFFIC CONDITIONS

Signal Warrants Report For Intersection 2: State Street at Community College Drive

Warrants Summary

Warrant	Name	Met?
#1	Eight Hour Vehicular Volume	Yes
#2	Four Hour Vehicular Volume	Yes
#3	Peak Hour	Yes

Intersection Warrants Parameters

Major Approaches	S, N
Minor Approaches	E, W
Speed > 40mph	Yes
Population < 10,000	No
Warrant Factor	70%

Warrant Analysis Traffic Volumes

Hour	Major Streets		Minor Streets	
	S	N	E	W
1	1180	477	91	18
2	1145	463	88	17
3	1121	453	86	17
4	1050	425	81	16
5	932	377	72	14
6	920	372	71	14
7	909	367	70	14
8	826	334	64	13
9	814	329	63	12
10	802	324	62	12
11	696	281	54	11
12	649	262	50	10
13	637	258	49	10
14	472	191	36	7
15	472	191	36	7
16	330	134	25	5
17	189	76	15	3
18	189	76	15	3
19	106	43	8	2
20	59	24	5	1
21	35	14	3	1
22	12	5	1	0
23	12	5	1	0
24	12	5	1	0

Warrant Analysis by Hour

Hour	Major Streets		Minor Street		Warrant 1 Condition A				Warrant 1 Condition B				Warrant 2	Warrant 3
	Number	Volume	Number	Volume	100%	80%	70%	56%	100%	80%	70%	56%		Condition B
1	3	1657	1	91	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	3	1608	1	88	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	3	1574	1	86	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	3	1475	1	81	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
5	3	1309	1	72	No	No	No	No	No	Yes	Yes	Yes	Yes	No
6	3	1292	1	71	No	No	No	No	No	Yes	Yes	Yes	Yes	No
7	3	1276	1	70	No	No	No	No	No	Yes	Yes	Yes	Yes	No
8	3	1160	1	64	No	No	No	No	No	Yes	Yes	Yes	Yes	No
9	3	1143	1	63	No	No	No	No	No	Yes	Yes	Yes	Yes	No
10	3	1126	1	62	No	No	No	No	No	Yes	Yes	Yes	Yes	No
11	3	977	1	54	No	No	No	No	No	No	Yes	Yes	No	No
12	3	911	1	50	No	No	No	No	No	No	No	Yes	No	No
13	3	895	1	49	No	No	No	No	No	No	No	Yes	No	No
14	3	663	1	36	No	No	No	No	No	No	No	No	No	No
15	3	663	1	36	No	No	No	No	No	No	No	No	No	No
16	3	464	1	25	No	No	No	No	No	No	No	No	No	No
17	3	265	1	15	No	No	No	No	No	No	No	No	No	No
18	3	265	1	15	No	No	No	No	No	No	No	No	No	No
19	3	149	1	8	No	No	No	No	No	No	No	No	No	No
20	3	83	1	5	No	No	No	No	No	No	No	No	No	No
21	3	49	1	3	No	No	No	No	No	No	No	No	No	No
22	3	17	1	1	No	No	No	No	No	No	No	No	No	No
23	3	17	1	1	No	No	No	No	No	No	No	No	No	No
24	3	17	1	1	No	No	No	No	No	No	No	No	No	No
Hours Met					0	0	0	3	4	10	11	13	10	4

Warrant 3 Condition A

Orientation	E	W
Total Stopped Delay Per Vehicle on Minor Approach (s)	43.7	16.1
Number of Lanes on Minor Street Approach	1	1
VehicleHours of Stopped Delay on Minor Approach ([h]h:mm)	1:06	0:04
Delay Condition Met	No	No
Volume on Minor Street Approach During Same Hour	91	18
High Minor Volume Condition Met	No	No
Total Entering Volume on All Approaches During Same Hour	1766	1766
Number of Approaches on Intersection	4	4
Total Volume Condition Met	Yes	Yes
Warrant Met for Approach	No	No
Warrant Met for Intersection	**No**	

Signal Warrants Report For Intersection 2: State Street at Community College Drive

Warrants Summary

Warrant	Name	Met?
#1	Eight Hour Vehicular Volume	No
#2	Four Hour Vehicular Volume	No
#3	Peak Hour	No

Intersection Warrants Parameters

Major Approaches	S, N
Minor Approaches	E, W
Speed > 40mph	Yes
Population < 10,000	No
Warrant Factor	70%

Warrant Analysis Traffic Volumes

Hour	Major Streets		Minor Streets	
	S	N	E	W
1	680	809	45	29
2	660	785	44	28
3	646	769	43	28
4	605	720	40	26
5	537	639	36	23
6	530	631	35	23
7	524	623	35	22
8	476	566	31	20
9	469	558	31	20
10	462	550	31	20
11	401	477	27	17
12	374	445	25	16
13	367	437	24	16
14	272	324	18	12
15	272	324	18	12
16	190	227	13	8
17	109	129	7	5
18	109	129	7	5
19	61	73	4	3
20	34	40	2	1
21	20	24	1	1
22	7	8	0	0
23	7	8	0	0
24	7	8	0	0

Warrant Analysis by Hour

Hour	Major Streets		Minor Street		Warrant 1 Condition A				Warrant 1 Condition B				Warrant 2	Warrant 3
	Number	Volume	Number	Volume	100%	80%	70%	56%	100%	80%	70%	56%		Condition B
1	3	1489	1	45	No	No	No	No	No	No	No	Yes	No	No
2	3	1445	1	44	No	No	No	No	No	No	No	Yes	No	No
3	3	1415	1	43	No	No	No	No	No	No	No	Yes	No	No
4	3	1325	1	40	No	No	No	No	No	No	No	No	No	No
5	3	1176	1	36	No	No	No	No	No	No	No	No	No	No
6	3	1161	1	35	No	No	No	No	No	No	No	No	No	No
7	3	1147	1	35	No	No	No	No	No	No	No	No	No	No
8	3	1042	1	31	No	No	No	No	No	No	No	No	No	No
9	3	1027	1	31	No	No	No	No	No	No	No	No	No	No
10	3	1012	1	31	No	No	No	No	No	No	No	No	No	No
11	3	878	1	27	No	No	No	No	No	No	No	No	No	No
12	3	819	1	25	No	No	No	No	No	No	No	No	No	No
13	3	804	1	24	No	No	No	No	No	No	No	No	No	No
14	3	596	1	18	No	No	No	No	No	No	No	No	No	No
15	3	596	1	18	No	No	No	No	No	No	No	No	No	No
16	3	417	1	13	No	No	No	No	No	No	No	No	No	No
17	3	238	1	7	No	No	No	No	No	No	No	No	No	No
18	3	238	1	7	No	No	No	No	No	No	No	No	No	No
19	3	134	1	4	No	No	No	No	No	No	No	No	No	No
20	3	74	1	2	No	No	No	No	No	No	No	No	No	No
21	3	44	1	1	No	No	No	No	No	No	No	No	No	No
22	3	15	1	0	No	No	No	No	No	No	No	No	No	No
23	3	15	1	0	No	No	No	No	No	No	No	No	No	No
24	3	15	1	0	No	No	No	No	No	No	No	No	No	No
Hours Met					0	0	0	0	0	0	0	3	0	0

Warrant 3 Condition A

Orientation	E	W
Total Stopped Delay Per Vehicle on Minor Approach (s)	30.9	15.4
Number of Lanes on Minor Street Approach	1	1
VehicleHours of Stopped Delay on Minor Approach ([h]h:mm)	0:23	0:07
Delay Condition Met	No	No
Volume on Minor Street Approach During Same Hour	45	29
High Minor Volume Condition Met	No	No
Total Entering Volume on All Approaches During Same Hour	1563	1563
Number of Approaches on Intersection	4	4
Total Volume Condition Met	Yes	Yes
Warrant Met for Approach	No	No
Warrant Met for Intersection	**No**	

APPENDIX E-III

YEAR 2026 CUMULATIVE PLUS PROJECT TRAFFIC CONDITIONS

Signal Warrants Report For Intersection 2: State Street at Community College Drive

Warrants Summary

Warrant	Name	Met?
#1	Eight Hour Vehicular Volume	Yes
#2	Four Hour Vehicular Volume	Yes
#3	Peak Hour	Yes

Intersection Warrants Parameters

Major Approaches	S, N
Minor Approaches	E, W
Speed > 40mph	Yes
Population < 10,000	No
Warrant Factor	70%

Warrant Analysis Traffic Volumes

Hour	Major Streets		Minor Streets	
	S	N	E	W
1	1220	519	91	32
2	1183	503	88	31
3	1159	493	86	30
4	1086	462	81	28
5	964	410	72	25
6	952	405	71	25
7	939	400	70	25
8	854	363	64	22
9	842	358	63	22
10	830	353	62	22
11	720	306	54	19
12	671	285	50	18
13	659	280	49	17
14	488	208	36	13
15	488	208	36	13
16	342	145	25	9
17	195	83	15	5
18	195	83	15	5
19	110	47	8	3
20	61	26	5	2
21	37	16	3	1
22	12	5	1	0
23	12	5	1	0
24	12	5	1	0

Warrant Analysis by Hour

Hour	Major Streets		Minor Street		Warrant 1 Condition A				Warrant 1 Condition B				Warrant 2	Warrant 3
	Number	Volume	Number	Volume	100%	80%	70%	56%	100%	80%	70%	56%		Condition B
1	3	1739	1	91	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	3	1686	1	88	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3	3	1652	1	86	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4	3	1548	1	81	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
5	3	1374	1	72	No	No	No	No	No	Yes	Yes	Yes	Yes	No
6	3	1357	1	71	No	No	No	No	No	Yes	Yes	Yes	Yes	No
7	3	1339	1	70	No	No	No	No	No	Yes	Yes	Yes	Yes	No
8	3	1217	1	64	No	No	No	No	No	Yes	Yes	Yes	Yes	No
9	3	1200	1	63	No	No	No	No	No	Yes	Yes	Yes	Yes	No
10	3	1183	1	62	No	No	No	No	No	Yes	Yes	Yes	Yes	No
11	3	1026	1	54	No	No	No	No	No	No	Yes	Yes	No	No
12	3	956	1	50	No	No	No	No	No	No	No	Yes	No	No
13	3	939	1	49	No	No	No	No	No	No	No	Yes	No	No
14	3	696	1	36	No	No	No	No	No	No	No	No	No	No
15	3	696	1	36	No	No	No	No	No	No	No	No	No	No
16	3	487	1	25	No	No	No	No	No	No	No	No	No	No
17	3	278	1	15	No	No	No	No	No	No	No	No	No	No
18	3	278	1	15	No	No	No	No	No	No	No	No	No	No
19	3	157	1	8	No	No	No	No	No	No	No	No	No	No
20	3	87	1	5	No	No	No	No	No	No	No	No	No	No
21	3	53	1	3	No	No	No	No	No	No	No	No	No	No
22	3	17	1	1	No	No	No	No	No	No	No	No	No	No
23	3	17	1	1	No	No	No	No	No	No	No	No	No	No
24	3	17	1	1	No	No	No	No	No	No	No	No	No	No
Hours Met					0	0	0	3	4	10	11	13	10	4

Warrant 3 Condition A

Orientation	E	W
Total Stopped Delay Per Vehicle on Minor Approach (s)	54.7	14.4
Number of Lanes on Minor Street Approach	1	1
VehicleHours of Stopped Delay on Minor Approach ([h]h:mm)	1:22	0:07
Delay Condition Met	No	No
Volume on Minor Street Approach During Same Hour	91	32
High Minor Volume Condition Met	No	No
Total Entering Volume on All Approaches During Same Hour	1862	1862
Number of Approaches on Intersection	4	4
Total Volume Condition Met	Yes	Yes
Warrant Met for Approach	No	No
Warrant Met for Intersection	**No**	

Signal Warrants Report For Intersection 2: State Street at Community College Drive

Warrants Summary

Warrant	Name	Met?
#1	Eight Hour Vehicular Volume	No
#2	Four Hour Vehicular Volume	No
#3	Peak Hour	No

Intersection Warrants Parameters

Major Approaches	S, N
Minor Approaches	E, W
Speed > 40mph	Yes
Population < 10,000	No
Warrant Factor	70%

Warrant Analysis Traffic Volumes

Hour	Major Streets		Minor Streets	
	S	N	E	W
1	756	862	45	47
2	733	836	44	46
3	718	819	43	45
4	673	767	40	42
5	597	681	36	37
6	590	672	35	37
7	582	664	35	36
8	529	603	31	33
9	522	595	31	32
10	514	586	31	32
11	446	509	27	28
12	416	474	25	26
13	408	465	24	25
14	302	345	18	19
15	302	345	18	19
16	212	241	13	13
17	121	138	7	8
18	121	138	7	8
19	68	78	4	4
20	38	43	2	2
21	23	26	1	1
22	8	9	0	0
23	8	9	0	0
24	8	9	0	0

Warrant Analysis by Hour

Hour	Major Streets		Minor Street		Warrant 1 Condition A				Warrant 1 Condition B				Warrant 2	Warrant 3
	Number	Volume	Number	Volume	100%	80%	70%	56%	100%	80%	70%	56%		Condition B
1	3	1618	1	47	No	No	No	No	No	No	No	Yes	No	No
2	3	1569	1	46	No	No	No	No	No	No	No	Yes	No	No
3	3	1537	1	45	No	No	No	No	No	No	No	Yes	No	No
4	3	1440	1	42	No	No	No	No	No	No	No	Yes	No	No
5	3	1278	1	37	No	No	No	No	No	No	No	No	No	No
6	3	1262	1	37	No	No	No	No	No	No	No	No	No	No
7	3	1246	1	36	No	No	No	No	No	No	No	No	No	No
8	3	1132	1	33	No	No	No	No	No	No	No	No	No	No
9	3	1117	1	32	No	No	No	No	No	No	No	No	No	No
10	3	1100	1	32	No	No	No	No	No	No	No	No	No	No
11	3	955	1	28	No	No	No	No	No	No	No	No	No	No
12	3	890	1	26	No	No	No	No	No	No	No	No	No	No
13	3	873	1	25	No	No	No	No	No	No	No	No	No	No
14	3	647	1	19	No	No	No	No	No	No	No	No	No	No
15	3	647	1	19	No	No	No	No	No	No	No	No	No	No
16	3	453	1	13	No	No	No	No	No	No	No	No	No	No
17	3	259	1	8	No	No	No	No	No	No	No	No	No	No
18	3	259	1	8	No	No	No	No	No	No	No	No	No	No
19	3	146	1	4	No	No	No	No	No	No	No	No	No	No
20	3	81	1	2	No	No	No	No	No	No	No	No	No	No
21	3	49	1	1	No	No	No	No	No	No	No	No	No	No
22	3	17	1	0	No	No	No	No	No	No	No	No	No	No
23	3	17	1	0	No	No	No	No	No	No	No	No	No	No
24	3	17	1	0	No	No	No	No	No	No	No	No	No	No
Hours Met					0	0	0	0	0	0	0	4	0	0

Warrant 3 Condition A

Orientation	E	W
Total Stopped Delay Per Vehicle on Minor Approach (s)	42.7	15.4
Number of Lanes on Minor Street Approach	1	1
VehicleHours of Stopped Delay on Minor Approach ([h]h:mm)	0:32	0:12
Delay Condition Met	No	No
Volume on Minor Street Approach During Same Hour	45	47
High Minor Volume Condition Met	No	No
Total Entering Volume on All Approaches During Same Hour	1710	1710
Number of Approaches on Intersection	4	4
Total Volume Condition Met	Yes	Yes
Warrant Met for Approach	No	No
Warrant Met for Intersection	**No**	

Preliminary

Hydrology and Hydraulics Report

The Magnet

SEC of State Street and Ramona Expressway

January 23, 2024

This Hydraulic Study has been prepared by, and under the direction of, the undersigned, a duly Registered Civil Engineer in the State of California. Except as noted, the undersigned attests to the technical information contained herein, and has judged to be acceptable the qualifications of any technical specialists providing engineering data for this report, upon which findings, conclusions, and recommendations are based.

_____

Daniela Malott, P.E.
Registered Civil Engineer No. C586581
Exp.: 03/31/2025

Prepared for:

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Prepared by:



Tait & Associates, Inc.
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TAIT JOB # **SP8950**

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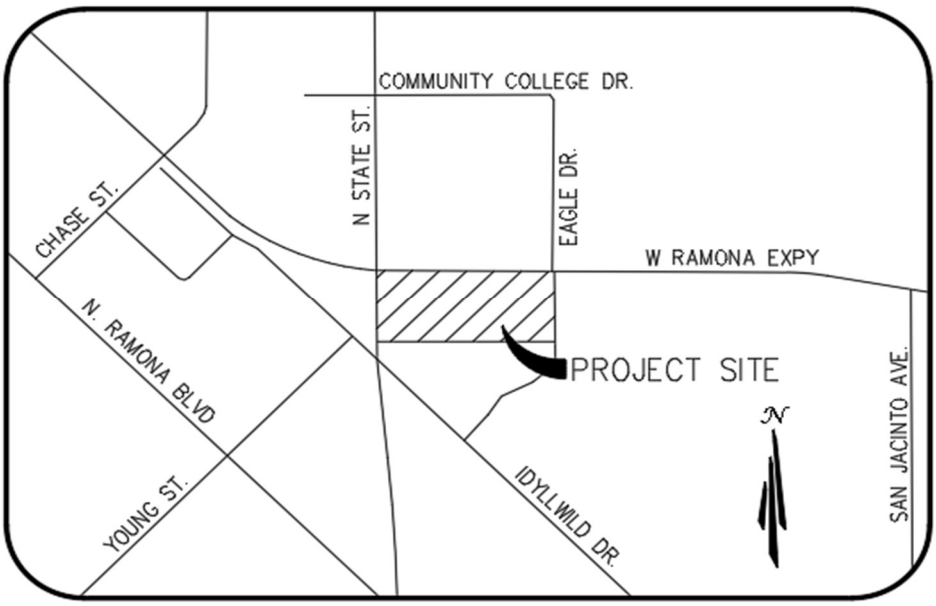
Section 1 Introduction and Background

The Rich Development Company has retained Tait & Associates (Tait) to prepare the drainage design for the Magnet development. The Magnet development is approximately 14.4 acres and it is located in the City of San Jacinto (City), California at the southeast corner of State Street and Romana Expressway. The proposed project Vicinity Map is provided in Figure 1 below. The Hydrology & Hydraulics Report studies the existing and proposed condition drainage system and patterns. This study follows the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWD) and the Riverside County Hydrology Manual (RCHM), dated 1978 and was prepared for the 10- and 100-year storm events for both the existing and proposed condition. The following sections include the general project characteristics, the drainage design, criteria and methodology.

1.1 Project Description

The Magnet development is proposed for commercial uses. The project will develop a total of 14.4 acres that will include 13 new commercial buildings, paved parking areas, and landscape planter areas along with all associated improvements such as gas, electric, and water utilities. Immediately west of the project is State Street, on the east side is Eagle Drive, on the north side is Ramona Expressway and on the south side the project is bound by undeveloped land.

Figure 1 – Vicinity Map (Not To Scale)



Section 2 Hydrology and Hydraulics Design Criteria, Methodology, and Analysis

2.1 Hydrology Design Criteria and Methodology

The RCHM uses the Rational Method to determine the runoff flow for watershed areas that are less than 300 acres in size. The Synthetic Unit Hydrograph is used for watershed areas larger than 300 to 500 acres. The Rational Method is based on the equation $Q = C \times I \times A$

where:
Q = peak discharge (cfs)
C = runoff coefficient representing the ratio of runoff to rainfall
I = the time-averaged rainfall intensity in inches per hour corresponding to the time of concentration (in/hr)
A = drainage area (acres).

The runoff coefficient is determined from the soil characteristics and the land use types. The time of concentration is the time it takes for the entire watershed to contribute runoff to the concentration point, and it is determined based on the longest flow path. The total drainage area for the site is 14.51 acres, thus only the Rational Method analysis was required. The precipitation depth and intensity was determined per NOAA Atlas 14 is provided in Appendix A. The Rational Method was prepared using the Advance Engineering Software (AES) RATSCX software which is approved by Riverside County for the Rational Method.

In addition to the onsite hydrology analyses, an offsite study was conducted that analyzed the existing Master Plan of the Public Drainage facilities that surround the site. The offsite hydrology analysis consists of a total of 204 acres, thus only the Rational Method analysis is required. The precipitation depth and intensity was determined per NOAA Atlas 14 for the offsite hydrology study.

Per the USDA Natural Resources Conservation Service Soil Survey (USDA NRCS), published in 2006, the project site is located within the hydrology soil group of D. Group D Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist of clays that have a high shrink-swell potential, soils that have a high-water table, soils that have a clay layer at or near the surface. The project site location is shown on the USDA Soil Resource map, included in Appendix B.

2.2 Hydraulics Design Criteria and Methodology

The Water Surface Pressure Gradient (WSPGW) software developed by the Los Angeles County Flood Control District and approved by the County of Riverside was used to calculate the Hydraulic Grade Line (HGL) for the offsite drainage facilities. The WSPG software uses the Bernoulli equation to calculate the HGL for each storm drain line utilizing the flow and the boundary conditions. Boundary conditions were set at the downstream end of the study based on the as-builts for Storm Drain Line H; refer to Section 3 for further information. HGL calculations were conducted to reflect the flows produced from the 10- and 100-year storm events. The storm drain sizing and design was based on an HGL that lies 2-feet below ground surface for the 10-year storm event.

Section 3 Hydrology Study

The following sections present the hydrologic analysis of the project site in the existing and proposed condition as well as the findings of the offsite hydrology study in the existing condition.

3.1 Onsite Existing Condition Hydrology Analysis

The project site is located within Zone 4 of the RCFCD drainage system (Riverside County Flood Control District). The project discharges to county storm drain Line H which discharges to an open channel that runs from Ramona Expressway and discharges to San Jacinto River. San Jacinto River conveys flows to Canyon Lake and then to Lake Elsinore. Lake Elsinore discharges to Temescal Creek which connects to Prado Basin, then to Santa Ana River and ultimately discharges to the Pacific Ocean. See Appendix C for Watershed and Downstream Tributary Maps. The topography of the project site is relatively flat with slopes varying from 0.1 %to 0.6%. Site elevations range from 1520-1528 feet above Mean Sea Level. The existing site is a vacant lot of barren dirt with two existing concrete driveways along Ramona Expressway.

The runoff produced in the existing condition sheet flows from the southeast corner of the site to the northwest corner of the site and discharges onto Ramona Expressway where it is captured by an existing catch basin that conveys the flows to an open channel via an underground 4'x8' reinforced concrete box (RCB). Flows from the vacant lot to the south of the project also run on to the site location. However, these flows are neglected in the existing condition analysis as they will be diverted away from the site in the proposed condition. Thus, the overall onsite hydrologic analysis will compare the flows generated from the same acreage of land from existing to proposed condition. The Existing Onsite Hydrology Map is provided in Appendix D and it depicts drainage subareas, elevations, flow lengths and slopes used for the hydrology calculations. The existing condition 10- and 100-year storm events Rational Method Analysis results are also included in Appendix D.

3.2 Onsite Proposed Condition Hydrology Analysis

The proposed site will mimic existing drainage patterns with flow going from the southeast corner to the northwest corner of the site. Runoff will sheet flow to a proposed storm drain system that discharges to two underground infiltration basins with a total storage volume of 30,723 CF to treat the required Design Capture Volume for the project. Manholes with weirs are proposed downstream of the basins for the high flows which will conveyed to a private storm drain system and ultimately discharge to a proposed 48-inch RCP beneath State St. via a new on-site storm drain facility. The southern boundary of the proposed site will contain a retaining curb that will effectively divert the flows coming towards the site from the adjacent vacant lot. The rest of the project site is relatively flat with slopes varying from 0.5% to 3%. Site

elevations range from 1518-1527 feet above Mean Sea Level. The proposed site includes 13 new buildings with associated parking areas and commercial landscape areas. The overall site will contain mostly asphalt or concrete surfaces with an approximate imperviousness of 90%.

The Proposed Onsite Hydrology Map is provided in Appendix E and it depicts drainage subareas, elevations, flow lengths and slopes used for the hydrology calculations. The proposed condition 10- and 100-year storm events Rational Method analysis results are also included in Appendix E.

3.3 Offsite Hydrology Study

This Section describes the hydrologic conditions of the area surrounding the project and the flows that are expected to be conveyed by the public offsite storm drain facilities. Appendix F provides an exhibit detailing all storm drain facilities referenced in the following sections.

3.3.1 Offsite Study Background and Purpose

The San Jacinto Valley Master Drainage Plan Update (SJMDPU) prepared in 2010 by Webb & Associates analyzed the hydrologic and hydraulic conditions of proposed Master Plan facility Line H. The study is based on the 1982 Master Plan prepared by Riverside County Flood Control & Water Quality District (RCFC&WCD) that depicts Line H to be a 60-inch Reinforced Concrete Pipe with one tributary Master Plan facility Line H-1. In 2012, the City built three storm drain lines at the intersection of Ramona Expressway and State Street, Master Plan Facility Lines: H, H-2, and H-3. Per communications with the City, no Hydrology studies were prepared at the time these lines were built. Additionally, Ramona Expressway was widened in 2014 and along with this improvement was the construction of a 24-inch storm drain line, located east of the intersection of Ramona Expressway and Eagle Road that connects to Line H-3.

With the development of the Magnet, the City has requested the extension of Line H-2 along State Street within the limits of the project as well as the construction of Master Plan facility Line H-1. These lines were analyzed in this study and the narrative below provides a summary of the findings for each proposed storm drain line.

3.3.2 Master Plan Line H

Per the as-built plans prepared by the City in 2012, Line H is an 8'x4' RCB that begins at an earthen channel along State Street and terminates at a 28-foot catch basin at the corner of State Street and Ramona Expressway. This line was designed to convey 283 cfs of flow from the 100-year storm event. Connecting to this line are storm drain Lines H-2 and H-3. This study analyzed the hydrology for the 100-year storm event to the most upstream end of Line H. However, the hydraulics of Line H was not analyzed in this study and the HGL was taken from the as-builts.

3.3.3 Master Plan Line H-1

Per the SJMPDU, Line H-1 was a proposed 48-inch RCP that would convey approximately 105 acres of area from the housing tracts East of Eagle Road. During the review of current existing drainage patterns, about 8.5 acres of undeveloped private property south of the Magnet would drain towards the proposed location of Line H-1. The residential developments east of Eagle Road were found to drain mostly to Ramona Expressway and Line H-3, with a portion of the development draining to Idyllwild Drive that ultimately flows to Line H-2. Construction of Line H-1 is found to be unnecessary since the existing drainage facility Lines H-2 and H-3 currently convey the flows originally tabled for Line H-1.

3.3.4 Master Plan Line H-2

Per the as-built plans prepared by the City in 2012, Line H-2 is a 48-inch RCP that connects to Line H and runs along State Street, terminating at a junction structure with a 24-inch RCP lateral that connects to a 28-foot catch basin. The drainage delineation conducted in this study shows that approximately 127 acres of surface runoff, which includes the 14.5-acre Magnet development, flow towards Line H-2. The Proposed Offsite Hydrology Map in Appendix G includes the flows paths, drainage areas, land types, and soil types that are tributary to this Line. The Offsite Rational Method study results show that approximately 99.24 cfs of flow drains to Line H-2 in the 10-year storm event (Appendix G).

3.3.5 Master Plan Line H-3

The 2012 plans prepared by the City show Line H-3 as a 36-inch RCP that connects to Line H. It is located on the east side of the intersection of Ramona Expressway and State Street, terminating at a junction structure that connects to an 18-inch RCP lateral. This lateral connects to a 12-foot catch basin located north of the project site. As part of the 2014 widening of Ramona Expressway, a 24-inch RCP extension was constructed that discharges to the existing 14’ catch basin and runs easterly on Ramona Expressway. The 24-inch line has three 4-foot catch basins that collect surface runoff from the street. Approximately 58.7 acres of area is tributary to Line H-3 which generates 49.59 cfs of flow in the 10-yr storm event. See Appendix G for Offsite Rational Method Calculations.

Section 4 Hydraulics Study

The following sections summarize the Hydraulic analysis prepared for Lines H-2 and H-3. All WSPG calculation inputs and outputs, and the HGL profiles can be found in Appendix H.

4.1 Master Plan Line H-2 Hydraulic Study

The Hydraulic conditions of Master Plan Line H-2 was analyzed under its existing condition as well as the proposed extension per request of the City. The WSPG calculations for the 48-inch Line H-2 show an HGL for the 10-year storm event that lies beneath the existing surface with 12-inches of freeboard. The Hydraulic calculations for Line H-2 utilized the existing off-site flows and the proposed Magnet development flows.

4.2 Master Plan Line H-3 Hydraulic Study

The Hydraulic conditions of Master Plan Line H-3 was analyzed under its existing condition for the 10-year storm event. The WSPG calculations for Line H-3 indicate that the 36” RCP was size adequately for the 10 year flows; however, upstream of the 36” line , the line does not have the capacity for the 10 year flows due to an existing 18” RCP lateral connecting the 24” RCP and the 36” RCP. Additionally the 24” RCP constructed as part of Ramona widening in 2014 does not have the capacity to convey 10 year flows. The Magnet Development will not discharge any flows to Line H-3; therefore, no improvements are proposed for this line.

Section 5 Summary of Results and Conclusions

5.1 Onsite Study

The Onsite Hydrology study was conducted for the 10- and 100-year storm events for both the existing and the proposed conditions. The proposed site contains a higher imperviousness than the existing site which increases the flows being discharged off-site in the final condition. Rational Method results are shown in the table below:

Table 1: Onsite Flow Summary

Condition	10-year Flows (cfs)	100-year Flows (cfs)
Existing	11.97	27.87
Proposed	18.06	36.95

5.2 Offsite Study

The Offsite Rational Method analyses was conducted to determine the proposed flows that are conveyed to Master Plan Lines H-2 and H-3. The calculations were conducted for the 10- and 100-year storm events and the results are listed below:

Table 1: Offsite Flow Summary

Line	10-year Flows (cfs)	100-year Flows (cfs)	Tributary Area (ac)
H-2	99.24	223.39	134.39
H-3	49.59	106.61	51.53

5.3 Conclusions

The proposed Magnet development will cause an increase in peak flows in both the 10- and 100-yr storm events. The WSPG analysis shows that the proposed 48-inch RCP extension to Line H-2 will have capacity to convey the 10-yr storm event without the need for onsite flow mitigation. The developer's construction of the Line H-2 extension will be provided to capture the onsite flows from the Magnet Development and to benefit the City in the future plans to complete the Master Plan of Drainage facilities that would alleviate potential flooding within the surface.

TECHNICAL APPENDIX

Appendix A – NOAA Precipitation Data

NOAA Atlas 14, Volume 6, Version 2
Location name: San Jacinto, California, USA*
Latitude: 33.8005°, Longitude: -116.97°
Elevation: 1524 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.082** (0.069-0.100)	**0.112** (0.094-0.136)	**0.158** (0.131-0.192)	**0.201** (0.166-0.246)	**0.270** (0.215-0.342)	**0.332** (0.259-0.431)	**0.405** (0.308-0.538)	**0.491** (0.363-0.672)	**0.653** (0.462-0.933)	**0.873** (0.596-1.29)
10-min	**0.118** (0.099-0.143)	**0.161** (0.134-0.195)	**0.226** (0.188-0.275)	**0.288** (0.238-0.353)	**0.387** (0.308-0.491)	**0.477** (0.371-0.617)	**0.581** (0.441-0.772)	**0.704** (0.520-0.963)	**0.936** (0.662-1.34)	**1.25** (0.854-1.85)
15-min	**0.143** (0.119-0.173)	**0.194** (0.162-0.235)	**0.274** (0.228-0.332)	**0.349** (0.288-0.427)	**0.468** (0.373-0.594)	**0.576** (0.449-0.747)	**0.702** (0.534-0.933)	**0.851** (0.628-1.16)	**1.13** (0.800-1.62)	**1.51** (1.03-2.24)
30-min	**0.228** (0.190-0.275)	**0.309** (0.258-0.375)	**0.436** (0.362-0.529)	**0.555** (0.458-0.679)	**0.745** (0.594-0.945)	**0.917** (0.715-1.19)	**1.12** (0.849-1.48)	**1.36** (1.00-1.85)	**1.80** (1.27-2.57)	**2.41** (1.64-3.56)
60-min	**0.359** (0.300-0.433)	**0.488** (0.407-0.590)	**0.687** (0.571-0.833)	**0.874** (0.721-1.07)	**1.17** (0.936-1.49)	**1.44** (1.13-1.87)	**1.76** (1.34-2.34)	**2.14** (1.58-2.92)	**2.84** (2.01-4.06)	**3.80** (2.59-5.62)
2-hr	**0.542** (0.453-0.656)	**0.696** (0.581-0.842)	**0.925** (0.769-1.12)	**1.13** (0.936-1.39)	**1.46** (1.16-1.85)	**1.74** (1.36-2.26)	**2.06** (1.57-2.74)	**2.43** (1.80-3.33)	**3.00** (2.12-4.29)	**3.83** (2.62-5.67)
3-hr	**0.663** (0.554-0.802)	**0.835** (0.697-1.01)	**1.09** (0.905-1.32)	**1.32** (1.08-1.61)	**1.66** (1.32-2.11)	**1.96** (1.53-2.54)	**2.30** (1.75-3.05)	**2.68** (1.98-3.66)	**3.26** (2.30-4.65)	**3.87** (2.64-5.73)
6-hr	**0.929** (0.776-1.12)	**1.15** (0.961-1.39)	**1.47** (1.22-1.79)	**1.76** (1.45-2.15)	**2.18** (1.74-2.76)	**2.54** (1.98-3.29)	**2.93** (2.23-3.90)	**3.38** (2.49-4.62)	**4.03** (2.85-5.76)	**4.60** (3.14-6.80)
12-hr	**1.21** (1.01-1.47)	**1.51** (1.26-1.83)	**1.94** (1.61-2.35)	**2.32** (1.91-2.84)	**2.88** (2.29-3.65)	**3.35** (2.61-4.34)	**3.86** (2.94-5.13)	**4.44** (3.28-6.07)	**5.29** (3.74-7.55)	**6.01** (4.10-8.89)
24-hr	**1.61** (1.42-1.85)	**2.04** (1.80-2.36)	**2.66** (2.35-3.08)	**3.21** (2.80-3.74)	**4.02** (3.40-4.84)	**4.69** (3.89-5.77)	**5.43** (4.40-6.84)	**6.25** (4.93-8.09)	**7.46** (5.65-10.1)	**8.49** (6.22-11.8)
2-day	**1.97** (1.74-2.27)	**2.57** (2.27-2.97)	**3.41** (3.01-3.95)	**4.14** (3.62-4.84)	**5.20** (4.40-6.27)	**6.07** (5.04-7.47)	**7.01** (5.68-8.82)	**8.03** (6.33-10.4)	**9.51** (7.20-12.8)	**10.7** (7.86-14.9)
3-day	**2.17** (1.92-2.51)	**2.89** (2.55-3.34)	**3.88** (3.42-4.49)	**4.73** (4.14-5.52)	**5.95** (5.04-7.18)	**6.95** (5.76-8.54)	**8.00** (6.49-10.1)	**9.15** (7.22-11.8)	**10.8** (8.17-14.5)	**12.1** (8.88-16.9)
4-day	**2.32** (2.05-2.68)	**3.13** (2.76-3.61)	**4.24** (3.74-4.91)	**5.18** (4.53-6.05)	**6.54** (5.53-7.88)	**7.63** (6.33-9.38)	**8.78** (7.12-11.1)	**10.0** (7.90-13.0)	**11.8** (8.93-15.9)	**13.2** (9.69-18.4)
7-day	**2.61** (2.31-3.01)	**3.62** (3.19-4.17)	**4.99** (4.40-5.77)	**6.15** (5.38-7.18)	**7.80** (6.60-9.40)	**9.12** (7.56-11.2)	**10.5** (8.52-13.2)	**12.0** (9.46-15.5)	**14.1** (10.7-19.0)	**15.8** (11.6-22.0)
10-day	**2.82** (2.50-3.26)	**3.97** (3.51-4.58)	**5.53** (4.87-6.40)	**6.84** (5.98-7.99)	**8.71** (7.37-10.5)	**10.2** (8.46-12.5)	**11.8** (9.54-14.8)	**13.4** (10.6-17.4)	**15.8** (12.0-21.3)	**17.7** (13.0-24.7)
20-day	**3.49** (3.09-4.03)	**4.96** (4.39-5.73)	**6.96** (6.14-8.06)	**8.65** (7.57-10.1)	**11.0** (9.35-13.3)	**13.0** (10.8-15.9)	**15.0** (12.1-18.9)	**17.1** (13.5-22.2)	**20.2** (15.3-27.2)	**22.6** (16.6-31.5)
30-day	**4.10** (3.63-4.73)	**5.81** (5.14-6.71)	**8.15** (7.18-9.44)	**10.1** (8.86-11.8)	**12.9** (11.0-15.6)	**15.2** (12.6-18.7)	**17.6** (14.2-22.1)	**20.1** (15.9-26.0)	**23.7** (18.0-32.0)	**26.7** (19.5-37.1)
45-day	**4.90** (4.33-5.65)	**6.88** (6.08-7.94)	**9.59** (8.45-11.1)	**11.9** (10.4-13.9)	**15.2** (12.9-18.3)	**17.8** (14.8-21.9)	**20.6** (16.7-26.0)	**23.7** (18.7-30.6)	**28.0** (21.2-37.7)	**31.5** (23.1-43.9)
60-day	**5.71** (5.05-6.59)	**7.94** (7.01-9.16)	**11.0** (9.69-12.7)	**13.6** (11.9-15.9)	**17.4** (14.7-20.9)	**20.4** (16.9-25.1)	**23.6** (19.1-29.7)	**27.1** (21.4-35.1)	**32.1** (24.3-43.2)	**36.2** (26.5-50.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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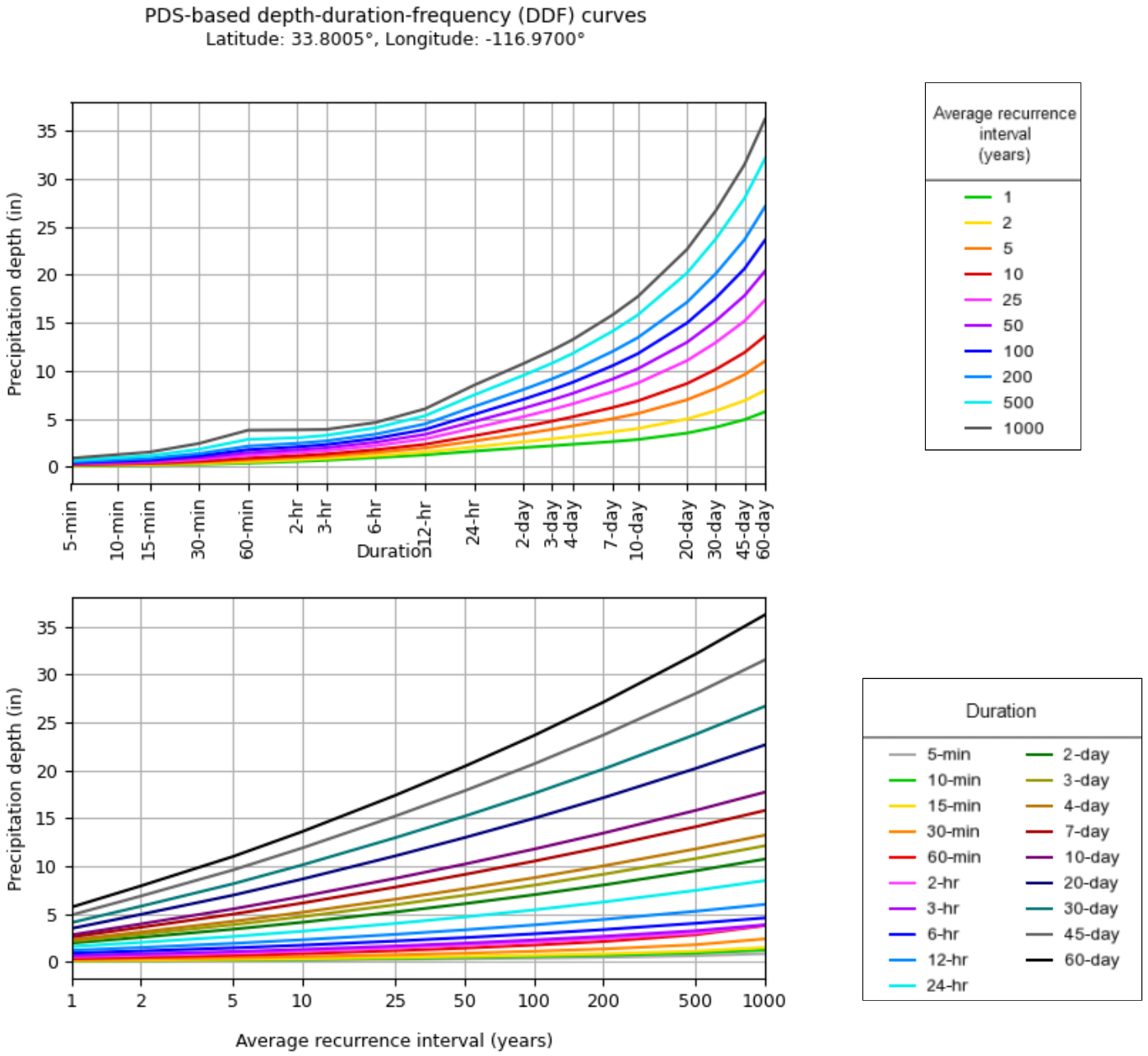
PF graphical



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Created (GMT): Wed Jun 21 14:42:33 2023

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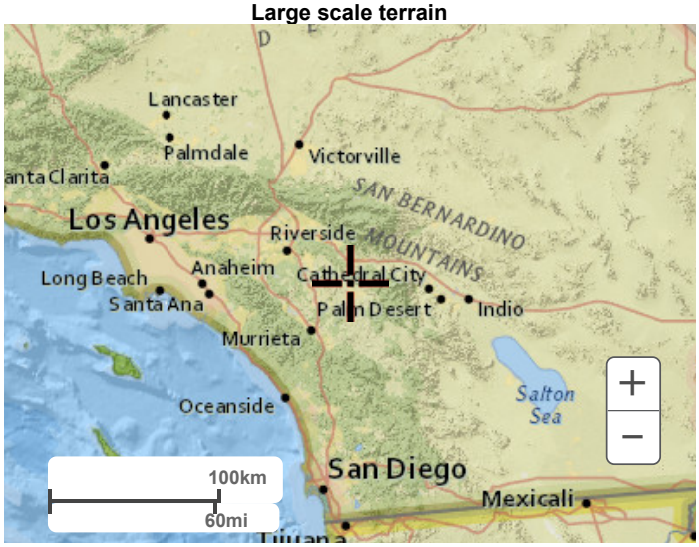
Maps & aerials

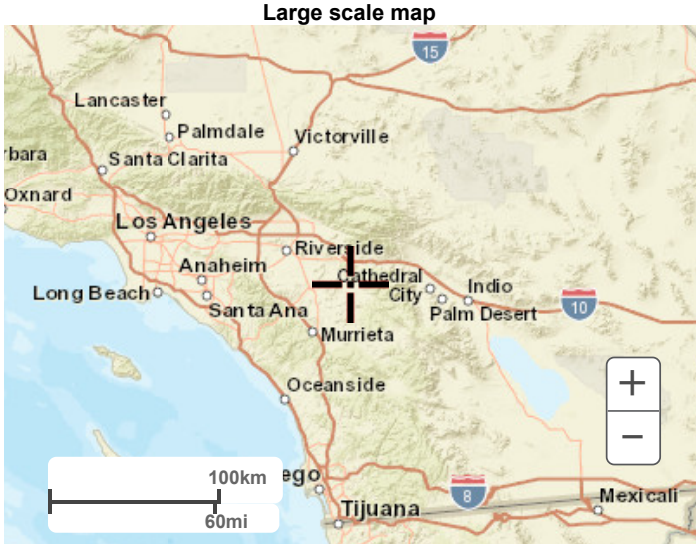
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

NOAA Atlas 14, Volume 6, Version 2
Location name: San Jacinto, California, USA*
Latitude: 33.8005°, Longitude: -116.97°
Elevation: 1524 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.984** (0.828-1.20)	**1.34** (1.13-1.63)	**1.90** (1.57-2.30)	**2.41** (1.99-2.95)	**3.24** (2.58-4.10)	**3.98** (3.11-5.17)	**4.86** (3.70-6.46)	**5.89** (4.36-8.06)	**7.84** (5.54-11.2)	**10.5** (7.15-15.5)
10-min	**0.708** (0.594-0.858)	**0.966** (0.804-1.17)	**1.36** (1.13-1.65)	**1.73** (1.43-2.12)	**2.32** (1.85-2.95)	**2.86** (2.23-3.70)	**3.49** (2.65-4.63)	**4.22** (3.12-5.78)	**5.62** (3.97-8.02)	**7.51** (5.12-11.1)
15-min	**0.572** (0.476-0.692)	**0.776** (0.648-0.940)	**1.10** (0.912-1.33)	**1.40** (1.15-1.71)	**1.87** (1.49-2.38)	**2.30** (1.80-2.99)	**2.81** (2.14-3.73)	**3.40** (2.51-4.66)	**4.53** (3.20-6.47)	**6.05** (4.13-8.96)
30-min	**0.456** (0.380-0.550)	**0.618** (0.516-0.750)	**0.872** (0.724-1.06)	**1.11** (0.916-1.36)	**1.49** (1.19-1.89)	**1.83** (1.43-2.38)	**2.24** (1.70-2.97)	**2.71** (2.00-3.71)	**3.60** (2.55-5.15)	**4.82** (3.29-7.13)
60-min	**0.359** (0.300-0.433)	**0.488** (0.407-0.590)	**0.687** (0.571-0.833)	**0.874** (0.721-1.07)	**1.17** (0.936-1.49)	**1.44** (1.13-1.87)	**1.76** (1.34-2.34)	**2.14** (1.58-2.92)	**2.84** (2.01-4.06)	**3.80** (2.59-5.62)
2-hr	**0.271** (0.226-0.328)	**0.348** (0.290-0.421)	**0.462** (0.384-0.561)	**0.567** (0.468-0.694)	**0.729** (0.581-0.924)	**0.870** (0.679-1.13)	**1.03** (0.784-1.37)	**1.22** (0.898-1.66)	**1.50** (1.06-2.14)	**1.92** (1.31-2.84)
3-hr	**0.220** (0.184-0.267)	**0.278** (0.232-0.336)	**0.361** (0.301-0.439)	**0.437** (0.361-0.536)	**0.553** (0.441-0.701)	**0.653** (0.509-0.846)	**0.764** (0.581-1.02)	**0.891** (0.658-1.22)	**1.08** (0.766-1.55)	**1.29** (0.879-1.91)
6-hr	**0.155** (0.129-0.187)	**0.192** (0.160-0.232)	**0.245** (0.204-0.298)	**0.293** (0.241-0.359)	**0.364** (0.290-0.461)	**0.424** (0.330-0.549)	**0.489** (0.372-0.651)	**0.563** (0.416-0.771)	**0.673** (0.476-0.962)	**0.767** (0.523-1.14)
12-hr	**0.100** (0.084-0.121)	**0.125** (0.104-0.151)	**0.160** (0.133-0.195)	**0.192** (0.158-0.235)	**0.238** (0.190-0.302)	**0.277** (0.216-0.359)	**0.320** (0.243-0.426)	**0.368** (0.271-0.503)	**0.438** (0.310-0.626)	**0.498** (0.340-0.738)
24-hr	**0.067** (0.059-0.077)	**0.085** (0.075-0.098)	**0.110** (0.097-0.128)	**0.133** (0.116-0.155)	**0.167** (0.141-0.201)	**0.195** (0.162-0.240)	**0.226** (0.183-0.284)	**0.260** (0.205-0.337)	**0.310** (0.235-0.418)	**0.353** (0.259-0.492)
2-day	**0.041** (0.036-0.047)	**0.053** (0.047-0.061)	**0.071** (0.062-0.082)	**0.086** (0.075-0.100)	**0.108** (0.091-0.130)	**0.126** (0.104-0.155)	**0.145** (0.118-0.183)	**0.167** (0.131-0.216)	**0.198** (0.150-0.266)	**0.223** (0.163-0.311)
3-day	**0.030** (0.026-0.034)	**0.040** (0.035-0.046)	**0.053** (0.047-0.062)	**0.065** (0.057-0.076)	**0.082** (0.070-0.099)	**0.096** (0.080-0.118)	**0.111** (0.090-0.139)	**0.127** (0.100-0.164)	**0.149** (0.113-0.201)	**0.168** (0.123-0.234)
4-day	**0.024** (0.021-0.027)	**0.032** (0.028-0.037)	**0.044** (0.038-0.051)	**0.054** (0.047-0.063)	**0.068** (0.057-0.082)	**0.079** (0.065-0.097)	**0.091** (0.074-0.115)	**0.104** (0.082-0.135)	**0.122** (0.093-0.165)	**0.137** (0.100-0.191)
7-day	**0.015** (0.013-0.017)	**0.021** (0.019-0.024)	**0.029** (0.026-0.034)	**0.036** (0.032-0.042)	**0.046** (0.039-0.055)	**0.054** (0.045-0.066)	**0.062** (0.050-0.078)	**0.071** (0.056-0.092)	**0.083** (0.063-0.113)	**0.094** (0.068-0.130)
10-day	**0.011** (0.010-0.013)	**0.016** (0.014-0.019)	**0.023** (0.020-0.026)	**0.028** (0.024-0.033)	**0.036** (0.030-0.043)	**0.042** (0.035-0.052)	**0.049** (0.039-0.061)	**0.056** (0.044-0.072)	**0.065** (0.049-0.088)	**0.073** (0.054-0.102)
20-day	**0.007** (0.006-0.008)	**0.010** (0.009-0.011)	**0.014** (0.012-0.016)	**0.018** (0.015-0.021)	**0.023** (0.019-0.027)	**0.026** (0.022-0.033)	**0.031** (0.025-0.039)	**0.035** (0.028-0.046)	**0.042** (0.031-0.056)	**0.047** (0.034-0.065)
30-day	**0.005** (0.005-0.006)	**0.008** (0.007-0.009)	**0.011** (0.009-0.013)	**0.014** (0.012-0.016)	**0.017** (0.015-0.021)	**0.021** (0.017-0.025)	**0.024** (0.019-0.030)	**0.027** (0.022-0.036)	**0.032** (0.024-0.044)	**0.037** (0.027-0.051)
45-day	**0.004** (0.004-0.005)	**0.006** (0.005-0.007)	**0.008** (0.007-0.010)	**0.011** (0.009-0.012)	**0.014** (0.011-0.016)	**0.016** (0.013-0.020)	**0.019** (0.015-0.024)	**0.021** (0.017-0.028)	**0.025** (0.019-0.034)	**0.029** (0.021-0.040)
60-day	**0.003** (0.003-0.004)	**0.005** (0.004-0.006)	**0.007** (0.006-0.008)	**0.009** (0.008-0.011)	**0.012** (0.010-0.014)	**0.014** (0.011-0.017)	**0.016** (0.013-0.020)	**0.018** (0.014-0.024)	**0.022** (0.016-0.030)	**0.025** (0.018-0.035)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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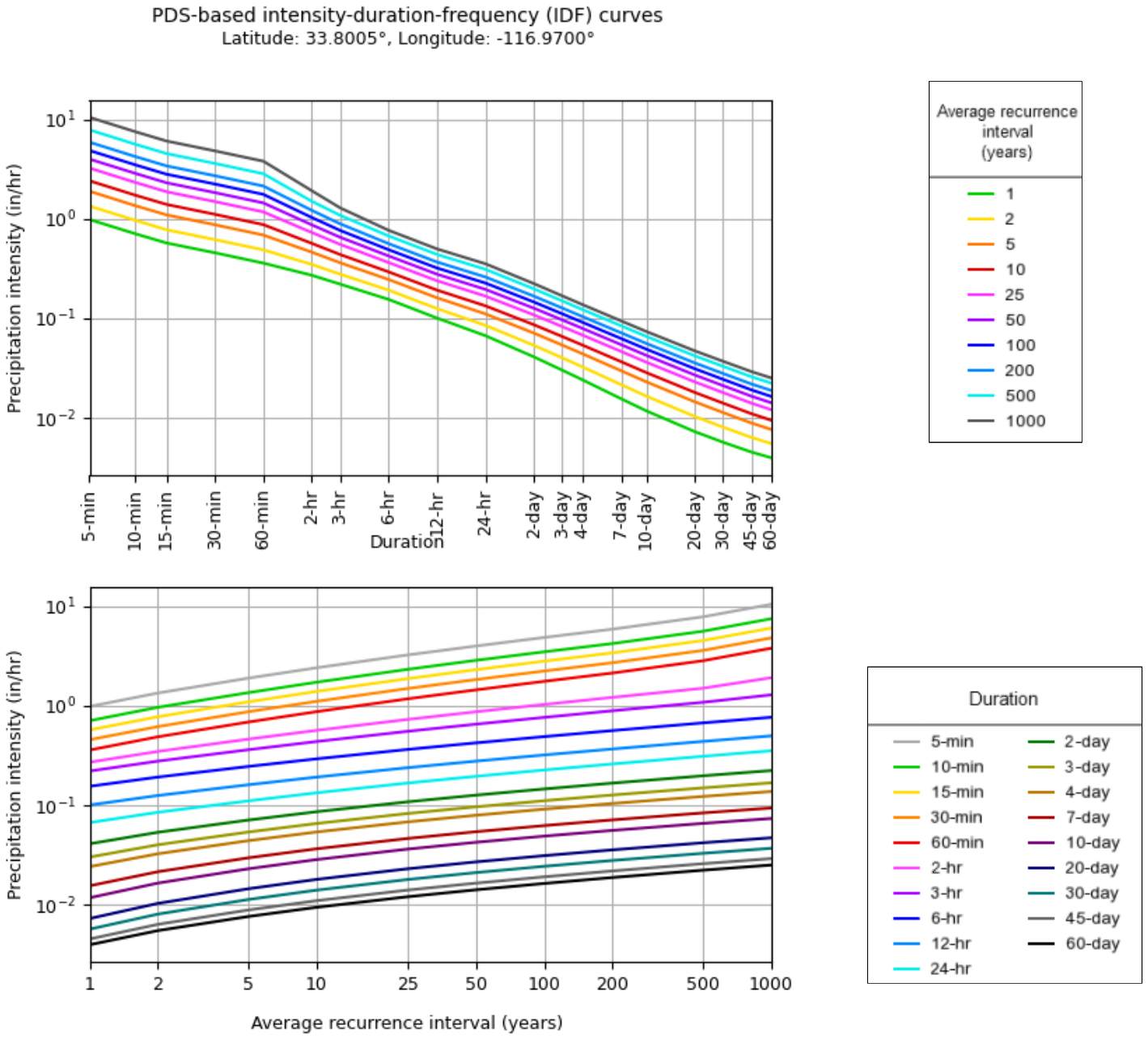
PF graphical



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Created (GMT): Wed Jun 21 14:43:02 2023

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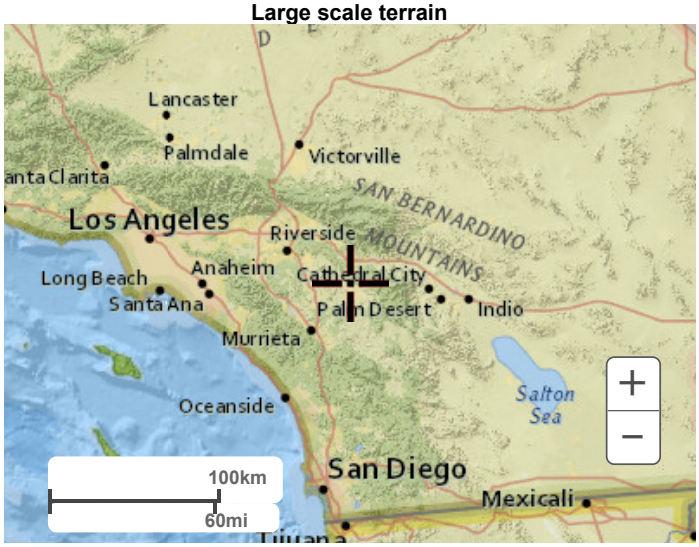
Maps & aerials

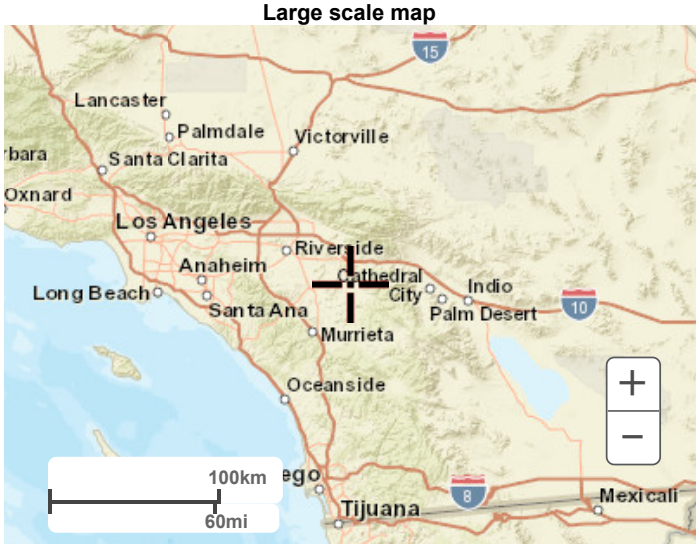
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial



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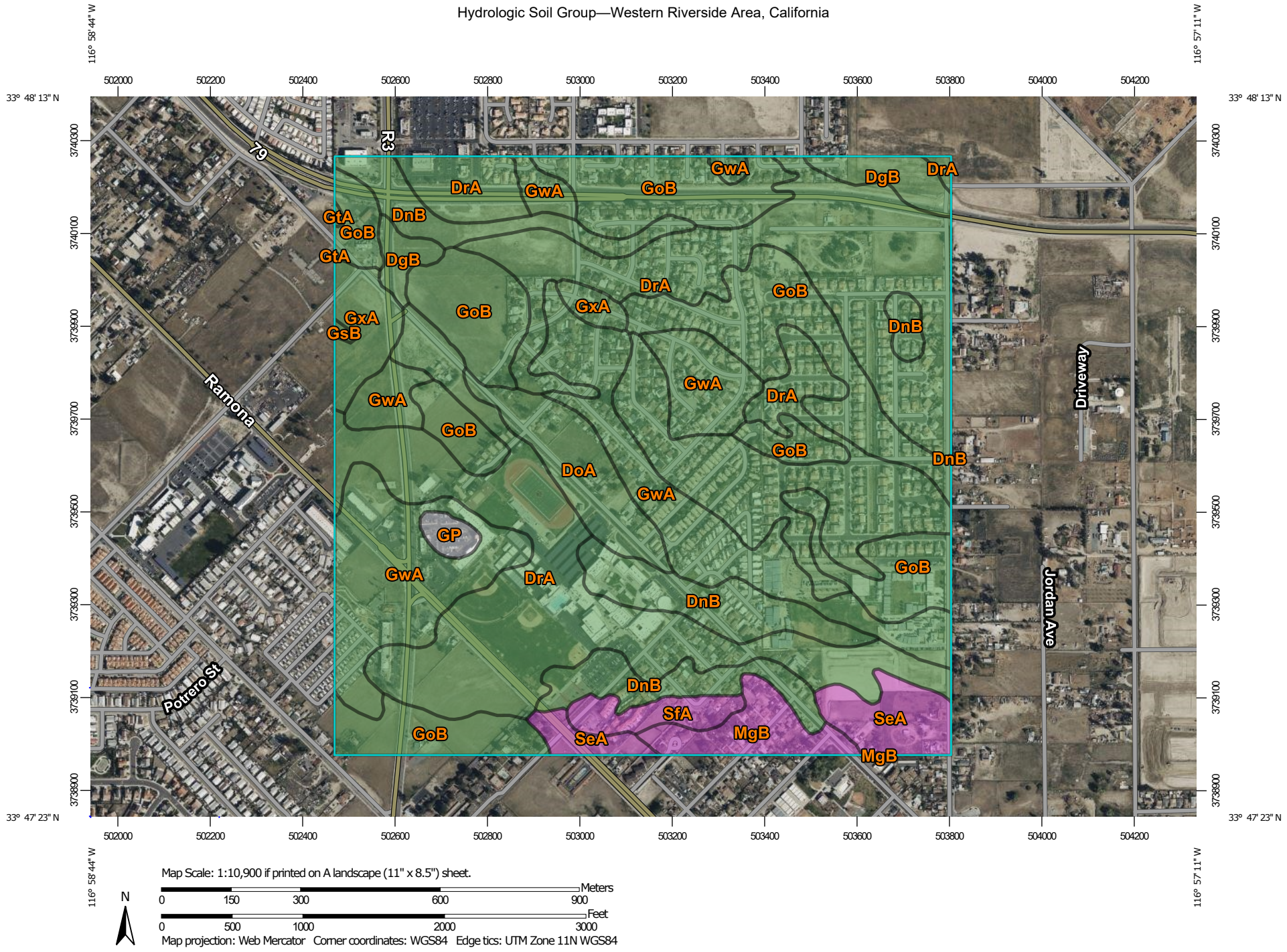
Appendix B – USGS Soil Survey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116° 57' 11" W
33° 48' 13" N
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3740300
3740100
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3738900
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R3
Ramona
Potrero St
Driveway
Jordan Ave
DrA
GwA
GoB
DgB
DnB
GtA
GxA
GsB
DoA
GP
SfA
SeA
MgB
Map Scale: 1:10,900 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 150 300 600 900
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California
Survey Area Data: Version 15, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 15, 2022—May 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DgB	Dello loamy sand, 0 to 5 percent slopes	A/D	8.5	2.0%
DnB	Dello loamy sand, gravelly substratum, 0 to 5 percent s lopes	A/D	36.4	8.5%
DoA	Dello loamy fine sand, 0 to 2 percent slopes	A/D	14.2	3.3%
DrA	Dello loamy fine sand, gravelly substratum, 0 to 2 percent slopes	A/D	167.5	39.2%
GoB	Grangeville loamy fine sand, drained, 0 to 5 percent slopes	A/D	86.6	20.3%
GP	Gravel pits		2.3	0.5%
GsB	Grangeville sandy loam, sandy substratum, drained, saline-alkali , 0 to 5 percent slopes	A/D	0.3	0.1%
GtA	Grangeville fine sandy loam, drained, 0 to 2 percent sl opes	A/D	0.2	0.0%
GwA	Grangeville fine sandy loam, loamy substratum, drained, 0 to 2 percent slopes	A/D	72.9	17.1%
GxA	Grangeville fine sandy loam, loamy substratum, drained, saline-a lkali, 0 to 2 percent slopes	A/D	10.3	2.4%
MgB	Metz loamy fine sand, gravelly sand substratum, 0 to 5 percent slopes	A	9.4	2.2%
SeA	San Emigdio fine sandy loam, 0 to 2 percent slopes, occassional frost	A	12.7	3.0%
SfA	San Emigdio fine sandy loam, deep, 0 to 2 percent slopes	A	5.9	1.4%
Totals for Area of Interest			**427.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

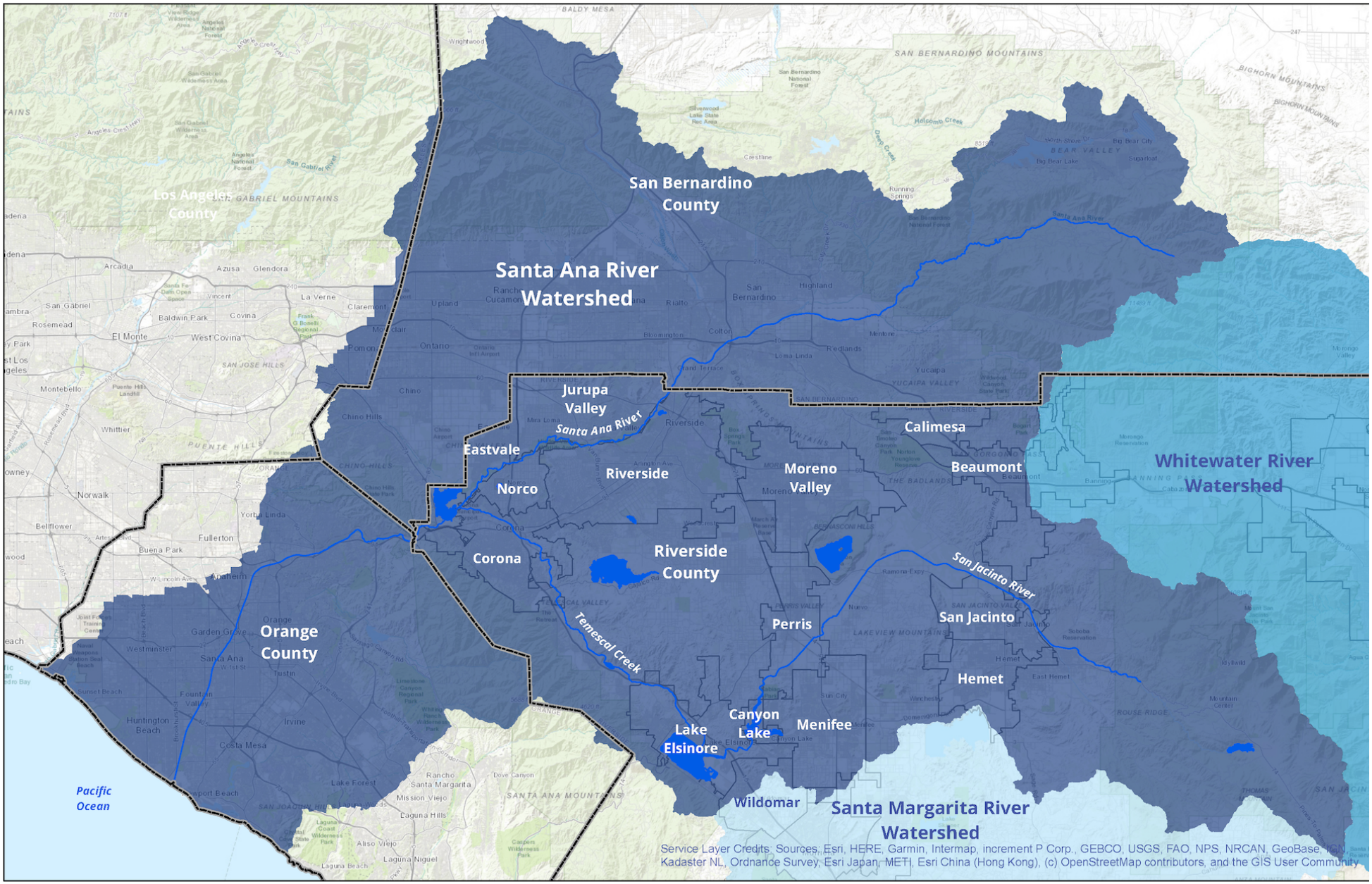
Rating Options

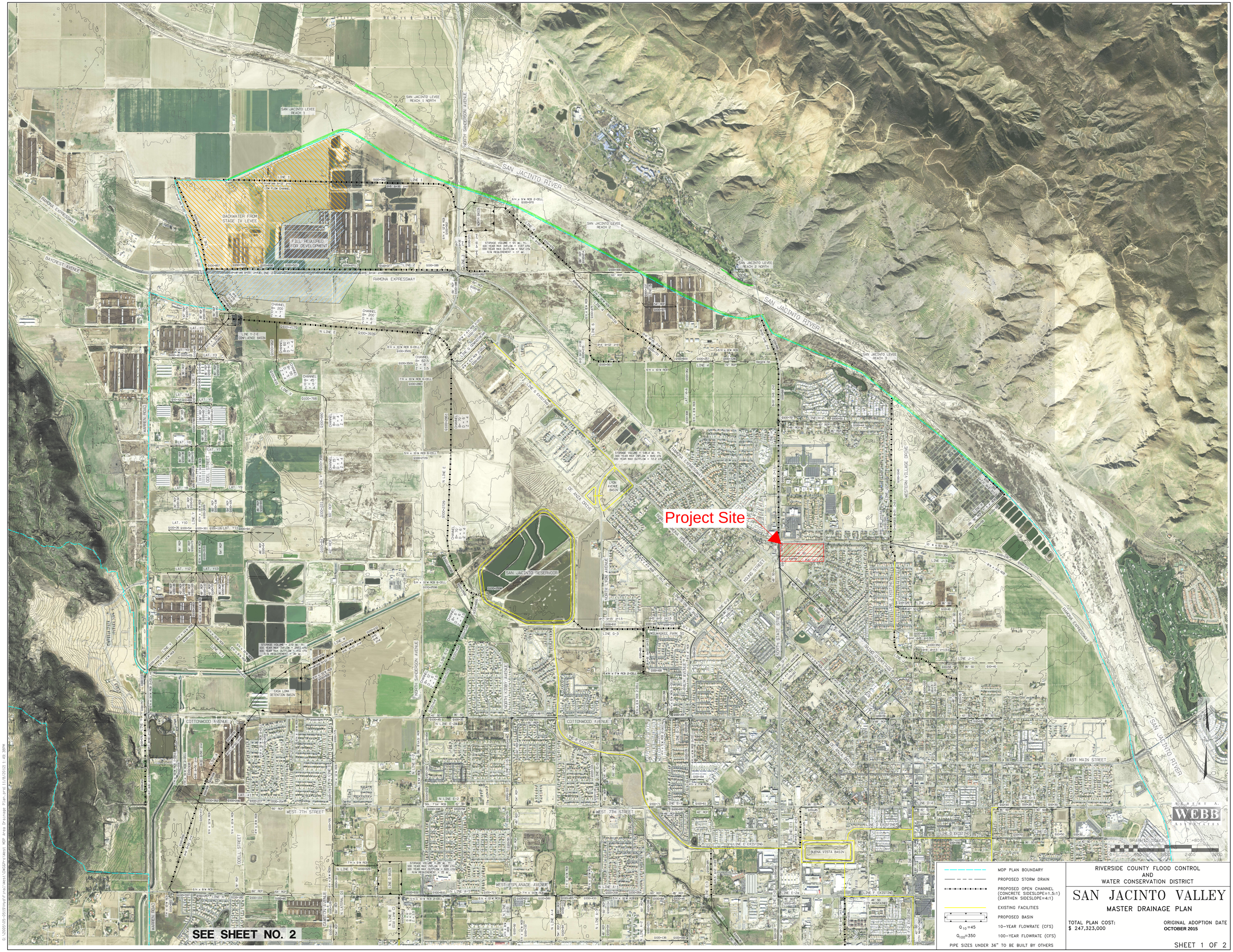
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

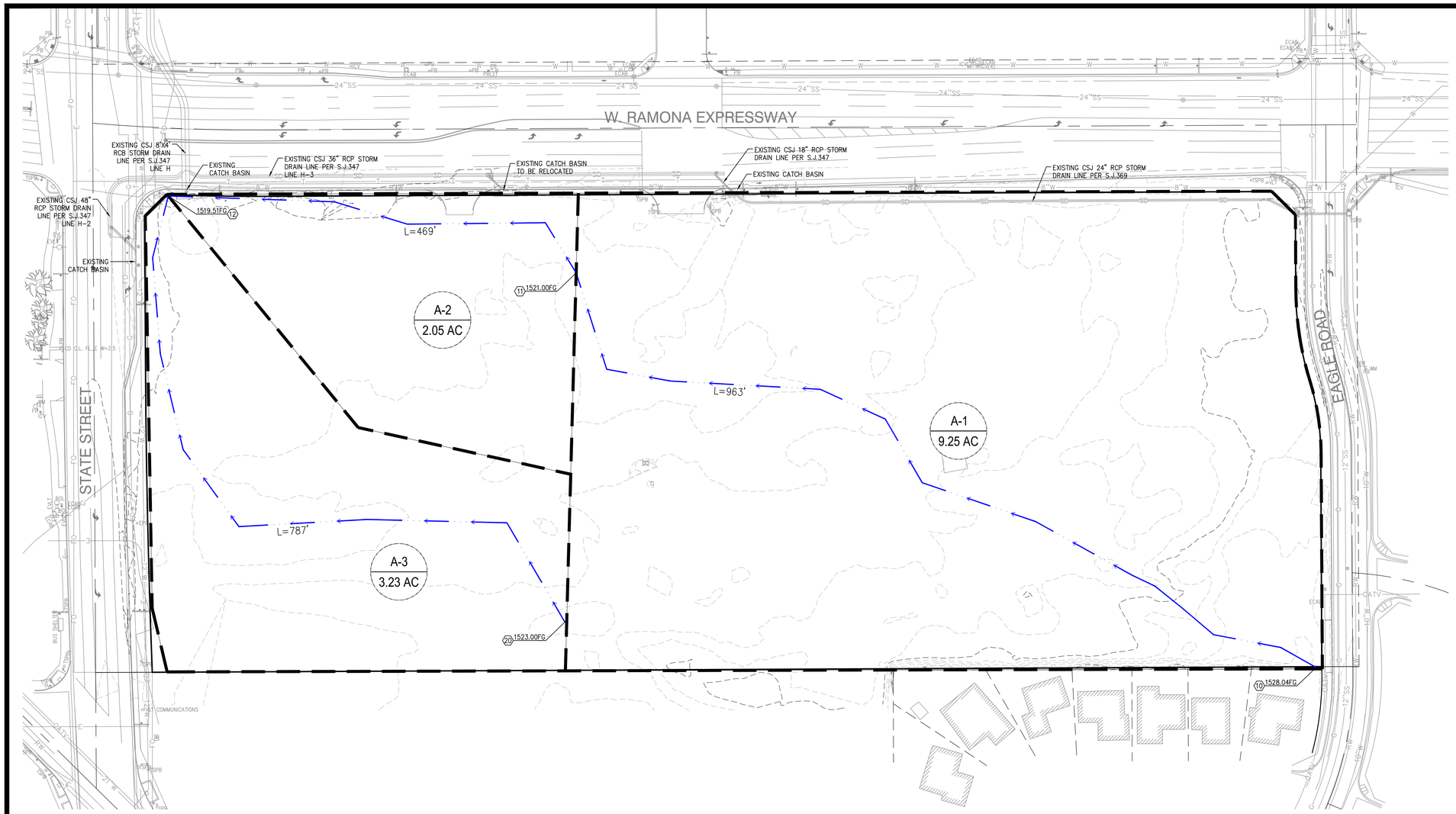
Appendix C – Downstream Receiving Waters Maps

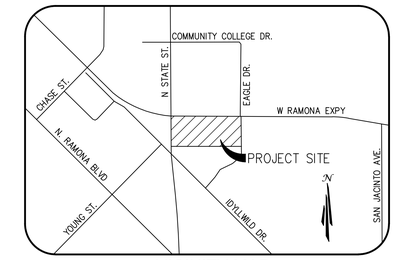

San Bernardino County
Santa Ana River Watershed
Los Angeles County
Jurupa Valley
Santa Ana River
Eastvale
Norco
Riverside
Moreno Valley
Calimesa
Beaumont
Whitewater River Watershed
Corona
Riverside County
Temescal Creek
San Jacinto River
Perris
San Jacinto
Hemet
Orange County
Canyon Lake
Menifee
Lake Elsinore
Wildomar
Santa Margarita River Watershed
Pacific Ocean
Service Layer Credits: Sources, Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



G:\2005\05-0519\ygf\mxd\WestDwg\Proj\West MDP Area Drainage Plan.prd 11/8/2012 1:48:38PM

Appendix D – Existing Onsite Hydrology Map and Rational Method





VICINITY MAP
N.T.S.

LEGEND:

- DRAINAGE SUB-BOUNDARY
- SURFACE FLOW PATH
- 10.00FS / 5.00INV (10) — SURFACE ELEVATION, HYDROLOGIC NODE NUMBER, INVERT ELEVATION
- EXISTING SURFACE CONTOUR
- L=1000' — FLOW LENGTH

0 50' 100'
SCALE: 1" = 50'

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

811 Know what's below Call before you dig.

ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

BASIS OF BEARINGS:
THE CENTERLINE OF IDYLLWILD DRIVE BEING NORTH 45°17'48" WEST PER TRACT NO. 22882-1 M.B. 203 / 77-81

BENCH MARK:
U.S.C. & G.S. DESIGNATION V 1143

DESCRIPTION: NEAREST TOWN: SAN JACINTO COUNTY: RIVERSIDE
DISTANCE AND DIRECTION FROM NEAREST TOWN 2.35 MILES NORTHWEST
CHARACTER OF MARK C&GS BENCHMARK DISK STAMPED V1143 1961

ELEVATION: 1505.492 (NAVD 1929)

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

MICHAEL P. SILVEY, P.E. CA P.E. 58651 DATE

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

2ND CUP SUBMITTAL 01/23/2024

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Santa Ana, CA 92705
p: 714.560.8200
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver Dallas
San Diego Riverside Boise Atlanta

EXISTING HYDROLOGY MAP

THE MAGNET
RICH DEVELOPMENT
600 N TUSTIN, SUITE 150
SAN JACINTO, CA

DRAWN:
DATE: 01/23/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. SP18950

1 OF 1

Jan 23, 2024 - 11:22am by cescobedo K:\Drafting\SP\SP18950 - San Jacinto\ENG\Hydrology\SP18950_ONSITE EX.dwg

```
******************************************************************************
            RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
          RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                      (RCFC&WCD)  1978 HYDROLOGY MANUAL
           (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                      (Rational Tabling Version 23.0)
                  Release Date: 07/01/2016  License ID 1334

                           Analysis prepared by:
```

```
 ************************* DESCRIPTION OF STUDY *************************
* SP8950 SAN JACINTO                                                    *
* EXISTING ONSITE RATIONAL METHOD                                       *
* 10-YEAR STORM EVENT  PJ                                               *
 ************************************************************************

  FILE NAME: SJ10REX.DAT
  TIME/DATE OF STUDY: 08:16 07/19/2023
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =   10.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  10-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  1.730
  10-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  0.874
  100-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  3.490
  100-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  1.760
  SLOPE OF 10-YEAR INTENSITY-DURATION CURVE =  0.3810757
  SLOPE OF 100-YEAR INTENSITY-DURATION CURVE =  0.3820757
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =   10.00   1-HOUR INTENSITY(INCH/HOUR) =   0.883
  SLOPE OF INTENSITY DURATION CURVE = 0.3811
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
```

```
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

****************************************************************************
  FLOW PROCESS FROM NODE     10.00 TO NODE     11.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH POOR COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   963.00
  UPSTREAM ELEVATION(FEET) =   1528.04
  DOWNSTREAM ELEVATION(FEET) =   1521.00
  ELEVATION DIFFERENCE(FEET) =      7.04
  TC = 0.533*[(  963.00**3)/(     7.04)]**.2 =   22.236
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.289
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6692
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      7.98
  TOTAL AREA(ACRES) =      9.25   TOTAL RUNOFF(CFS) =      7.98

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     12.00 IS CODE =  51
----------------------------------------------------------------------------
  >>>>>COMPUTE TRAPEZOIDAL CHANNEL FLOW<<<<<
  >>>>>TRAVELTIME THRU SUBAREA (EXISTING ELEMENT)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =   1521.00  DOWNSTREAM(FEET) =   1519.51
  CHANNEL LENGTH THRU SUBAREA(FEET) =   469.00   CHANNEL SLOPE =  0.0032
  CHANNEL BASE(FEET) =    0.00   "Z" FACTOR =  50.000
  MANNING'S FACTOR = 0.030   MAXIMUM DEPTH(FEET) =   0.50
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.146
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6486
  SOIL CLASSIFICATION IS "D"
  TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       8.74
  TRAVEL TIME THRU SUBAREA BASED ON VELOCITY(FEET/SEC.) =   0.98
  AVERAGE FLOW DEPTH(FEET) =   0.42   TRAVEL TIME(MIN.) =   7.98
  Tc(MIN.) =   30.22
  SUBAREA AREA(ACRES) =     2.05       SUBAREA RUNOFF(CFS) =    1.52
  TOTAL AREA(ACRES) =       11.3         PEAK FLOW RATE(CFS) =       9.50

  END OF SUBAREA CHANNEL FLOW HYDRAULICS:
  DEPTH(FEET) =  0.43   FLOW VELOCITY(FEET/SEC.) =   1.02
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    1432.00 FEET.

****************************************************************************
```

```
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   30.22
  RAINFALL INTENSITY(INCH/HR) =   1.15
  TOTAL STREAM AREA(ACRES) =    11.30
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      9.50

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     12.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH POOR COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   787.00
  UPSTREAM ELEVATION(FEET) =   1523.00
  DOWNSTREAM ELEVATION(FEET) =   1519.51
  ELEVATION DIFFERENCE(FEET) =      3.49
  TC = 0.533*[(  787.00**3)/(     3.49)]**.2 =   22.668
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.279
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6679
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      2.76
  TOTAL AREA(ACRES) =      3.23   TOTAL RUNOFF(CFS) =      2.76

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   22.67
  RAINFALL INTENSITY(INCH/HR) =   1.28
  TOTAL STREAM AREA(ACRES) =     3.23
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.76

  ** CONFLUENCE DATA **
  STREAM     RUNOFF        Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1        9.50    30.22        1.146         11.30
      2        2.76    22.67        1.279          3.23

 ********************************WARNING*********************************
```

```
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        9.89    22.67       1.279
      2       11.97    30.22       1.146

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      11.97   Tc(MIN.) =   30.22
  TOTAL AREA(ACRES) =       14.5
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    1432.00 FEET.
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =       14.5  TC(MIN.) =     30.22
  PEAK FLOW RATE(CFS)   =      11.97
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```



```
******************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1334

                          Analysis prepared by:
```

```
 ************************* DESCRIPTION OF STUDY *************************
* SP8950 SAN JACINTO                                                    *
* EXISTING ONSITE RATIONAL METHOD                                       *
* 100-YEAR STORM EVENT  PJ                                              *
 ************************************************************************

  FILE NAME: SJ100REX.DAT
  TIME/DATE OF STUDY: 08:50 07/19/2023
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =  100.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  10-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  1.730
  10-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  0.874
  100-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  3.490
  100-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  1.760
  SLOPE OF 10-YEAR INTENSITY-DURATION CURVE =  0.3810757
  SLOPE OF 100-YEAR INTENSITY-DURATION CURVE =  0.3820757
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =  100.00   1-HOUR INTENSITY(INCH/HOUR) =   1.760
  SLOPE OF INTENSITY DURATION CURVE = 0.3821
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
```

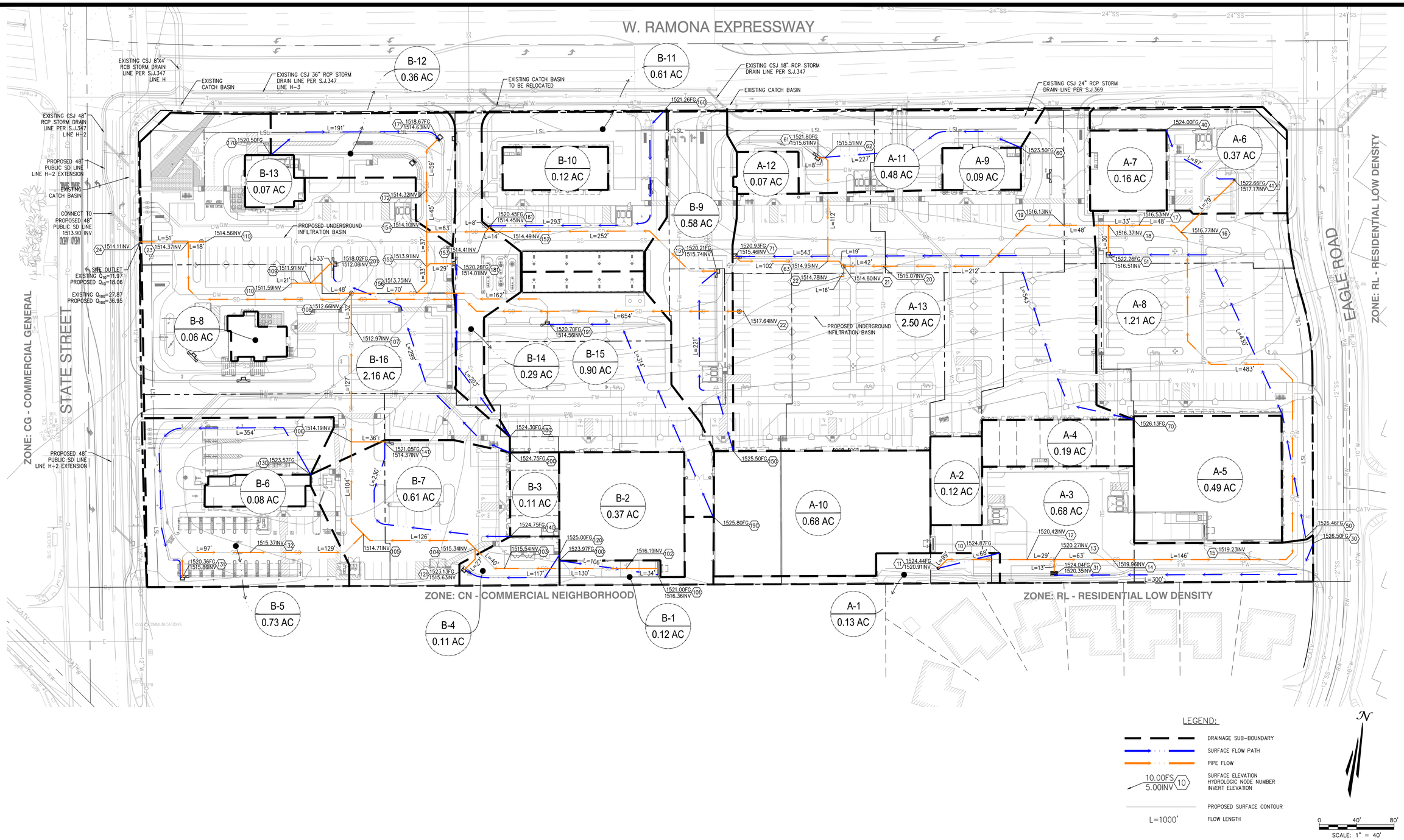
```
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

****************************************************************************
  FLOW PROCESS FROM NODE     10.00 TO NODE     11.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH POOR COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   963.00
  UPSTREAM ELEVATION(FEET) =   1528.04
  DOWNSTREAM ELEVATION(FEET) =   1521.00
  ELEVATION DIFFERENCE(FEET) =      7.04
  TC = 0.533*[(  963.00**3)/(     7.04)]**.2 =   22.236
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.572
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7674
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     18.25
  TOTAL AREA(ACRES) =      9.25   TOTAL RUNOFF(CFS) =     18.25

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     12.00 IS CODE =  51
----------------------------------------------------------------------------
  >>>>>COMPUTE TRAPEZOIDAL CHANNEL FLOW<<<<<
  >>>>>TRAVELTIME THRU SUBAREA (EXISTING ELEMENT)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =   1521.00  DOWNSTREAM(FEET) =   1519.51
  CHANNEL LENGTH THRU SUBAREA(FEET) =   469.00   CHANNEL SLOPE =  0.0032
  CHANNEL BASE(FEET) =    0.00   "Z" FACTOR =  50.000
  MANNING'S FACTOR = 0.030   MAXIMUM DEPTH(FEET) =   0.50

         ==>>WARNING: FLOW IN CHANNEL EXCEEDS CHANNEL
             CAPACITY( NORMAL DEPTH EQUAL TO SPECIFIED MAXIMUM
             ALLOWABLE DEPTH).
             AS AN APPROXIMATION, FLOWDEPTH IS SET AT MAXIMUM
             ALLOWABLE DEPTH AND IS USED FOR TRAVELTIME CALCULATIONS.

   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.385
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7586
  SOIL CLASSIFICATION IS "D"
  TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      20.11
  TRAVEL TIME THRU SUBAREA BASED ON VELOCITY(FEET/SEC.) =   1.61
  AVERAGE FLOW DEPTH(FEET) =   0.50   TRAVEL TIME(MIN.) =   4.86
  Tc(MIN.) =   27.09
  SUBAREA AREA(ACRES) =     2.05       SUBAREA RUNOFF(CFS) =    3.71
```

```
  TOTAL AREA(ACRES) =       11.3         PEAK FLOW RATE(CFS) =      21.96

         ==>>WARNING: FLOW IN CHANNEL EXCEEDS CHANNEL
             CAPACITY( NORMAL DEPTH EQUAL TO SPECIFIED MAXIMUM
             ALLOWABLE DEPTH).
             AS AN APPROXIMATION, FLOWDEPTH IS SET AT MAXIMUM
             ALLOWABLE DEPTH AND IS USED FOR TRAVELTIME CALCULATIONS.


  END OF SUBAREA CHANNEL FLOW HYDRAULICS:
  DEPTH(FEET) =  0.50   FLOW VELOCITY(FEET/SEC.) =   1.76

  ==>FLOWDEPTH EXCEEDS MAXIMUM ALLOWABLE DEPTH

  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    1432.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   27.09
  RAINFALL INTENSITY(INCH/HR) =   2.38
  TOTAL STREAM AREA(ACRES) =    11.30
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     21.96

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     12.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH POOR COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   787.00
  UPSTREAM ELEVATION(FEET) =   1523.00
  DOWNSTREAM ELEVATION(FEET) =   1519.51
  ELEVATION DIFFERENCE(FEET) =      3.49
  TC = 0.533*[(  787.00**3)/(     3.49)]**.2 =   22.668
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.553
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7665
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      6.32
  TOTAL AREA(ACRES) =      3.23   TOTAL RUNOFF(CFS) =      6.32

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
```

```
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
================================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   22.67
  RAINFALL INTENSITY(INCH/HR) =   2.55
  TOTAL STREAM AREA(ACRES) =     3.23
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      6.32

  ** CONFLUENCE DATA **
  STREAM     RUNOFF        Tc       INTENSITY      AREA
  NUMBER      (CFS)      (MIN.)   (INCH/HOUR)    (ACRE)
      1       21.96    27.09         2.385         11.30
      2        6.32    22.67         2.553          3.23

 **********************************WARNING**********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ***************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF       Tc       INTENSITY
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)
      1       24.70    22.67       2.553
      2       27.87    27.09       2.385

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      27.87   Tc(MIN.) =   27.09
  TOTAL AREA(ACRES) =       14.5
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    1432.00 FEET.
================================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =       14.5  TC(MIN.) =     27.09
  PEAK FLOW RATE(CFS)   =      27.87
================================================================================
================================================================================
  END OF RATIONAL METHOD ANALYSIS
```



Appendix E – Proposed Onsite Hydrology Map and Rational Method



NO.	DESCRIPTION	BY	DATE

REVISIONS

TAIT & ASSOCIATES
Since 1964

701 North Parkcenter Drive
Santa Ana, CA 92705
p: 714.560.8200
www.tait.com

ENGINEERING ENVIRONMENTAL BUILDING LAND
Santa Ana Sacramento Denver Dallas
San Diego Riverside Boise Atlanta

PROPOSED ONSITE HYDROLOGY MAP

THE MAGNET
RICH DEVELOPMENT
600 N TUSTIN, SUITE 150
SAN JACINTO, CA

DRAWN: TLP
DATE: 01/23/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO: SP8950

Jan 23, 2024 – 11:27am by cescobedo K:\Drawings\SP\SP8950 – San Jacinto\ENG\Hydrology\SP8950_ONSITE PR.dwg

```
**************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1334

                          Analysis prepared by:



 ************************* DESCRIPTION OF STUDY *************************
* SP8950 SAN JACINTO                                                     *
* PROPOSED ONSITE RATIONAL METHOD                                        *
* 10-YEAR STORM EVENT  PJ                                                *
 ************************************************************************

  FILE NAME: SJ10RPR.DAT
  TIME/DATE OF STUDY: 15:16 01/10/2024
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =   10.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  10-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  1.730
  10-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  0.874
  100-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  3.490
  100-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  1.760
  SLOPE OF 10-YEAR INTENSITY-DURATION CURVE =  0.3810757
  SLOPE OF 100-YEAR INTENSITY-DURATION CURVE =  0.3820757
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =   10.00   1-HOUR INTENSITY(INCH/HOUR) =   0.883
  SLOPE OF INTENSITY DURATION CURVE = 0.3811
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

**************************************************************************
  FLOW PROCESS FROM NODE     10.00 TO NODE     11.00 IS CODE =  21
------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
========================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =    68.00
```

```
  UPSTREAM ELEVATION(FEET) =   1524.88
  DOWNSTREAM ELEVATION(FEET) =   1524.44
  ELEVATION DIFFERENCE(FEET) =      0.44
  TC = 0.303*[(   68.00**3)/(     0.44)]**.2 =    4.491
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.276
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8853
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.26
  TOTAL AREA(ACRES) =      0.13   TOTAL RUNOFF(CFS) =      0.26

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     12.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.91  DOWNSTREAM(FEET) =  1520.42
  FLOW LENGTH(FEET) =    99.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   6.0 INCH PIPE IS   3.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.21
  ESTIMATED PIPE DIAMETER(INCH) =   6.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.26
  PIPE TRAVEL TIME(MIN.) =   0.75    Tc(MIN.) =    5.75
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =     167.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.158
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8846
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.12   SUBAREA RUNOFF(CFS) =    0.23
  TOTAL AREA(ACRES) =       0.2   TOTAL RUNOFF(CFS) =       0.49
  TC(MIN.) =    5.75

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     13.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.42  DOWNSTREAM(FEET) =  1520.27
  FLOW LENGTH(FEET) =    29.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   3.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.66
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.49
  PIPE TRAVEL TIME(MIN.) =   0.18    Tc(MIN.) =    5.93
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     13.00 =     196.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    5.93
  RAINFALL INTENSITY(INCH/HR) =   2.13
  TOTAL STREAM AREA(ACRES) =     0.25
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.49
```

```
****************************************************************************
 FLOW PROCESS FROM NODE     30.00 TO NODE     31.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
        ASSUMED INITIAL SUBAREA UNIFORM
        DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   300.00
 UPSTREAM ELEVATION(FEET) =   1526.42
 DOWNSTREAM ELEVATION(FEET) =   1524.04
 ELEVATION DIFFERENCE(FEET) =      2.38
 TC = 0.303*[(  300.00**3)/(     2.38)]**.2 =    7.808
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.920
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8831
 SOIL CLASSIFICATION IS "D"
 SUBAREA RUNOFF(CFS) =      1.15
 TOTAL AREA(ACRES) =      0.68   TOTAL RUNOFF(CFS) =      1.15

****************************************************************************
 FLOW PROCESS FROM NODE     31.00 TO NODE     13.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1520.35  DOWNSTREAM(FEET) =  1520.27
 FLOW LENGTH(FEET) =    13.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.3 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.47
 ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       1.15
 PIPE TRAVEL TIME(MIN.) =   0.06    Tc(MIN.) =    7.87
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     13.00 =     313.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    7.87
 RAINFALL INTENSITY(INCH/HR) =   1.91
 TOTAL STREAM AREA(ACRES) =     0.68
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.15

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        0.49     5.93        2.133          0.25
     2        1.15     7.87        1.914          0.68

 *********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 *************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
```

```
      1        1.36     5.93       2.133
      2        1.59     7.87       1.914

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       1.59   Tc(MIN.) =    7.87
  TOTAL AREA(ACRES) =        0.9
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     13.00 =     313.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     14.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.27  DOWNSTREAM(FEET) =  1519.96
  FLOW LENGTH(FEET) =    63.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.7 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.51
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.59
  PIPE TRAVEL TIME(MIN.) =   0.30    Tc(MIN.) =    8.17
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     14.00 =     376.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.887
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8828
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.19   SUBAREA RUNOFF(CFS) =    0.32
  TOTAL AREA(ACRES) =        1.1   TOTAL RUNOFF(CFS) =       1.91
  TC(MIN.) =    8.17

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     15.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1519.96  DOWNSTREAM(FEET) =  1519.23
  FLOW LENGTH(FEET) =   146.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.69
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.91
  PIPE TRAVEL TIME(MIN.) =   0.66    Tc(MIN.) =    8.83
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     15.00 =     522.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.832
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8824
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.49   SUBAREA RUNOFF(CFS) =    0.79
  TOTAL AREA(ACRES) =        1.6   TOTAL RUNOFF(CFS) =       2.70
  TC(MIN.) =    8.83

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
```

```
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
================================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1519.23  DOWNSTREAM(FEET) =  1516.77
  FLOW LENGTH(FEET) =   490.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   8.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.04
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.70
  PIPE TRAVEL TIME(MIN.) =   2.02    Tc(MIN.) =   10.85
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     16.00 =    1012.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   10.85
  RAINFALL INTENSITY(INCH/HR) =   1.69
  TOTAL STREAM AREA(ACRES) =     1.61
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.70

****************************************************************************
  FLOW PROCESS FROM NODE     40.00 TO NODE     41.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =    97.00
  UPSTREAM ELEVATION(FEET) =   1524.00
  DOWNSTREAM ELEVATION(FEET) =   1522.66
  ELEVATION DIFFERENCE(FEET) =      1.34
  TC = 0.303*[(   97.00**3)/(     1.34)]**.2 =    4.449
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.276
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8853
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.75
  TOTAL AREA(ACRES) =      0.37   TOTAL RUNOFF(CFS) =      0.75

****************************************************************************
  FLOW PROCESS FROM NODE     41.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1517.17  DOWNSTREAM(FEET) =  1516.77
  FLOW LENGTH(FEET) =    79.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   5.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.93
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.75
  PIPE TRAVEL TIME(MIN.) =   0.45    Tc(MIN.) =    5.45
  LONGEST FLOWPATH FROM NODE     40.00 TO NODE     16.00 =     176.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
```

```
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    5.45
 RAINFALL INTENSITY(INCH/HR) =   2.20
 TOTAL STREAM AREA(ACRES) =     0.37
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.75

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        2.70    10.85        1.694          1.61
     2        0.75     5.45        2.202          0.37

 ***********************************WARNING***********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 *****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)
     1        2.10     5.45       2.202
     2        3.28    10.85       1.694

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       3.28   Tc(MIN.) =   10.85
 TOTAL AREA(ACRES) =        2.0
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     16.00 =    1012.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     16.00 TO NODE     17.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.77  DOWNSTREAM(FEET) =  1516.53
 FLOW LENGTH(FEET) =    48.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.22
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       3.28
 PIPE TRAVEL TIME(MIN.) =   0.19    Tc(MIN.) =   11.04
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     17.00 =    1060.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     17.00 TO NODE     17.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.683
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8812
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.16   SUBAREA RUNOFF(CFS) =    0.24
 TOTAL AREA(ACRES) =        2.1   TOTAL RUNOFF(CFS) =       3.51
 TC(MIN.) =   11.04

****************************************************************************
 FLOW PROCESS FROM NODE     17.00 TO NODE     18.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
```

```
==============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.53  DOWNSTREAM(FEET) =  1516.37
  FLOW LENGTH(FEET) =    33.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.23
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.51
  PIPE TRAVEL TIME(MIN.) =   0.13    Tc(MIN.) =   11.17
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     18.00 =    1093.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     18.00 TO NODE     18.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   11.17
  RAINFALL INTENSITY(INCH/HR) =   1.68
  TOTAL STREAM AREA(ACRES) =     2.14
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.51

****************************************************************************
  FLOW PROCESS FROM NODE     50.00 TO NODE     51.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   430.00
  UPSTREAM ELEVATION(FEET) =   1526.34
  DOWNSTREAM ELEVATION(FEET) =   1522.26
  ELEVATION DIFFERENCE(FEET) =      4.08
  TC = 0.303*[(  430.00**3)/(     4.08)]**.2 =    8.700
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.843
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8825
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.97
  TOTAL AREA(ACRES) =      1.21   TOTAL RUNOFF(CFS) =      1.97

****************************************************************************
  FLOW PROCESS FROM NODE     51.00 TO NODE     18.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.51  DOWNSTREAM(FEET) =  1516.37
  FLOW LENGTH(FEET) =    30.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.60
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.97
  PIPE TRAVEL TIME(MIN.) =   0.14    Tc(MIN.) =    8.84
  LONGEST FLOWPATH FROM NODE     50.00 TO NODE     18.00 =     460.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     18.00 TO NODE     18.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.84
```

```
 RAINFALL INTENSITY(INCH/HR) =   1.83
 TOTAL STREAM AREA(ACRES) =     1.21
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.97

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        3.51    11.17        1.675          2.14
     2        1.97     8.84        1.831          1.21

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        4.75     8.84       1.831
     2        5.31    11.17       1.675

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       5.31   Tc(MIN.) =   11.17
 TOTAL AREA(ACRES) =        3.4
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     18.00 =    1093.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     18.00 TO NODE     19.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.37  DOWNSTREAM(FEET) =  1516.13
 FLOW LENGTH(FEET) =    48.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  10.9 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.76
 ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       5.31
 PIPE TRAVEL TIME(MIN.) =   0.17    Tc(MIN.) =   11.34
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     19.00 =    1141.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     19.00 TO NODE     19.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.666
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8810
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.09   SUBAREA RUNOFF(CFS) =    0.13
 TOTAL AREA(ACRES) =        3.4   TOTAL RUNOFF(CFS) =       5.44
 TC(MIN.) =   11.34

****************************************************************************
 FLOW PROCESS FROM NODE     19.00 TO NODE     20.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.13  DOWNSTREAM(FEET) =  1515.07
 FLOW LENGTH(FEET) =   212.00   MANNING'S N =  0.012
```

```
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  11.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.79
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       5.44
  PIPE TRAVEL TIME(MIN.) =   0.74    Tc(MIN.) =   12.07
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     20.00 =    1353.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     20.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.626
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8807
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.68   SUBAREA RUNOFF(CFS) =    0.97
  TOTAL AREA(ACRES) =        4.1   TOTAL RUNOFF(CFS) =       6.42
  TC(MIN.) =   12.07

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     21.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.07  DOWNSTREAM(FEET) =  1514.80
  FLOW LENGTH(FEET) =    42.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  11.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.48
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       6.42
  PIPE TRAVEL TIME(MIN.) =   0.13    Tc(MIN.) =   12.20
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     21.00 =    1395.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     21.00 TO NODE     21.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE     60.00 TO NODE     61.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   227.00
  UPSTREAM ELEVATION(FEET) =   1523.50
  DOWNSTREAM ELEVATION(FEET) =   1521.80
  ELEVATION DIFFERENCE(FEET) =      1.70
  TC = 0.303*[(  227.00**3)/(     1.70)]**.2 =    7.065
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.995
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8836
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.85
  TOTAL AREA(ACRES) =      0.48   TOTAL RUNOFF(CFS) =      0.85

****************************************************************************
  FLOW PROCESS FROM NODE     61.00 TO NODE     62.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
```

```
  ELEVATION DATA: UPSTREAM(FEET) =  1515.61  DOWNSTREAM(FEET) =  1515.51
  FLOW LENGTH(FEET) =     8.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   4.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.27
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.85
  PIPE TRAVEL TIME(MIN.) =   0.03    Tc(MIN.) =    7.10
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     62.00 =     235.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     62.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.991
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8836
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.07   SUBAREA RUNOFF(CFS) =    0.12
  TOTAL AREA(ACRES) =        0.6   TOTAL RUNOFF(CFS) =       0.97
  TC(MIN.) =    7.10

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     63.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.51  DOWNSTREAM(FEET) =  1514.95
  FLOW LENGTH(FEET) =   112.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.10
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.97
  PIPE TRAVEL TIME(MIN.) =   0.60    Tc(MIN.) =    7.70
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     63.00 =     347.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.70
  RAINFALL INTENSITY(INCH/HR) =   1.93
  TOTAL STREAM AREA(ACRES) =     0.55
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.97

****************************************************************************
  FLOW PROCESS FROM NODE     70.00 TO NODE     71.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   543.00
  UPSTREAM ELEVATION(FEET) =   1526.13
  DOWNSTREAM ELEVATION(FEET) =   1520.93
  ELEVATION DIFFERENCE(FEET) =      5.20
  TC = 0.303*[(  543.00**3)/(     5.20)]**.2 =    9.534
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.779
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8820
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      3.92
```

```
 TOTAL AREA(ACRES) =      2.50   TOTAL RUNOFF(CFS) =      3.92

****************************************************************************
 FLOW PROCESS FROM NODE     71.00 TO NODE     63.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.46  DOWNSTREAM(FEET) =  1514.95
 FLOW LENGTH(FEET) =   102.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.3 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.38
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       3.92
 PIPE TRAVEL TIME(MIN.) =   0.39    Tc(MIN.) =    9.92
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     63.00 =     645.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    9.92
 RAINFALL INTENSITY(INCH/HR) =   1.75
 TOTAL STREAM AREA(ACRES) =     2.50
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.92

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        0.97     7.70        1.930          0.55
     2        3.92     9.92        1.753          2.50

 **********************************WARNING***********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        4.01     7.70       1.930
     2        4.80     9.92       1.753

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       4.80   Tc(MIN.) =    9.92
 TOTAL AREA(ACRES) =        3.0
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     63.00 =     645.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     63.00 TO NODE     21.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.95  DOWNSTREAM(FEET) =  1514.80
 FLOW LENGTH(FEET) =    19.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.1 INCHES
```

```
 PIPE-FLOW VELOCITY(FEET/SEC.) =   5.47
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       4.80
 PIPE TRAVEL TIME(MIN.) =   0.06    Tc(MIN.) =    9.98
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     21.00 =     664.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     21.00 TO NODE     21.00 IS CODE =  11
----------------------------------------------------------------------------
 >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

 ** MAIN STREAM CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1        4.80     9.98       1.749        3.05
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     21.00 =     664.00 FEET.

 ** MEMORY BANK #  1 CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1        6.42    12.20       1.620        4.12
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     21.00 =    1395.00 FEET.

 **********************************WARNING**********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ***************************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc      INTENSITY
 NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
     1      10.05       9.98        1.749
     2      10.87      12.20        1.620

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      10.87   Tc(MIN.) =   12.20
 TOTAL AREA(ACRES) =        7.2

****************************************************************************
 FLOW PROCESS FROM NODE     21.00 TO NODE     21.00 IS CODE =  12
----------------------------------------------------------------------------
 >>>>>CLEAR MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
 FLOW PROCESS FROM NODE     21.00 TO NODE     22.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.80  DOWNSTREAM(FEET) =  1514.78
 FLOW LENGTH(FEET) =    16.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  27.0 INCH PIPE IS  20.8 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.31
 ESTIMATED PIPE DIAMETER(INCH) =  27.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =      10.87
 PIPE TRAVEL TIME(MIN.) =   0.08    Tc(MIN.) =   12.28
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     22.00 =    1411.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     22.00 TO NODE     23.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
```

```
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
================================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1517.64  DOWNSTREAM(FEET) =  1514.37
  FLOW LENGTH(FEET) =   654.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  15.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.57
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      10.87
  PIPE TRAVEL TIME(MIN.) =   1.96    Tc(MIN.) =   14.24
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     23.00 =    2065.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     23.00 TO NODE     23.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    100.00 TO NODE    101.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   106.00
  UPSTREAM ELEVATION(FEET) =   1523.97
  DOWNSTREAM ELEVATION(FEET) =   1521.00
  ELEVATION DIFFERENCE(FEET) =      2.97
  TC = 0.303*[(  106.00**3)/(     2.97)]**.2 =    4.001
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.276
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8853
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.24
  TOTAL AREA(ACRES) =      0.12   TOTAL RUNOFF(CFS) =      0.24

****************************************************************************
  FLOW PROCESS FROM NODE    101.00 TO NODE    102.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.36  DOWNSTREAM(FEET) =  1516.19
  FLOW LENGTH(FEET) =    34.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   6.0 INCH PIPE IS   3.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.20
  ESTIMATED PIPE DIAMETER(INCH) =   6.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.24
  PIPE TRAVEL TIME(MIN.) =   0.26    Tc(MIN.) =    5.26
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    102.00 =     140.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    102.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.232
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8851
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.37   SUBAREA RUNOFF(CFS) =    0.73
  TOTAL AREA(ACRES) =        0.5   TOTAL RUNOFF(CFS) =       0.97
  TC(MIN.) =    5.26

****************************************************************************
```

```
 FLOW PROCESS FROM NODE    102.00 TO NODE    103.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.19  DOWNSTREAM(FEET) =  1515.54
 FLOW LENGTH(FEET) =   130.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.0 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.09
 ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       0.97
 PIPE TRAVEL TIME(MIN.) =   0.70    Tc(MIN.) =    5.96
 LONGEST FLOWPATH FROM NODE    100.00 TO NODE    103.00 =     270.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.128
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8845
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.11   SUBAREA RUNOFF(CFS) =    0.21
 TOTAL AREA(ACRES) =        0.6   TOTAL RUNOFF(CFS) =       1.18
 TC(MIN.) =    5.96

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    104.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.54  DOWNSTREAM(FEET) =  1515.34
 FLOW LENGTH(FEET) =    40.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN   9.0 INCH PIPE IS   7.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.17
 ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       1.18
 PIPE TRAVEL TIME(MIN.) =   0.21    Tc(MIN.) =    6.17
 LONGEST FLOWPATH FROM NODE    100.00 TO NODE    104.00 =     310.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
 TIME OF CONCENTRATION(MIN.) =    6.17
 RAINFALL INTENSITY(INCH/HR) =   2.10
 TOTAL STREAM AREA(ACRES) =     0.60
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.18

****************************************************************************
 FLOW PROCESS FROM NODE    120.00 TO NODE    121.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
        ASSUMED INITIAL SUBAREA UNIFORM
        DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   117.00
 UPSTREAM ELEVATION(FEET) =   1525.00
 DOWNSTREAM ELEVATION(FEET) =   1523.13
 ELEVATION DIFFERENCE(FEET) =      1.87
```

```
  TC = 0.303*[(  117.00**3)/(     1.87)]**.2 =    4.657
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.276
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8853
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.22
  TOTAL AREA(ACRES) =      0.11   TOTAL RUNOFF(CFS) =      0.22

****************************************************************************
  FLOW PROCESS FROM NODE    121.00 TO NODE    104.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.63  DOWNSTREAM(FEET) =  1515.34
  FLOW LENGTH(FEET) =    27.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   6.0 INCH PIPE IS   2.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.89
  ESTIMATED PIPE DIAMETER(INCH) =   6.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.22
  PIPE TRAVEL TIME(MIN.) =   0.16    Tc(MIN.) =    5.16
  LONGEST FLOWPATH FROM NODE    120.00 TO NODE    104.00 =     144.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    5.16
  RAINFALL INTENSITY(INCH/HR) =   2.25
  TOTAL STREAM AREA(ACRES) =     0.11
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.22

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1        1.18     6.17        2.100          0.60
      2        0.22     5.16        2.249          0.11

 **********************************WARNING**********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        1.21     5.16       2.249
      2        1.39     6.17       2.100

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       1.39   Tc(MIN.) =    6.17
  TOTAL AREA(ACRES) =        0.7
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    104.00 =     310.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    104.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
```

```
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
================================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.34  DOWNSTREAM(FEET) =  1514.71
  FLOW LENGTH(FEET) =   126.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.2 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.42
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.39
  PIPE TRAVEL TIME(MIN.) =   0.61    Tc(MIN.) =    6.78
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    105.00 =     436.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.78
  RAINFALL INTENSITY(INCH/HR) =   2.03
  TOTAL STREAM AREA(ACRES) =     0.71
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.39

****************************************************************************
  FLOW PROCESS FROM NODE    130.00 TO NODE    131.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   354.00
  UPSTREAM ELEVATION(FEET) =   1523.57
  DOWNSTREAM ELEVATION(FEET) =   1520.36
  ELEVATION DIFFERENCE(FEET) =      3.21
  TC = 0.303*[(  354.00**3)/(     3.21)]**.2 =    8.122
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.891
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8829
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.22
  TOTAL AREA(ACRES) =      0.73   TOTAL RUNOFF(CFS) =      1.22

****************************************************************************
  FLOW PROCESS FROM NODE    131.00 TO NODE    132.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.86  DOWNSTREAM(FEET) =  1515.37
  FLOW LENGTH(FEET) =    97.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   7.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.20
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.22
  PIPE TRAVEL TIME(MIN.) =   0.51    Tc(MIN.) =    8.63
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    132.00 =     451.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    132.00 TO NODE    132.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.848
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8826
```

```
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.08   SUBAREA RUNOFF(CFS) =    0.13
 TOTAL AREA(ACRES) =        0.8   TOTAL RUNOFF(CFS) =       1.35
 TC(MIN.) =    8.63

****************************************************************************
 FLOW PROCESS FROM NODE    132.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.37  DOWNSTREAM(FEET) =  1514.71
 FLOW LENGTH(FEET) =   129.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.0 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.42
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       1.35
 PIPE TRAVEL TIME(MIN.) =   0.63    Tc(MIN.) =    9.26
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =     580.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    9.26
 RAINFALL INTENSITY(INCH/HR) =   1.80
 TOTAL STREAM AREA(ACRES) =     0.81
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.35

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        1.39     6.78        2.026          0.71
     2        1.35     9.26        1.799          0.81

 **********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ***************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        2.38     6.78       2.026
     2        2.58     9.26       1.799

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       2.38   Tc(MIN.) =    6.78
 TOTAL AREA(ACRES) =        1.5
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =     580.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    105.00 TO NODE    106.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
```

```
  ELEVATION DATA: UPSTREAM(FEET) =  1514.71  DOWNSTREAM(FEET) =  1514.19
  FLOW LENGTH(FEET) =   104.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   8.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.83
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.38
  PIPE TRAVEL TIME(MIN.) =   0.45    Tc(MIN.) =    7.24
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    106.00 =     684.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    106.00 TO NODE    106.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.24
  RAINFALL INTENSITY(INCH/HR) =   1.98
  TOTAL STREAM AREA(ACRES) =     1.52
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.38

****************************************************************************
  FLOW PROCESS FROM NODE    140.00 TO NODE    141.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   230.00
  UPSTREAM ELEVATION(FEET) =   1524.75
  DOWNSTREAM ELEVATION(FEET) =   1521.05
  ELEVATION DIFFERENCE(FEET) =      3.70
  TC = 0.303*[(  230.00**3)/(     3.70)]**.2 =    6.095
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.110
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8843
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.14
  TOTAL AREA(ACRES) =      0.61   TOTAL RUNOFF(CFS) =      1.14

****************************************************************************
  FLOW PROCESS FROM NODE    141.00 TO NODE    106.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.37  DOWNSTREAM(FEET) =  1514.19
  FLOW LENGTH(FEET) =    36.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.18
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.14
  PIPE TRAVEL TIME(MIN.) =   0.19    Tc(MIN.) =    6.28
  LONGEST FLOWPATH FROM NODE    140.00 TO NODE    106.00 =     266.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    106.00 TO NODE    106.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.28
  RAINFALL INTENSITY(INCH/HR) =   2.09
```

```
 TOTAL STREAM AREA(ACRES) =     0.61
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.14

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        2.38     7.24        1.977          1.52
     2        1.14     6.28        2.086          0.61

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        3.20     6.28       2.086
     2        3.45     7.24       1.977

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       3.45   Tc(MIN.) =    7.24
 TOTAL AREA(ACRES) =        2.1
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    106.00 =     684.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    106.00 TO NODE    107.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.19  DOWNSTREAM(FEET) =  1512.97
 FLOW LENGTH(FEET) =   127.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   9.2 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   5.34
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       3.45
 PIPE TRAVEL TIME(MIN.) =   0.40    Tc(MIN.) =    7.63
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    107.00 =     811.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    107.00 TO NODE    107.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.937
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8832
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.06   SUBAREA RUNOFF(CFS) =    0.10
 TOTAL AREA(ACRES) =        2.2   TOTAL RUNOFF(CFS) =       3.56
 TC(MIN.) =    7.63

****************************************************************************
 FLOW PROCESS FROM NODE    107.00 TO NODE    108.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1512.97  DOWNSTREAM(FEET) =  1512.66
 FLOW LENGTH(FEET) =    32.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   9.4 INCHES
```

```
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.37
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.56
  PIPE TRAVEL TIME(MIN.) =   0.10    Tc(MIN.) =    7.73
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    108.00 =     843.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    108.00 TO NODE    108.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    150.00 TO NODE    151.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   221.00
  UPSTREAM ELEVATION(FEET) =   1525.50
  DOWNSTREAM ELEVATION(FEET) =   1520.21
  ELEVATION DIFFERENCE(FEET) =      5.29
  TC = 0.303*[(  221.00**3)/(     5.29)]**.2 =    5.540
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.188
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8848
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.12
  TOTAL AREA(ACRES) =      0.58   TOTAL RUNOFF(CFS) =      1.12

****************************************************************************
  FLOW PROCESS FROM NODE    151.00 TO NODE    152.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.74  DOWNSTREAM(FEET) =  1514.49
  FLOW LENGTH(FEET) =   252.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.16
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.12
  PIPE TRAVEL TIME(MIN.) =   1.33    Tc(MIN.) =    6.87
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    152.00 =     473.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    152.00 TO NODE    152.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.016
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8837
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.12   SUBAREA RUNOFF(CFS) =    0.21
  TOTAL AREA(ACRES) =        0.7   TOTAL RUNOFF(CFS) =       1.34
  TC(MIN.) =    6.87

****************************************************************************
  FLOW PROCESS FROM NODE    152.00 TO NODE    153.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.49  DOWNSTREAM(FEET) =  1514.41
```

```
  FLOW LENGTH(FEET) =    14.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   5.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.57
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.34
  PIPE TRAVEL TIME(MIN.) =   0.07    Tc(MIN.) =    6.94
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    153.00 =     487.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    153.00 TO NODE    153.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.94
  RAINFALL INTENSITY(INCH/HR) =   2.01
  TOTAL STREAM AREA(ACRES) =     0.70
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.34

****************************************************************************
  FLOW PROCESS FROM NODE    160.00 TO NODE    161.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   293.00
  UPSTREAM ELEVATION(FEET) =   1521.25
  DOWNSTREAM ELEVATION(FEET) =   1520.45
  ELEVATION DIFFERENCE(FEET) =      0.80
  TC = 0.303*[(  293.00**3)/(     0.80)]**.2 =    9.574
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.777
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8820
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.96
  TOTAL AREA(ACRES) =      0.61   TOTAL RUNOFF(CFS) =      0.96

****************************************************************************
  FLOW PROCESS FROM NODE    161.00 TO NODE    153.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.45  DOWNSTREAM(FEET) =  1514.41
  FLOW LENGTH(FEET) =     8.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.08
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.96
  PIPE TRAVEL TIME(MIN.) =   0.04    Tc(MIN.) =    9.62
  LONGEST FLOWPATH FROM NODE    160.00 TO NODE    153.00 =     301.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    153.00 TO NODE    153.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    9.62
  RAINFALL INTENSITY(INCH/HR) =   1.77
  TOTAL STREAM AREA(ACRES) =     0.61
```

```
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.96

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        1.34     6.94        2.009          0.70
     2        0.96     9.62        1.773          0.61

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        2.03     6.94       2.009
     2        2.14     9.62       1.773

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       2.03   Tc(MIN.) =    6.94
 TOTAL AREA(ACRES) =        1.3
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    153.00 =     487.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    153.00 TO NODE    154.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.41  DOWNSTREAM(FEET) =  1514.10
 FLOW LENGTH(FEET) =    63.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.9 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.70
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       2.03
 PIPE TRAVEL TIME(MIN.) =   0.28    Tc(MIN.) =    7.22
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    154.00 =     550.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    154.00 TO NODE    154.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
 TIME OF CONCENTRATION(MIN.) =    7.22
 RAINFALL INTENSITY(INCH/HR) =   1.98
 TOTAL STREAM AREA(ACRES) =     1.31
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.03

****************************************************************************
 FLOW PROCESS FROM NODE    170.00 TO NODE    171.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   191.00
 UPSTREAM ELEVATION(FEET) =   1520.50
```

```
  DOWNSTREAM ELEVATION(FEET) =   1518.67
  ELEVATION DIFFERENCE(FEET) =      1.83
  TC = 0.303*[(  191.00**3)/(     1.83)]**.2 =    6.277
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.087
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8842
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.66
  TOTAL AREA(ACRES) =      0.36   TOTAL RUNOFF(CFS) =      0.66

****************************************************************************
  FLOW PROCESS FROM NODE    171.00 TO NODE    172.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.63  DOWNSTREAM(FEET) =  1514.32
  FLOW LENGTH(FEET) =    59.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   4.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.90
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.66
  PIPE TRAVEL TIME(MIN.) =   0.34    Tc(MIN.) =    6.62
  LONGEST FLOWPATH FROM NODE    170.00 TO NODE    172.00 =     250.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    172.00 TO NODE    172.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.045
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8839
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.07   SUBAREA RUNOFF(CFS) =    0.13
  TOTAL AREA(ACRES) =        0.4   TOTAL RUNOFF(CFS) =       0.79
  TC(MIN.) =    6.62

****************************************************************************
  FLOW PROCESS FROM NODE    172.00 TO NODE    154.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.32  DOWNSTREAM(FEET) =  1514.10
  FLOW LENGTH(FEET) =    45.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   5.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.94
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.79
  PIPE TRAVEL TIME(MIN.) =   0.25    Tc(MIN.) =    6.87
  LONGEST FLOWPATH FROM NODE    170.00 TO NODE    154.00 =     295.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    154.00 TO NODE    154.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.87
  RAINFALL INTENSITY(INCH/HR) =   2.02
  TOTAL STREAM AREA(ACRES) =     0.43
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.79

  ** CONFLUENCE DATA **
```

```
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        2.03     7.22        1.978          1.31
     2        0.79     6.87        2.016          0.43

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        2.72     6.87       2.016
      2        2.80     7.22       1.978

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       2.80   Tc(MIN.) =    7.22
  TOTAL AREA(ACRES) =        1.7
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    154.00 =     550.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    154.00 TO NODE    155.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.10  DOWNSTREAM(FEET) =  1513.91
  FLOW LENGTH(FEET) =    37.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   8.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.12
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.80
  PIPE TRAVEL TIME(MIN.) =   0.15    Tc(MIN.) =    7.37
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    155.00 =     587.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    155.00 TO NODE    155.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.37
  RAINFALL INTENSITY(INCH/HR) =   1.96
  TOTAL STREAM AREA(ACRES) =     1.74
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.80

****************************************************************************
  FLOW PROCESS FROM NODE    180.00 TO NODE    181.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   203.00
  UPSTREAM ELEVATION(FEET) =   1524.30
  DOWNSTREAM ELEVATION(FEET) =   1520.26
  ELEVATION DIFFERENCE(FEET) =      4.04
  TC = 0.303*[(  203.00**3)/(     4.04)]**.2 =    5.557
```

```
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.186
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8848
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.56
  TOTAL AREA(ACRES) =      0.29   TOTAL RUNOFF(CFS) =      0.56

****************************************************************************
  FLOW PROCESS FROM NODE    181.00 TO NODE    155.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.01  DOWNSTREAM(FEET) =  1513.91
  FLOW LENGTH(FEET) =    29.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   4.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.37
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.56
  PIPE TRAVEL TIME(MIN.) =   0.20    Tc(MIN.) =    5.76
  LONGEST FLOWPATH FROM NODE    180.00 TO NODE    155.00 =     232.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    155.00 TO NODE    155.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    5.76
  RAINFALL INTENSITY(INCH/HR) =   2.16
  TOTAL STREAM AREA(ACRES) =     0.29
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.56

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1        2.80     7.37        1.963          1.74
      2        0.56     5.76        2.156          0.29

 **********************************WARNING**********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ***************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        2.75     5.76       2.156
      2        3.31     7.37       1.963

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       3.31   Tc(MIN.) =    7.37
  TOTAL AREA(ACRES) =        2.0
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    155.00 =     587.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    155.00 TO NODE    156.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
```

```
==========================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1513.91  DOWNSTREAM(FEET) =  1513.75
  FLOW LENGTH(FEET) =    33.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.2 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.18
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.31
  PIPE TRAVEL TIME(MIN.) =   0.13    Tc(MIN.) =    7.50
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    156.00 =     620.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    156.00 TO NODE    156.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.50
  RAINFALL INTENSITY(INCH/HR) =   1.95
  TOTAL STREAM AREA(ACRES) =     2.03
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.31

****************************************************************************
  FLOW PROCESS FROM NODE    190.00 TO NODE    191.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   314.00
  UPSTREAM ELEVATION(FEET) =   1525.80
  DOWNSTREAM ELEVATION(FEET) =   1520.70
  ELEVATION DIFFERENCE(FEET) =      5.10
  TC = 0.303*[(  314.00**3)/(     5.10)]**.2 =    6.890
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.014
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8837
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.60
  TOTAL AREA(ACRES) =      0.90   TOTAL RUNOFF(CFS) =      1.60

****************************************************************************
  FLOW PROCESS FROM NODE    191.00 TO NODE    156.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.56  DOWNSTREAM(FEET) =  1513.75
  FLOW LENGTH(FEET) =   162.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.7 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.55
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.60
  PIPE TRAVEL TIME(MIN.) =   0.76    Tc(MIN.) =    7.65
  LONGEST FLOWPATH FROM NODE    190.00 TO NODE    156.00 =     476.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    156.00 TO NODE    156.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.65
```

```
 RAINFALL INTENSITY(INCH/HR) =   1.93
 TOTAL STREAM AREA(ACRES) =     0.90
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.60

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        3.31     7.50        1.950          2.03
     2        1.60     7.65        1.935          0.90

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        4.88     7.50       1.950
     2        4.89     7.65       1.935

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       4.88   Tc(MIN.) =    7.50
 TOTAL AREA(ACRES) =        2.9
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    156.00 =     620.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    156.00 TO NODE    108.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1513.75  DOWNSTREAM(FEET) =  1512.66
 FLOW LENGTH(FEET) =    70.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS   8.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   7.17
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       4.88
 PIPE TRAVEL TIME(MIN.) =   0.16    Tc(MIN.) =    7.66
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    108.00 =     690.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    108.00 TO NODE    108.00 IS CODE =  11
----------------------------------------------------------------------------
 >>>>>CONFLUENCE MEMORY BANK # 2 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

 ** MAIN STREAM CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1        4.88     7.66       1.934        2.93
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    108.00 =     690.00 FEET.

 ** MEMORY BANK #  2 CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1        3.56     7.73       1.927        2.19
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    108.00 =     843.00 FEET.

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
```

```
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
****************************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc      INTENSITY
 NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
     1       8.41       7.66        1.934
     2       8.42       7.73        1.927

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       8.41   Tc(MIN.) =    7.66
 TOTAL AREA(ACRES) =        5.1

****************************************************************************
 FLOW PROCESS FROM NODE    108.00 TO NODE    108.00 IS CODE =  12
----------------------------------------------------------------------------
 >>>>>CLEAR MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
 FLOW PROCESS FROM NODE    108.00 TO NODE    109.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1512.66  DOWNSTREAM(FEET) =  1511.91
 FLOW LENGTH(FEET) =    48.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS  12.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   7.92
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       8.41
 PIPE TRAVEL TIME(MIN.) =   0.10    Tc(MIN.) =    7.77
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    109.00 =     891.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    109.00 TO NODE    109.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
 TIME OF CONCENTRATION(MIN.) =    7.77
 RAINFALL INTENSITY(INCH/HR) =   1.92
 TOTAL STREAM AREA(ACRES) =     5.12
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      8.41

****************************************************************************
 FLOW PROCESS FROM NODE    200.00 TO NODE    201.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   317.00
 UPSTREAM ELEVATION(FEET) =   1524.74
 DOWNSTREAM ELEVATION(FEET) =   1517.89
 ELEVATION DIFFERENCE(FEET) =      6.85
 TC = 0.303*[(  317.00**3)/(     6.85)]**.2 =    6.533
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.055
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8840
 SOIL CLASSIFICATION IS "D"
 SUBAREA RUNOFF(CFS) =      3.89
 TOTAL AREA(ACRES) =      2.14   TOTAL RUNOFF(CFS) =      3.89
```

```
****************************************************************************
 FLOW PROCESS FROM NODE    201.00 TO NODE    109.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1512.08  DOWNSTREAM(FEET) =  1511.91
 FLOW LENGTH(FEET) =    33.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.43
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       3.89
 PIPE TRAVEL TIME(MIN.) =   0.12    Tc(MIN.) =    6.66
 LONGEST FLOWPATH FROM NODE    200.00 TO NODE    109.00 =     350.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    109.00 TO NODE    109.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    6.66
 RAINFALL INTENSITY(INCH/HR) =   2.04
 TOTAL STREAM AREA(ACRES) =     2.14
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.89

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        8.41     7.77        1.924          5.12
     2        3.89     6.66        2.040          2.14

**********************************WARNING***********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1       11.10     6.66       2.040
     2       12.08     7.77       1.924

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      12.08   Tc(MIN.) =    7.77
 TOTAL AREA(ACRES) =        7.3
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    109.00 =     891.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    109.00 TO NODE    110.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1511.91  DOWNSTREAM(FEET) =  1511.59
 FLOW LENGTH(FEET) =    21.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  13.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   8.74
```

```
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      12.08
  PIPE TRAVEL TIME(MIN.) =   0.04    Tc(MIN.) =    7.81
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    110.00 =     912.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    110.00 TO NODE     23.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.56  DOWNSTREAM(FEET) =  1514.37
  FLOW LENGTH(FEET) =    18.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  13.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   7.73
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      12.08
  PIPE TRAVEL TIME(MIN.) =   0.04    Tc(MIN.) =    7.84
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     23.00 =     930.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     23.00 TO NODE     23.00 IS CODE =  11
----------------------------------------------------------------------------
  >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

  ** MAIN STREAM CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
      1       12.08     7.84       1.917        7.26
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     23.00 =     930.00 FEET.

  ** MEMORY BANK #  1 CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
      1       10.87    14.24       1.527        7.17
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     23.00 =    2065.00 FEET.

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  ** PEAK FLOW RATE TABLE **
  STREAM    RUNOFF       Tc      INTENSITY
  NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
      1      18.06       7.84       1.917
      2      20.49      14.24       1.527

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      18.06   Tc(MIN.) =    7.84
  TOTAL AREA(ACRES) =       14.4

****************************************************************************
  FLOW PROCESS FROM NODE     23.00 TO NODE     24.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.37  DOWNSTREAM(FEET) =  1514.11
  FLOW LENGTH(FEET) =    51.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  27.0 INCH PIPE IS  17.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   6.48
  ESTIMATED PIPE DIAMETER(INCH) =  27.00    NUMBER OF PIPES =   1
```

```
  PIPE-FLOW(CFS) =      18.06
  PIPE TRAVEL TIME(MIN.) =   0.13    Tc(MIN.) =     7.98
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     24.00 =    2116.00 FEET.
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =       14.4  TC(MIN.) =      7.98
  PEAK FLOW RATE(CFS)   =      18.06
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

```
**************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1334

                          Analysis prepared by:



 ************************* DESCRIPTION OF STUDY *************************
* SP8950 SAN JACINTO                                                    *
* PROPOSED ONSITE RATIONAL METHOD                                       *
* 100-YR STORM EVEN  PJ                                                 *
 ************************************************************************

  FILE NAME: SJ100RPR.DAT
  TIME/DATE OF STUDY: 15:25 01/10/2024
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =  100.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  10-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  1.730
  10-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  0.874
  100-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  3.490
  100-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  1.760
  SLOPE OF 10-YEAR INTENSITY-DURATION CURVE =  0.3810757
  SLOPE OF 100-YEAR INTENSITY-DURATION CURVE =  0.3820757
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =  100.00   1-HOUR INTENSITY(INCH/HOUR) =   1.760
  SLOPE OF INTENSITY DURATION CURVE = 0.3821
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

**************************************************************************
  FLOW PROCESS FROM NODE     10.00 TO NODE     11.00 IS CODE =  21
------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
========================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =    68.00
```

```
  UPSTREAM ELEVATION(FEET) =   1524.88
  DOWNSTREAM ELEVATION(FEET) =   1524.44
  ELEVATION DIFFERENCE(FEET) =      0.44
  TC = 0.303*[(   68.00**3)/(     0.44)]**.2 =    4.491
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.548
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8920
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.53
  TOTAL AREA(ACRES) =      0.13   TOTAL RUNOFF(CFS) =      0.53

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     12.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.91  DOWNSTREAM(FEET) =  1520.42
  FLOW LENGTH(FEET) =    99.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   4.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.68
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.53
  PIPE TRAVEL TIME(MIN.) =   0.62    Tc(MIN.) =    5.62
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =     167.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.351
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8917
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.12   SUBAREA RUNOFF(CFS) =    0.47
  TOTAL AREA(ACRES) =       0.2   TOTAL RUNOFF(CFS) =       0.99
  TC(MIN.) =    5.62

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     13.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.42  DOWNSTREAM(FEET) =  1520.27
  FLOW LENGTH(FEET) =    29.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.15
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.99
  PIPE TRAVEL TIME(MIN.) =   0.15    Tc(MIN.) =    5.77
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     13.00 =     196.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    5.77
  RAINFALL INTENSITY(INCH/HR) =   4.31
  TOTAL STREAM AREA(ACRES) =     0.25
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.99
```

```
****************************************************************************
 FLOW PROCESS FROM NODE     30.00 TO NODE     31.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
        ASSUMED INITIAL SUBAREA UNIFORM
        DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   300.00
 UPSTREAM ELEVATION(FEET) =   1526.42
 DOWNSTREAM ELEVATION(FEET) =   1524.04
 ELEVATION DIFFERENCE(FEET) =      2.38
 TC = 0.303*[(  300.00**3)/(     2.38)]**.2 =    7.808
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.836
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8907
 SOIL CLASSIFICATION IS "D"
 SUBAREA RUNOFF(CFS) =      2.32
 TOTAL AREA(ACRES) =      0.68   TOTAL RUNOFF(CFS) =      2.32

****************************************************************************
 FLOW PROCESS FROM NODE     31.00 TO NODE     13.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1520.35  DOWNSTREAM(FEET) =  1520.27
 FLOW LENGTH(FEET) =    13.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   8.0 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.16
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       2.32
 PIPE TRAVEL TIME(MIN.) =   0.05    Tc(MIN.) =    7.86
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     13.00 =     313.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    7.86
 RAINFALL INTENSITY(INCH/HR) =   3.83
 TOTAL STREAM AREA(ACRES) =     0.68
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.32

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        0.99     5.77        4.306         0.25
     2        2.32     7.86        3.826         0.68

 *********************************WARNING*********************************
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 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 *************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
```

```
      1        2.70     5.77       4.306
      2        3.21     7.86       3.826

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       3.21   Tc(MIN.) =    7.86
  TOTAL AREA(ACRES) =        0.9
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     13.00 =     313.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     14.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.27  DOWNSTREAM(FEET) =  1519.96
  FLOW LENGTH(FEET) =    63.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.17
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.21
  PIPE TRAVEL TIME(MIN.) =   0.25    Tc(MIN.) =    8.11
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     14.00 =     376.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.781
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8905
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.19   SUBAREA RUNOFF(CFS) =    0.64
  TOTAL AREA(ACRES) =        1.1   TOTAL RUNOFF(CFS) =       3.85
  TC(MIN.) =    8.11

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     15.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1519.96  DOWNSTREAM(FEET) =  1519.23
  FLOW LENGTH(FEET) =   146.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.36
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.85
  PIPE TRAVEL TIME(MIN.) =   0.56    Tc(MIN.) =    8.67
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     15.00 =     522.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.686
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8903
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.49   SUBAREA RUNOFF(CFS) =    1.61
  TOTAL AREA(ACRES) =        1.6   TOTAL RUNOFF(CFS) =       5.45
  TC(MIN.) =    8.67

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
```

```
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
================================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1519.23  DOWNSTREAM(FEET) =  1516.77
  FLOW LENGTH(FEET) =   490.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  11.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.80
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       5.45
  PIPE TRAVEL TIME(MIN.) =   1.70    Tc(MIN.) =   10.37
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     16.00 =    1012.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
================================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   10.37
  RAINFALL INTENSITY(INCH/HR) =   3.44
  TOTAL STREAM AREA(ACRES) =     1.61
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      5.45

****************************************************************************
  FLOW PROCESS FROM NODE     40.00 TO NODE     41.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
================================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =    97.00
  UPSTREAM ELEVATION(FEET) =   1524.00
  DOWNSTREAM ELEVATION(FEET) =   1522.66
  ELEVATION DIFFERENCE(FEET) =      1.34
  TC = 0.303*[(   97.00**3)/(     1.34)]**.2 =    4.449
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.548
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8920
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.50
  TOTAL AREA(ACRES) =      0.37   TOTAL RUNOFF(CFS) =      1.50

****************************************************************************
  FLOW PROCESS FROM NODE     41.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
================================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1517.17  DOWNSTREAM(FEET) =  1516.77
  FLOW LENGTH(FEET) =    79.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.4 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.51
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.50
  PIPE TRAVEL TIME(MIN.) =   0.38    Tc(MIN.) =    5.38
  LONGEST FLOWPATH FROM NODE     40.00 TO NODE     16.00 =     176.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
================================================================================
```

```
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    5.38
 RAINFALL INTENSITY(INCH/HR) =   4.42
 TOTAL STREAM AREA(ACRES) =     0.37
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.50

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        5.45    10.37        3.442          1.61
     2        1.50     5.38        4.424          0.37

 ***********************************WARNING***********************************
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 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 *****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)
     1        4.33     5.38       4.424
     2        6.62    10.37       3.442

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       6.62   Tc(MIN.) =   10.37
 TOTAL AREA(ACRES) =        2.0
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     16.00 =    1012.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     16.00 TO NODE     17.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.77  DOWNSTREAM(FEET) =  1516.53
 FLOW LENGTH(FEET) =    48.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  12.7 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.98
 ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       6.62
 PIPE TRAVEL TIME(MIN.) =   0.16    Tc(MIN.) =   10.53
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     17.00 =    1060.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     17.00 TO NODE     17.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.422
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8897
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.16   SUBAREA RUNOFF(CFS) =    0.49
 TOTAL AREA(ACRES) =        2.1   TOTAL RUNOFF(CFS) =       7.11
 TC(MIN.) =   10.53

****************************************************************************
 FLOW PROCESS FROM NODE     17.00 TO NODE     18.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
```

```
==============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.53  DOWNSTREAM(FEET) =  1516.37
  FLOW LENGTH(FEET) =    33.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  13.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.96
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       7.11
  PIPE TRAVEL TIME(MIN.) =   0.11    Tc(MIN.) =   10.64
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     18.00 =    1093.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     18.00 TO NODE     18.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   10.64
  RAINFALL INTENSITY(INCH/HR) =   3.41
  TOTAL STREAM AREA(ACRES) =     2.14
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      7.11

****************************************************************************
  FLOW PROCESS FROM NODE     50.00 TO NODE     51.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   430.00
  UPSTREAM ELEVATION(FEET) =   1526.34
  DOWNSTREAM ELEVATION(FEET) =   1522.26
  ELEVATION DIFFERENCE(FEET) =      4.08
  TC = 0.303*[(  430.00**3)/(     4.08)]**.2 =    8.700
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.681
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8903
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      3.97
  TOTAL AREA(ACRES) =      1.21   TOTAL RUNOFF(CFS) =      3.97

****************************************************************************
  FLOW PROCESS FROM NODE     51.00 TO NODE     18.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.51  DOWNSTREAM(FEET) =  1516.37
  FLOW LENGTH(FEET) =    30.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.26
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.97
  PIPE TRAVEL TIME(MIN.) =   0.12    Tc(MIN.) =    8.82
  LONGEST FLOWPATH FROM NODE     50.00 TO NODE     18.00 =     460.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     18.00 TO NODE     18.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.82
```

```
 RAINFALL INTENSITY(INCH/HR) =   3.66
 TOTAL STREAM AREA(ACRES) =     1.21
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.97

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        7.11    10.64        3.408          2.14
     2        3.97     8.82        3.662          1.21

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        9.85     8.82       3.662
     2       10.80    10.64       3.408

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      10.80   Tc(MIN.) =   10.64
 TOTAL AREA(ACRES) =        3.4
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     18.00 =    1093.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     18.00 TO NODE     19.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.37  DOWNSTREAM(FEET) =  1516.13
 FLOW LENGTH(FEET) =    48.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  21.0 INCH PIPE IS  15.8 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   5.57
 ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =      10.80
 PIPE TRAVEL TIME(MIN.) =   0.14    Tc(MIN.) =   10.79
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     19.00 =    1141.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     19.00 TO NODE     19.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.391
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8896
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.09   SUBAREA RUNOFF(CFS) =    0.27
 TOTAL AREA(ACRES) =        3.4   TOTAL RUNOFF(CFS) =      11.07
 TC(MIN.) =   10.79

****************************************************************************
 FLOW PROCESS FROM NODE     19.00 TO NODE     20.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.13  DOWNSTREAM(FEET) =  1515.07
 FLOW LENGTH(FEET) =   212.00   MANNING'S N =  0.012
```

```
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  16.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.59
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      11.07
  PIPE TRAVEL TIME(MIN.) =   0.63    Tc(MIN.) =   11.42
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     20.00 =    1353.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     20.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.318
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8894
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.68   SUBAREA RUNOFF(CFS) =    2.01
  TOTAL AREA(ACRES) =        4.1   TOTAL RUNOFF(CFS) =      13.08
  TC(MIN.) =   11.42

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     21.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.07  DOWNSTREAM(FEET) =  1514.80
  FLOW LENGTH(FEET) =    42.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  16.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   6.35
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      13.08
  PIPE TRAVEL TIME(MIN.) =   0.11    Tc(MIN.) =   11.53
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     21.00 =    1395.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     21.00 TO NODE     21.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE     60.00 TO NODE     61.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   227.00
  UPSTREAM ELEVATION(FEET) =   1523.50
  DOWNSTREAM ELEVATION(FEET) =   1521.80
  ELEVATION DIFFERENCE(FEET) =      1.70
  TC = 0.303*[(  227.00**3)/(     1.70)]**.2 =    7.065
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.985
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8910
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.70
  TOTAL AREA(ACRES) =      0.48   TOTAL RUNOFF(CFS) =      1.70

****************************************************************************
  FLOW PROCESS FROM NODE     61.00 TO NODE     62.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
```

```
  ELEVATION DATA: UPSTREAM(FEET) =  1515.61  DOWNSTREAM(FEET) =  1515.51
  FLOW LENGTH(FEET) =     8.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   6.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.98
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.70
  PIPE TRAVEL TIME(MIN.) =   0.03    Tc(MIN.) =    7.09
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     62.00 =     235.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     62.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.980
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8910
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.07   SUBAREA RUNOFF(CFS) =    0.25
  TOTAL AREA(ACRES) =        0.6   TOTAL RUNOFF(CFS) =       1.95
  TC(MIN.) =    7.09

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     63.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.51  DOWNSTREAM(FEET) =  1514.95
  FLOW LENGTH(FEET) =   112.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.70
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.95
  PIPE TRAVEL TIME(MIN.) =   0.50    Tc(MIN.) =    7.60
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     63.00 =     347.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.60
  RAINFALL INTENSITY(INCH/HR) =   3.88
  TOTAL STREAM AREA(ACRES) =     0.55
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.95

****************************************************************************
  FLOW PROCESS FROM NODE     70.00 TO NODE     71.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   543.00
  UPSTREAM ELEVATION(FEET) =   1526.13
  DOWNSTREAM ELEVATION(FEET) =   1520.93
  ELEVATION DIFFERENCE(FEET) =      5.20
  TC = 0.303*[(  543.00**3)/(     5.20)]**.2 =    9.534
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.554
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8900
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      7.91
```

```
 TOTAL AREA(ACRES) =      2.50   TOTAL RUNOFF(CFS) =      7.91

****************************************************************************
 FLOW PROCESS FROM NODE     71.00 TO NODE     63.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.46  DOWNSTREAM(FEET) =  1514.95
 FLOW LENGTH(FEET) =   102.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  21.0 INCH PIPE IS  12.6 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   5.26
 ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       7.91
 PIPE TRAVEL TIME(MIN.) =   0.32    Tc(MIN.) =    9.86
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     63.00 =     645.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    9.86
 RAINFALL INTENSITY(INCH/HR) =   3.51
 TOTAL STREAM AREA(ACRES) =     2.50
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      7.91

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        1.95     7.60        3.876          0.55
     2        7.91     9.86        3.509          2.50

**********************************WARNING***********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        8.05     7.60       3.876
     2        9.68     9.86       3.509

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       9.68   Tc(MIN.) =    9.86
 TOTAL AREA(ACRES) =        3.0
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     63.00 =     645.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     63.00 TO NODE     21.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.95  DOWNSTREAM(FEET) =  1514.80
 FLOW LENGTH(FEET) =    19.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  14.5 INCHES
```

```
 PIPE-FLOW VELOCITY(FEET/SEC.) =   6.35
 ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       9.68
 PIPE TRAVEL TIME(MIN.) =   0.05    Tc(MIN.) =    9.91
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     21.00 =     664.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     21.00 TO NODE     21.00 IS CODE =  11
----------------------------------------------------------------------------
 >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

 ** MAIN STREAM CONFLUENCE DATA **
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)     (MIN.)    (INCH/HOUR)    (ACRE)
     1        9.68      9.91        3.503         3.05
 LONGEST FLOWPATH FROM NODE     70.00 TO NODE     21.00 =     664.00 FEET.

 ** MEMORY BANK #  1 CONFLUENCE DATA **
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)     (MIN.)    (INCH/HOUR)    (ACRE)
     1       13.08     11.53        3.305         4.12
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     21.00 =    1395.00 FEET.

 **********************************WARNING***********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc       INTENSITY
 NUMBER     (CFS)     (MIN.)    (INCH/HOUR)
     1      20.91       9.91        3.503
     2      22.21      11.53        3.305

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      22.21   Tc(MIN.) =   11.53
 TOTAL AREA(ACRES) =        7.2

****************************************************************************
 FLOW PROCESS FROM NODE     21.00 TO NODE     21.00 IS CODE =  12
----------------------------------------------------------------------------
 >>>>>CLEAR MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
 FLOW PROCESS FROM NODE     21.00 TO NODE     22.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.80  DOWNSTREAM(FEET) =  1514.78
 FLOW LENGTH(FEET) =    16.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  36.0 INCH PIPE IS  26.5 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.98
 ESTIMATED PIPE DIAMETER(INCH) =  36.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =      22.21
 PIPE TRAVEL TIME(MIN.) =   0.07    Tc(MIN.) =   11.60
 LONGEST FLOWPATH FROM NODE     30.00 TO NODE     22.00 =    1411.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     22.00 TO NODE     23.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
```

```
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
================================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1517.64  DOWNSTREAM(FEET) =  1514.37
  FLOW LENGTH(FEET) =   654.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  27.0 INCH PIPE IS  21.2 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   6.62
  ESTIMATED PIPE DIAMETER(INCH) =  27.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      22.21
  PIPE TRAVEL TIME(MIN.) =   1.65    Tc(MIN.) =   13.24
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     23.00 =    2065.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     23.00 TO NODE     23.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    100.00 TO NODE    101.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   106.00
  UPSTREAM ELEVATION(FEET) =   1523.97
  DOWNSTREAM ELEVATION(FEET) =   1521.00
  ELEVATION DIFFERENCE(FEET) =      2.97
  TC = 0.303*[(  106.00**3)/(     2.97)]**.2 =    4.001
  COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.548
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8920
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.49
  TOTAL AREA(ACRES) =      0.12   TOTAL RUNOFF(CFS) =      0.49

****************************************************************************
  FLOW PROCESS FROM NODE    101.00 TO NODE    102.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.36  DOWNSTREAM(FEET) =  1516.19
  FLOW LENGTH(FEET) =    34.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   9.0 INCH PIPE IS   3.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   2.63
  ESTIMATED PIPE DIAMETER(INCH) =   9.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.49
  PIPE TRAVEL TIME(MIN.) =   0.22    Tc(MIN.) =    5.22
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    102.00 =     140.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    102.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.476
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8919
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.37   SUBAREA RUNOFF(CFS) =    1.48
  TOTAL AREA(ACRES) =        0.5   TOTAL RUNOFF(CFS) =       1.96
  TC(MIN.) =    5.22

****************************************************************************
```

```
 FLOW PROCESS FROM NODE    102.00 TO NODE    103.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1516.19  DOWNSTREAM(FEET) =  1515.54
 FLOW LENGTH(FEET) =   130.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.7 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.70
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       1.96
 PIPE TRAVEL TIME(MIN.) =   0.58    Tc(MIN.) =    5.80
 LONGEST FLOWPATH FROM NODE    100.00 TO NODE    103.00 =     270.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.297
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8916
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.11   SUBAREA RUNOFF(CFS) =    0.42
 TOTAL AREA(ACRES) =        0.6   TOTAL RUNOFF(CFS) =       2.39
 TC(MIN.) =    5.80

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    104.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.54  DOWNSTREAM(FEET) =  1515.34
 FLOW LENGTH(FEET) =    40.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   8.9 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.83
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       2.39
 PIPE TRAVEL TIME(MIN.) =   0.17    Tc(MIN.) =    5.97
 LONGEST FLOWPATH FROM NODE    100.00 TO NODE    104.00 =     310.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
 TIME OF CONCENTRATION(MIN.) =    5.97
 RAINFALL INTENSITY(INCH/HR) =   4.25
 TOTAL STREAM AREA(ACRES) =     0.60
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.39

****************************************************************************
 FLOW PROCESS FROM NODE    120.00 TO NODE    121.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   117.00
 UPSTREAM ELEVATION(FEET) =   1525.00
 DOWNSTREAM ELEVATION(FEET) =   1523.13
 ELEVATION DIFFERENCE(FEET) =      1.87
```

```
 TC = 0.303*[(  117.00**3)/(     1.87)]**.2 =    4.657
 COMPUTED TIME OF CONCENTRATION INCREASED TO 5 MIN.
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.548
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8920
 SOIL CLASSIFICATION IS "D"
 SUBAREA RUNOFF(CFS) =      0.45
 TOTAL AREA(ACRES) =      0.11   TOTAL RUNOFF(CFS) =      0.45

****************************************************************************
 FLOW PROCESS FROM NODE    121.00 TO NODE    104.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.63  DOWNSTREAM(FEET) =  1515.34
 FLOW LENGTH(FEET) =    27.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN   6.0 INCH PIPE IS   3.8 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   3.41
 ESTIMATED PIPE DIAMETER(INCH) =   6.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       0.45
 PIPE TRAVEL TIME(MIN.) =   0.13    Tc(MIN.) =    5.13
 LONGEST FLOWPATH FROM NODE    120.00 TO NODE    104.00 =     144.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    5.13
 RAINFALL INTENSITY(INCH/HR) =   4.50
 TOTAL STREAM AREA(ACRES) =     0.11
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.45

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        2.39     5.97        4.249          0.60
     2        0.45     5.13        4.503          0.11

 *********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 *************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        2.50     5.13       4.503
     2        2.81     5.97       4.249

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       2.81   Tc(MIN.) =    5.97
 TOTAL AREA(ACRES) =       0.7
 LONGEST FLOWPATH FROM NODE    100.00 TO NODE    104.00 =     310.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    104.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
```

```
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.34  DOWNSTREAM(FEET) =  1514.71
  FLOW LENGTH(FEET) =   126.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   8.2 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.07
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.81
  PIPE TRAVEL TIME(MIN.) =   0.52    Tc(MIN.) =    6.49
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    105.00 =     436.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.49
  RAINFALL INTENSITY(INCH/HR) =   4.12
  TOTAL STREAM AREA(ACRES) =     0.71
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.81

****************************************************************************
  FLOW PROCESS FROM NODE    130.00 TO NODE    131.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   354.00
  UPSTREAM ELEVATION(FEET) =   1523.57
  DOWNSTREAM ELEVATION(FEET) =   1520.36
  ELEVATION DIFFERENCE(FEET) =      3.21
  TC = 0.303*[(  354.00**3)/(     3.21)]**.2 =    8.122
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.779
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8905
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      2.46
  TOTAL AREA(ACRES) =      0.73   TOTAL RUNOFF(CFS) =      2.46

****************************************************************************
  FLOW PROCESS FROM NODE    131.00 TO NODE    132.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.86  DOWNSTREAM(FEET) =  1515.37
  FLOW LENGTH(FEET) =    97.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   9.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.86
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.46
  PIPE TRAVEL TIME(MIN.) =   0.42    Tc(MIN.) =    8.54
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    132.00 =     451.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    132.00 TO NODE    132.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.707
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8904
```

```
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.08   SUBAREA RUNOFF(CFS) =    0.26
  TOTAL AREA(ACRES) =        0.8   TOTAL RUNOFF(CFS) =       2.72
  TC(MIN.) =    8.54

****************************************************************************
  FLOW PROCESS FROM NODE    132.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.37  DOWNSTREAM(FEET) =  1514.71
  FLOW LENGTH(FEET) =   129.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   8.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.08
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.72
  PIPE TRAVEL TIME(MIN.) =   0.53    Tc(MIN.) =    9.07
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =     580.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    9.07
  RAINFALL INTENSITY(INCH/HR) =   3.62
  TOTAL STREAM AREA(ACRES) =     0.81
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.72

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1        2.81     6.49        4.117          0.71
      2        2.72     9.07        3.623          0.81

 **********************************WARNING**********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ***************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        4.75     6.49       4.117
      2        5.19     9.07       3.623

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       4.75   Tc(MIN.) =    6.49
  TOTAL AREA(ACRES) =        1.5
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =     580.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    106.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
```

```
  ELEVATION DATA: UPSTREAM(FEET) =  1514.71  DOWNSTREAM(FEET) =  1514.19
  FLOW LENGTH(FEET) =   104.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS  12.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.48
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       4.75
  PIPE TRAVEL TIME(MIN.) =   0.39    Tc(MIN.) =    6.88
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    106.00 =     684.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    106.00 TO NODE    106.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.88
  RAINFALL INTENSITY(INCH/HR) =   4.03
  TOTAL STREAM AREA(ACRES) =     1.52
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      4.75

****************************************************************************
  FLOW PROCESS FROM NODE    140.00 TO NODE    141.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   230.00
  UPSTREAM ELEVATION(FEET) =   1524.75
  DOWNSTREAM ELEVATION(FEET) =   1521.05
  ELEVATION DIFFERENCE(FEET) =      3.70
  TC = 0.303*[(  230.00**3)/(     3.70)]**.2 =    6.095
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.217
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8914
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      2.29
  TOTAL AREA(ACRES) =      0.61   TOTAL RUNOFF(CFS) =      2.29

****************************************************************************
  FLOW PROCESS FROM NODE    141.00 TO NODE    106.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.37  DOWNSTREAM(FEET) =  1514.19
  FLOW LENGTH(FEET) =    36.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   8.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.81
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.29
  PIPE TRAVEL TIME(MIN.) =   0.16    Tc(MIN.) =    6.25
  LONGEST FLOWPATH FROM NODE    140.00 TO NODE    106.00 =     266.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    106.00 TO NODE    106.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.25
  RAINFALL INTENSITY(INCH/HR) =   4.18
```

```
 TOTAL STREAM AREA(ACRES) =     0.61
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.29

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        4.75     6.88        4.027          1.52
     2        2.29     6.25        4.176          0.61

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        6.61     6.25       4.176
     2        6.96     6.88       4.027

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       6.96   Tc(MIN.) =    6.88
 TOTAL AREA(ACRES) =        2.1
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    106.00 =     684.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    106.00 TO NODE    107.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.19  DOWNSTREAM(FEET) =  1512.97
 FLOW LENGTH(FEET) =   127.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  10.5 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   6.52
 ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       6.96
 PIPE TRAVEL TIME(MIN.) =   0.32    Tc(MIN.) =    7.20
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    107.00 =     811.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    107.00 TO NODE    107.00 IS CODE =  81
----------------------------------------------------------------------------
 >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.956
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8909
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    0.06   SUBAREA RUNOFF(CFS) =    0.21
 TOTAL AREA(ACRES) =        2.2   TOTAL RUNOFF(CFS) =       7.18
 TC(MIN.) =    7.20

****************************************************************************
 FLOW PROCESS FROM NODE    107.00 TO NODE    108.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1512.97  DOWNSTREAM(FEET) =  1512.66
 FLOW LENGTH(FEET) =    32.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  10.7 INCHES
```

```
  PIPE-FLOW VELOCITY(FEET/SEC.) =   6.59
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       7.18
  PIPE TRAVEL TIME(MIN.) =   0.08    Tc(MIN.) =    7.28
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    108.00 =     843.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    108.00 TO NODE    108.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    150.00 TO NODE    151.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   221.00
  UPSTREAM ELEVATION(FEET) =   1525.50
  DOWNSTREAM ELEVATION(FEET) =   1520.21
  ELEVATION DIFFERENCE(FEET) =      5.29
  TC = 0.303*[(  221.00**3)/(     5.29)]**.2 =    5.540
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.373
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8917
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      2.26
  TOTAL AREA(ACRES) =      0.58   TOTAL RUNOFF(CFS) =      2.26

****************************************************************************
  FLOW PROCESS FROM NODE    151.00 TO NODE    152.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.74  DOWNSTREAM(FEET) =  1514.49
  FLOW LENGTH(FEET) =   252.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   8.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.78
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.26
  PIPE TRAVEL TIME(MIN.) =   1.11    Tc(MIN.) =    6.65
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    152.00 =     473.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    152.00 TO NODE    152.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.079
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8912
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.12   SUBAREA RUNOFF(CFS) =    0.44
  TOTAL AREA(ACRES) =        0.7   TOTAL RUNOFF(CFS) =       2.70
  TC(MIN.) =    6.65

****************************************************************************
  FLOW PROCESS FROM NODE    152.00 TO NODE    153.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.49  DOWNSTREAM(FEET) =  1514.41
```

```
  FLOW LENGTH(FEET) =    14.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   9.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.12
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       2.70
  PIPE TRAVEL TIME(MIN.) =   0.06    Tc(MIN.) =    6.71
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    153.00 =     487.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    153.00 TO NODE    153.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.71
  RAINFALL INTENSITY(INCH/HR) =   4.07
  TOTAL STREAM AREA(ACRES) =     0.70
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      2.70

****************************************************************************
  FLOW PROCESS FROM NODE    160.00 TO NODE    161.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   293.00
  UPSTREAM ELEVATION(FEET) =   1521.25
  DOWNSTREAM ELEVATION(FEET) =   1520.45
  ELEVATION DIFFERENCE(FEET) =      0.80
  TC = 0.303*[(  293.00**3)/(     0.80)]**.2 =    9.574
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.549
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8900
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.93
  TOTAL AREA(ACRES) =      0.61   TOTAL RUNOFF(CFS) =      1.93

****************************************************************************
  FLOW PROCESS FROM NODE    161.00 TO NODE    153.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.45  DOWNSTREAM(FEET) =  1514.41
  FLOW LENGTH(FEET) =     8.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.69
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.93
  PIPE TRAVEL TIME(MIN.) =   0.04    Tc(MIN.) =    9.61
  LONGEST FLOWPATH FROM NODE    160.00 TO NODE    153.00 =     301.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    153.00 TO NODE    153.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    9.61
  RAINFALL INTENSITY(INCH/HR) =   3.54
  TOTAL STREAM AREA(ACRES) =     0.61
```

```
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.93

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        2.70     6.71        4.065          0.70
     2        1.93     9.61        3.543          0.61

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        4.04     6.71       4.065
     2        4.28     9.61       3.543

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       4.04   Tc(MIN.) =    6.71
 TOTAL AREA(ACRES) =        1.3
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    153.00 =     487.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    153.00 TO NODE    154.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.41  DOWNSTREAM(FEET) =  1514.10
 FLOW LENGTH(FEET) =    63.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.6 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   4.37
 ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       4.04
 PIPE TRAVEL TIME(MIN.) =   0.24    Tc(MIN.) =    6.95
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    154.00 =     550.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    154.00 TO NODE    154.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
 TIME OF CONCENTRATION(MIN.) =    6.95
 RAINFALL INTENSITY(INCH/HR) =   4.01
 TOTAL STREAM AREA(ACRES) =     1.31
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      4.04

****************************************************************************
 FLOW PROCESS FROM NODE    170.00 TO NODE    171.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   191.00
 UPSTREAM ELEVATION(FEET) =   1520.50
```

```
  DOWNSTREAM ELEVATION(FEET) =   1518.67
  ELEVATION DIFFERENCE(FEET) =      1.83
  TC = 0.303*[(  191.00**3)/(     1.83)]**.2 =    6.277
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.170
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8913
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.34
  TOTAL AREA(ACRES) =      0.36   TOTAL RUNOFF(CFS) =      1.34

****************************************************************************
  FLOW PROCESS FROM NODE    171.00 TO NODE    172.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.63  DOWNSTREAM(FEET) =  1514.32
  FLOW LENGTH(FEET) =    59.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   5.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.45
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.34
  PIPE TRAVEL TIME(MIN.) =   0.29    Tc(MIN.) =    6.56
  LONGEST FLOWPATH FROM NODE    170.00 TO NODE    172.00 =     250.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    172.00 TO NODE    172.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.100
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8912
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.07   SUBAREA RUNOFF(CFS) =    0.26
  TOTAL AREA(ACRES) =        0.4   TOTAL RUNOFF(CFS) =       1.59
  TC(MIN.) =    6.56

****************************************************************************
  FLOW PROCESS FROM NODE    172.00 TO NODE    154.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.32  DOWNSTREAM(FEET) =  1514.10
  FLOW LENGTH(FEET) =    45.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.7 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.51
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.59
  PIPE TRAVEL TIME(MIN.) =   0.21    Tc(MIN.) =    6.78
  LONGEST FLOWPATH FROM NODE    170.00 TO NODE    154.00 =     295.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    154.00 TO NODE    154.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    6.78
  RAINFALL INTENSITY(INCH/HR) =   4.05
  TOTAL STREAM AREA(ACRES) =     0.43
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.59

  ** CONFLUENCE DATA **
```

```
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        4.04     6.95        4.011          1.31
     2        1.59     6.78        4.050          0.43

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        5.54     6.78       4.050
      2        5.62     6.95       4.011

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       5.62   Tc(MIN.) =    6.95
  TOTAL AREA(ACRES) =        1.7
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    154.00 =     550.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    154.00 TO NODE    155.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.10  DOWNSTREAM(FEET) =  1513.91
  FLOW LENGTH(FEET) =    37.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  11.2 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.87
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       5.62
  PIPE TRAVEL TIME(MIN.) =   0.13    Tc(MIN.) =    7.07
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    155.00 =     587.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    155.00 TO NODE    155.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.07
  RAINFALL INTENSITY(INCH/HR) =   3.98
  TOTAL STREAM AREA(ACRES) =     1.74
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      5.62

****************************************************************************
  FLOW PROCESS FROM NODE    180.00 TO NODE    181.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   203.00
  UPSTREAM ELEVATION(FEET) =   1524.30
  DOWNSTREAM ELEVATION(FEET) =   1520.26
  ELEVATION DIFFERENCE(FEET) =      4.04
  TC = 0.303*[(  203.00**3)/(     4.04)]**.2 =    5.557
```

```
 100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.368
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8917
 SOIL CLASSIFICATION IS "D"
 SUBAREA RUNOFF(CFS) =      1.13
 TOTAL AREA(ACRES) =      0.29   TOTAL RUNOFF(CFS) =      1.13

****************************************************************************
 FLOW PROCESS FROM NODE    181.00 TO NODE    155.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1514.01  DOWNSTREAM(FEET) =  1513.91
 FLOW LENGTH(FEET) =    29.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  12.0 INCH PIPE IS   6.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   2.83
 ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       1.13
 PIPE TRAVEL TIME(MIN.) =   0.17    Tc(MIN.) =    5.73
 LONGEST FLOWPATH FROM NODE    180.00 TO NODE    155.00 =     232.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    155.00 TO NODE    155.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    5.73
 RAINFALL INTENSITY(INCH/HR) =   4.32
 TOTAL STREAM AREA(ACRES) =     0.29
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.13

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        5.62     7.07        3.984          1.74
     2        1.13     5.73        4.318          0.29

 *********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 *************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        5.68     5.73       4.318
     2        6.66     7.07       3.984

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       6.66   Tc(MIN.) =    7.07
 TOTAL AREA(ACRES) =        2.0
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    155.00 =     587.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    155.00 TO NODE    156.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
```

```
==========================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1513.91  DOWNSTREAM(FEET) =  1513.75
  FLOW LENGTH(FEET) =    33.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  12.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.92
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       6.66
  PIPE TRAVEL TIME(MIN.) =   0.11    Tc(MIN.) =    7.19
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    156.00 =     620.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    156.00 TO NODE    156.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.19
  RAINFALL INTENSITY(INCH/HR) =   3.96
  TOTAL STREAM AREA(ACRES) =     2.03
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      6.66

****************************************************************************
  FLOW PROCESS FROM NODE    190.00 TO NODE    191.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   314.00
  UPSTREAM ELEVATION(FEET) =   1525.80
  DOWNSTREAM ELEVATION(FEET) =   1520.70
  ELEVATION DIFFERENCE(FEET) =      5.10
  TC = 0.303*[(  314.00**3)/(     5.10)]**.2 =    6.890
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.024
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8910
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      3.23
  TOTAL AREA(ACRES) =      0.90   TOTAL RUNOFF(CFS) =      3.23

****************************************************************************
  FLOW PROCESS FROM NODE    191.00 TO NODE    156.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.56  DOWNSTREAM(FEET) =  1513.75
  FLOW LENGTH(FEET) =   162.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.21
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.23
  PIPE TRAVEL TIME(MIN.) =   0.64    Tc(MIN.) =    7.53
  LONGEST FLOWPATH FROM NODE    190.00 TO NODE    156.00 =     476.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    156.00 TO NODE    156.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.53
```

```
 RAINFALL INTENSITY(INCH/HR) =   3.89
 TOTAL STREAM AREA(ACRES) =     0.90
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.23

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1        6.66     7.19        3.960          2.03
     2        3.23     7.53        3.889          0.90

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1        9.74     7.19       3.960
     2        9.77     7.53       3.889

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =       9.74   Tc(MIN.) =    7.19
 TOTAL AREA(ACRES) =        2.9
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    156.00 =     620.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    156.00 TO NODE    108.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1513.75  DOWNSTREAM(FEET) =  1512.66
 FLOW LENGTH(FEET) =    70.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  11.1 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   8.48
 ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       9.74
 PIPE TRAVEL TIME(MIN.) =   0.14    Tc(MIN.) =    7.32
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    108.00 =     690.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    108.00 TO NODE    108.00 IS CODE =  11
----------------------------------------------------------------------------
 >>>>>CONFLUENCE MEMORY BANK # 2 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

 ** MAIN STREAM CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1        9.74     7.32       3.931        2.93
 LONGEST FLOWPATH FROM NODE    150.00 TO NODE    108.00 =     690.00 FEET.

 ** MEMORY BANK #  2 CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1        7.18     7.28       3.940        2.19
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    108.00 =     843.00 FEET.

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
```

```
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

  ** PEAK FLOW RATE TABLE **
  STREAM    RUNOFF       Tc      INTENSITY
  NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
      1      16.86       7.28        3.940
      2      16.90       7.32        3.931

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      16.90   Tc(MIN.) =    7.32
  TOTAL AREA(ACRES) =        5.1

****************************************************************************
  FLOW PROCESS FROM NODE    108.00 TO NODE    108.00 IS CODE =  12
----------------------------------------------------------------------------
  >>>>>CLEAR MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    108.00 TO NODE    109.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1512.66  DOWNSTREAM(FEET) =  1511.91
  FLOW LENGTH(FEET) =    48.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  14.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   9.67
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      16.90
  PIPE TRAVEL TIME(MIN.) =   0.08    Tc(MIN.) =    7.41
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    109.00 =     891.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    109.00 TO NODE    109.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.41
  RAINFALL INTENSITY(INCH/HR) =   3.91
  TOTAL STREAM AREA(ACRES) =     5.12
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     16.90

****************************************************************************
  FLOW PROCESS FROM NODE    200.00 TO NODE    201.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   317.00
  UPSTREAM ELEVATION(FEET) =   1524.74
  DOWNSTREAM ELEVATION(FEET) =   1517.89
  ELEVATION DIFFERENCE(FEET) =      6.85
  TC = 0.303*[(  317.00**3)/(     6.85)]**.2 =    6.533
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.107
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8912
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      7.83
  TOTAL AREA(ACRES) =      2.14   TOTAL RUNOFF(CFS) =      7.83
```

```
****************************************************************************
 FLOW PROCESS FROM NODE    201.00 TO NODE    109.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1512.08  DOWNSTREAM(FEET) =  1511.91
 FLOW LENGTH(FEET) =    33.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  18.0 INCH PIPE IS  14.5 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   5.13
 ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =       7.83
 PIPE TRAVEL TIME(MIN.) =   0.11    Tc(MIN.) =    6.64
 LONGEST FLOWPATH FROM NODE    200.00 TO NODE    109.00 =     350.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    109.00 TO NODE    109.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    6.64
 RAINFALL INTENSITY(INCH/HR) =   4.08
 TOTAL STREAM AREA(ACRES) =     2.14
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      7.83

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1       16.90     7.41        3.914          5.12
     2        7.83     6.64        4.081          2.14

 **********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1       22.99     6.64       4.081
     2       24.41     7.41       3.914

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      24.41   Tc(MIN.) =    7.41
 TOTAL AREA(ACRES) =        7.3
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    109.00 =     891.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    109.00 TO NODE    110.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1511.91  DOWNSTREAM(FEET) =  1511.59
 FLOW LENGTH(FEET) =    21.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  24.0 INCH PIPE IS  16.7 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =  10.48
```

```
  ESTIMATED PIPE DIAMETER(INCH) =  24.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      24.41
  PIPE TRAVEL TIME(MIN.) =   0.03    Tc(MIN.) =    7.44
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    110.00 =     912.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    110.00 TO NODE     23.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.56  DOWNSTREAM(FEET) =  1514.37
  FLOW LENGTH(FEET) =    18.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  24.0 INCH PIPE IS  19.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   8.90
  ESTIMATED PIPE DIAMETER(INCH) =  24.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      24.41
  PIPE TRAVEL TIME(MIN.) =   0.03    Tc(MIN.) =    7.47
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     23.00 =     930.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     23.00 TO NODE     23.00 IS CODE =  11
----------------------------------------------------------------------------
  >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

  ** MAIN STREAM CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
      1       24.41     7.47       3.901        7.26
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     23.00 =     930.00 FEET.

  ** MEMORY BANK #  1 CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
      1       22.21    13.24       3.135        7.17
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     23.00 =    2065.00 FEET.

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  ** PEAK FLOW RATE TABLE **
  STREAM    RUNOFF       Tc      INTENSITY
  NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
      1      36.95       7.47       3.901
      2      41.83      13.24       3.135

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      36.95   Tc(MIN.) =    7.47
  TOTAL AREA(ACRES) =       14.4

****************************************************************************
  FLOW PROCESS FROM NODE     23.00 TO NODE     24.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.37  DOWNSTREAM(FEET) =  1514.11
  FLOW LENGTH(FEET) =    51.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  33.0 INCH PIPE IS  25.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   7.62
  ESTIMATED PIPE DIAMETER(INCH) =  33.00    NUMBER OF PIPES =   1
```

```
  PIPE-FLOW(CFS) =      36.95
  PIPE TRAVEL TIME(MIN.) =   0.11    Tc(MIN.) =    7.58
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     24.00 =    2116.00 FEET.
============================================================================
  END OF STUDY SUMMARY:
  TOTAL AREA(ACRES)     =       14.4  TC(MIN.) =      7.58
  PEAK FLOW RATE(CFS)   =      36.95
============================================================================
============================================================================
  END OF RATIONAL METHOD ANALYSIS
```

Appendix F – Offsite Storm Facility Exhibit

EXISTING LINE H
(EARTHEN CHANNEL)

EXISTING LINE H
(4'X8' RCB)

EXISTING LINE H-3
(36" RCP)

RAMONA EXPRESS

EXISTING LINE H-2
(48" RCP)

EXISTING LINE H-3 EXTENSION
(24" RCP)

PROPOSED LINE H-2 EXTENSION
(48" RCP)

60' SD

Q10=75

SD

Q10=55

LINE H-1

STATE STREET

MDP PROPOSED LINE H-1
(48" RCP)

MDP PROPOSED LINE H
(60"-36" RCP)

IDYLLWILD DRIVE

EAGLE ROAD

LEGEND:

- EXISTING MDP LINE H
- PROPOSED MDP LINE H
- EXISTING MDP LINE H-1
- EXISTING MDP LINE H-2
- PROPOSED MDP LINE H-2 EXTENSION
- EXISTING MDP LINE H-3
- PROPOSED PROJECT LIMITS

DRAWN: PJ
DATE: 09/13/2023
CHECKED:
DATE:
JOB NO:

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OFFSITE STORM FACILITY EXHIBIT

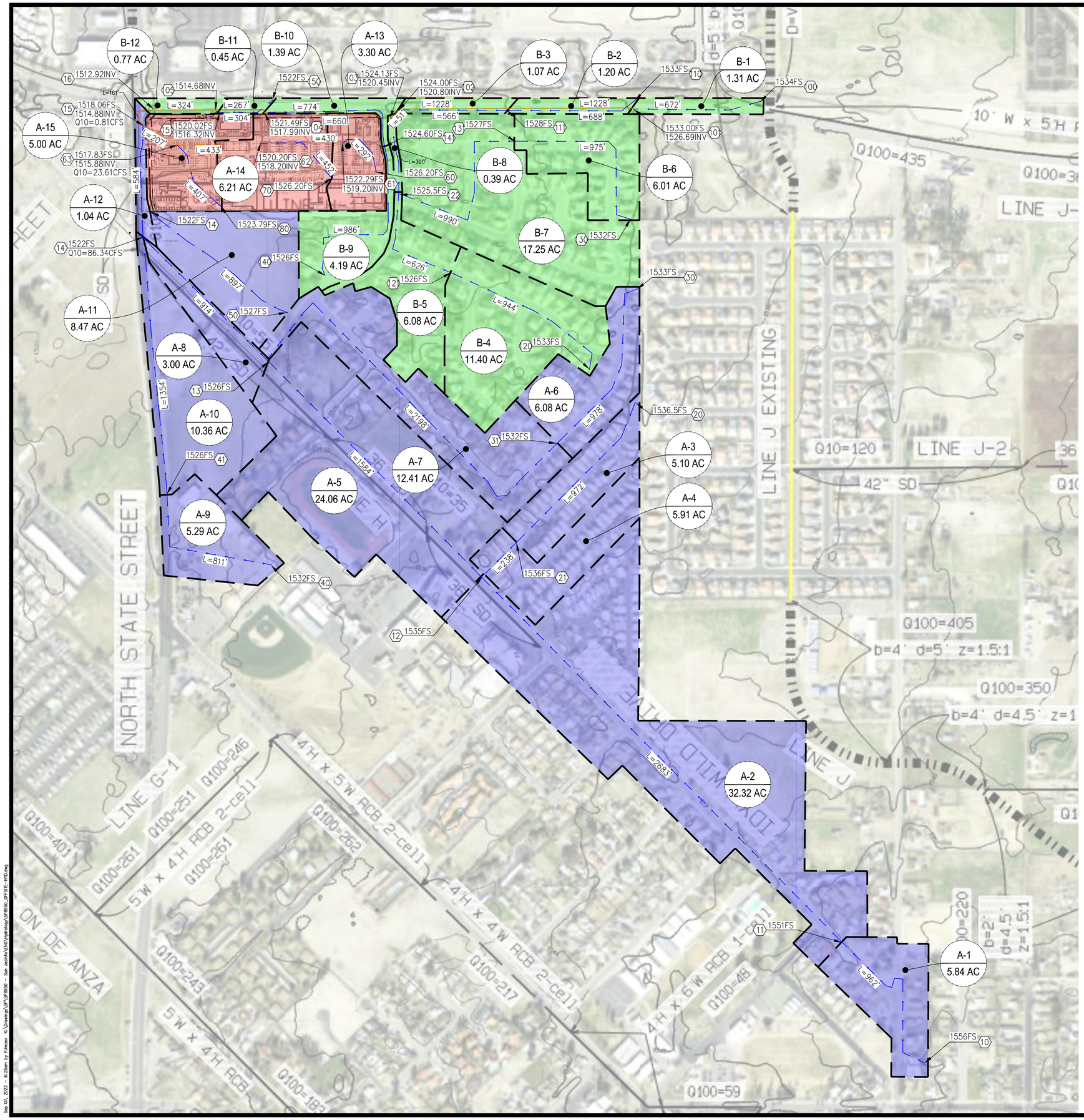
THE MAGNET
RICH DEVELOPMENT
600 N TUSTIN, SUITE 150
SAN JACINTO, CA

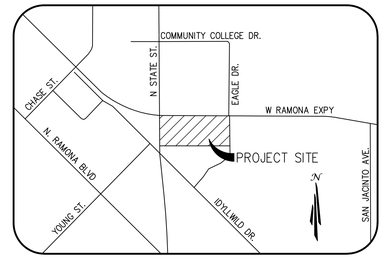
1 OF 1

9/13/2023 OFFSITE STORM DRAIN EXHIBIT

Sep 13, 2023 - 3:49pm by PJmaev K:\Drawings\SP\SP8950 - San Jacinto\ENG\Hydrology\SP8950_SD EXHIBIT.dwg

Appendix G – Offsite Hydrology Map and Rational Method





VICINITY MAP
N.T.S.

LEGEND:

- DRAINAGE SUB-BOUNDARY
- SURFACE FLOW PATH
- PIPE FLOW
- 10.00FS / 5.00INV (10) — SURFACE ELEVATION, HYDROLOGIC NODE NUMBER, INVERT ELEVATION
- EXISTING SURFACE CONTOUR
- L=1000' — FLOW LENGTH
- ONSITE HYDROLOGY AREA
- AREA TRIBUTARY TO STATE STREEET
- AREA TRIBUTARY TO RAMONA EXPRESSWAY

Subarea	Area (acres)	Soil Type	Land Use
A-1	5.36	A	7,200 - 10,0000 SF. Lots
A-1	0.48	A	Open Space
A-2	2.83	D	Commercial
A-2	3.02	D	Open Space
A-2	2.19	A	Open Space
A-2	16.39	D	7,200 - 10,0000 SF. Lots
A-2	7.89	A	7,200 - 10,0000 SF. Lots
A-3	5.10	D	7,200 - 10,0000 SF. Lots
A-4	5.91	D	7,200 - 10,0000 SF. Lots
A-5	3.49	D	Commercial
A-5	2.75	D	Open Space
A-5	5.33	D	Turf
A-5	2.23	D	Apartments
A-5	10.26	D	7,200 - 10,0000 SF. Lots
A-6	6.08	D	7,200 - 10,0000 SF. Lots
A-7	12.41	D	7,200 - 10,0000 SF. Lots
A-8	1.05	D	Commercial
A-8	1.81	D	Open Space
A-8	0.14	D	7,200 - 10,0000 SF. Lots
A-9	5.29	D	Commercial
A-10	1.37	D	Commercial
A-10	8.99	D	Open Space
A-11	8.47	D	Open Space
A-12	1.04	D	Commercial
A-13	3.30	D	Commercial
A-14	6.21	D	Commercial
A-15	5.00	D	Commercial
B-1	1.31	D	Commercial
B-2	1.20	D	Commercial
B-3	1.07	D	Commercial
B-4	11.40	D	7,200 - 10,0000 SF. Lots
B-5	6.08	D	7,200 - 10,0000 SF. Lots
B-6	6.01	D	7,200 - 10,0000 SF. Lots
B-7	17.25	D	7,200 - 10,0000 SF. Lots
B-8	0.39	D	Commercial
B-9	4.19	D	7,200 - 10,0000 SF. Lots
B-10	1.39	D	Commercial
B-11	0.45	D	Commercial
B-12	0.77	D	Commercial

0 200' 400'
SCALE: 1" = 200'

NO.	DESCRIPTION	DATE	BY
	REVISIONS		

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PROPOSED HYDROLOGY MAP

THE MAGNET
RICH DEVELOPMENT
600 N TUSTIN, SUITE 150
SAN JACINTO, CA

DRAWN: TLP
DATE: 1/04/2022
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. SP8950

1 OF 1

12/14/2021 Internal Review

Sep 07, 2021 - 6:25pm by P.Pineo K:\Drawings\SP\SP8950 - San Jacinto\DWG\Hydrology\SP8950_OFFSITE_HYD.dwg

```
******************************************************************************
            RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
          RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                      (RCFC&WCD)  1978 HYDROLOGY MANUAL
           (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                      (Rational Tabling Version 23.0)
                  Release Date: 07/01/2016  License ID 1334

                           Analysis prepared by:
```

```
 ************************* DESCRIPTION OF STUDY *************************
* SP8950 SAN JACINTO                                                    *
* OFFSITE RUN-ON RATIONAL METHOD                                        *
* 10-YEAR STORM EVENT  PJ                                               *
 ************************************************************************

  FILE NAME: SJ10RO.DAT
  TIME/DATE OF STUDY: 13:54 09/06/2023
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =   10.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  10-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  1.730
  10-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  0.874
  100-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  3.490
  100-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  1.760
  SLOPE OF 10-YEAR INTENSITY-DURATION CURVE =  0.3810757
  SLOPE OF 100-YEAR INTENSITY-DURATION CURVE =  0.3820757
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =   10.00   1-HOUR INTENSITY(INCH/HOUR) =   0.883
  SLOPE OF INTENSITY DURATION CURVE = 0.3811
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
```

```
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

****************************************************************************
  FLOW PROCESS FROM NODE     10.00 TO NODE     11.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   962.00
  UPSTREAM ELEVATION(FEET) =   1556.00
  DOWNSTREAM ELEVATION(FEET) =   1551.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.393*[(  962.00**3)/(     5.00)]**.2 =   17.541
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.410
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .5996
  SOIL CLASSIFICATION IS "A"
  SUBAREA RUNOFF(CFS) =      4.53
  TOTAL AREA(ACRES) =      5.36   TOTAL RUNOFF(CFS) =      4.53

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     11.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.410
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .2991
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    0.48   SUBAREA RUNOFF(CFS) =    0.20
  TOTAL AREA(ACRES) =        5.8   TOTAL RUNOFF(CFS) =       4.74
  TC(MIN.) =   17.54

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     12.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1551.00  DOWNSTREAM ELEVATION(FEET) = 1535.00
  STREET LENGTH(FEET) =  2683.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018
```

```
  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       5.99
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.39
    HALFSTREET FLOOD WIDTH(FEET) =   12.46
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.90
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.73
  STREET FLOW TRAVEL TIME(MIN.) =  23.59   Tc(MIN.) =   41.13
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.019
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8727
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    2.83      SUBAREA RUNOFF(CFS) =    2.52
  TOTAL AREA(ACRES) =        8.7        PEAK FLOW RATE(CFS) =       7.25

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.40   HALFSTREET FLOOD WIDTH(FEET) =  13.55
  FLOW VELOCITY(FEET/SEC.) =  1.98   DEPTH*VELOCITY(FT*FT/SEC.) =   0.80
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    3645.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.019
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6267
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    3.02   SUBAREA RUNOFF(CFS) =    1.93
  TOTAL AREA(ACRES) =       11.7   TOTAL RUNOFF(CFS) =       9.18
  TC(MIN.) =   41.13

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.019
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .2381
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    2.19   SUBAREA RUNOFF(CFS) =    0.53
  TOTAL AREA(ACRES) =       13.9   TOTAL RUNOFF(CFS) =       9.71
  TC(MIN.) =   41.13

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
```

```
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.019
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7634
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   16.39   SUBAREA RUNOFF(CFS) =   12.75
  TOTAL AREA(ACRES) =       30.3   TOTAL RUNOFF(CFS) =      22.47
  TC(MIN.) =   41.13

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.019
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .5691
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    7.89   SUBAREA RUNOFF(CFS) =    4.58
  TOTAL AREA(ACRES) =       38.2   TOTAL RUNOFF(CFS) =      27.04
  TC(MIN.) =   41.13

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   41.13
  RAINFALL INTENSITY(INCH/HR) =   1.02
  TOTAL STREAM AREA(ACRES) =    38.16
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     27.04

****************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     21.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   972.00
  UPSTREAM ELEVATION(FEET) =   1536.50
  DOWNSTREAM ELEVATION(FEET) =   1536.00
  ELEVATION DIFFERENCE(FEET) =      0.50
  TC = 0.393*[(  972.00**3)/(     0.50)]**.2 =   27.974
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.181
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7769
  SOIL CLASSIFICATION IS "D"
```

```
  SUBAREA RUNOFF(CFS) =      4.68
  TOTAL AREA(ACRES) =      5.10   TOTAL RUNOFF(CFS) =      4.68

****************************************************************************
  FLOW PROCESS FROM NODE     21.00 TO NODE     12.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1536.00  DOWNSTREAM ELEVATION(FEET) = 1535.00
  STREET LENGTH(FEET) =   238.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       7.30
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.42
    HALFSTREET FLOOD WIDTH(FEET) =   14.65
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.73
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.73
  STREET FLOW TRAVEL TIME(MIN.) =   2.29   Tc(MIN.) =   30.27
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.146
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7742
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    5.91      SUBAREA RUNOFF(CFS) =    5.24
  TOTAL AREA(ACRES) =       11.0        PEAK FLOW RATE(CFS) =       9.92

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.46   HALFSTREET FLOOD WIDTH(FEET) =  16.68
  FLOW VELOCITY(FEET/SEC.) =  1.85   DEPTH*VELOCITY(FT*FT/SEC.) =   0.85
  LONGEST FLOWPATH FROM NODE     20.00 TO NODE     12.00 =    1210.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   30.27
  RAINFALL INTENSITY(INCH/HR) =   1.15
```

```
 TOTAL STREAM AREA(ACRES) =    11.01
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      9.92

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1       27.04    41.13        1.019         38.16
     2        9.92    30.27        1.146         11.01

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1       29.82    30.27       1.146
     2       35.87    41.13       1.019

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      35.87   Tc(MIN.) =   41.13
 TOTAL AREA(ACRES) =       49.2
 LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    3645.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     12.00 TO NODE     13.00 IS CODE =  62
----------------------------------------------------------------------------
 >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
 UPSTREAM ELEVATION(FEET) = 1535.00  DOWNSTREAM ELEVATION(FEET) = 1526.00
 STREET LENGTH(FEET) =  1584.00   CURB HEIGHT(INCHES) =  8.0
 STREET HALFWIDTH(FEET) = 30.00

 DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
 INSIDE STREET CROSSFALL(DECIMAL) =  0.018
 OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

 SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
 STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
 Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
 Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

   **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      37.31
   STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
```

```
    STREET FLOW DEPTH(FEET) =  0.64
    HALFSTREET FLOOD WIDTH(FEET) =   26.60
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.86
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.83
  STREET FLOW TRAVEL TIME(MIN.) =   9.22   Tc(MIN.) =   50.35
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.944
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8712
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    3.49      SUBAREA RUNOFF(CFS) =    2.87
  TOTAL AREA(ACRES) =       52.7        PEAK FLOW RATE(CFS) =      38.74

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.64   HALFSTREET FLOOD WIDTH(FEET) =  26.99
  FLOW VELOCITY(FEET/SEC.) =  2.89   DEPTH*VELOCITY(FT*FT/SEC.) =   1.86
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     13.00 =    5229.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.944
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6119
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    2.75   SUBAREA RUNOFF(CFS) =    1.59
  TOTAL AREA(ACRES) =       55.4   TOTAL RUNOFF(CFS) =      40.33
  TC(MIN.) =   50.35

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.944
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6119
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    5.33   SUBAREA RUNOFF(CFS) =    3.08
  TOTAL AREA(ACRES) =       60.7   TOTAL RUNOFF(CFS) =      43.41
  TC(MIN.) =   50.35

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.944
  APARTMENT DEVELOPMENT RUNOFF COEFFICIENT = .8424
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    2.23   SUBAREA RUNOFF(CFS) =    1.77
  TOTAL AREA(ACRES) =       63.0   TOTAL RUNOFF(CFS) =      45.18
```

```
  TC(MIN.) =   50.35

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.944
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7559
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   10.26   SUBAREA RUNOFF(CFS) =    7.32
  TOTAL AREA(ACRES) =       73.2   TOTAL RUNOFF(CFS) =      52.50
  TC(MIN.) =   50.35

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   50.35
  RAINFALL INTENSITY(INCH/HR) =   0.94
  TOTAL STREAM AREA(ACRES) =    73.23
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     52.50

****************************************************************************
  FLOW PROCESS FROM NODE     30.00 TO NODE     31.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   978.00
  UPSTREAM ELEVATION(FEET) =   1533.00
  DOWNSTREAM ELEVATION(FEET) =   1532.00
  ELEVATION DIFFERENCE(FEET) =      1.00
  TC = 0.393*[(  978.00**3)/(     1.00)]**.2 =   24.443
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.243
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7815
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      5.91
  TOTAL AREA(ACRES) =      6.08   TOTAL RUNOFF(CFS) =      5.91

****************************************************************************
  FLOW PROCESS FROM NODE     31.00 TO NODE     13.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
```

```
==========================================================================
  UPSTREAM ELEVATION(FEET) = 1532.00  DOWNSTREAM ELEVATION(FEET) = 1526.00
  STREET LENGTH(FEET) =  2198.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      10.48
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.49
    HALFSTREET FLOOD WIDTH(FEET) =   18.55
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.60
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.79
  STREET FLOW TRAVEL TIME(MIN.) =  22.85   Tc(MIN.) =   47.29
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.967
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7583
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   12.41      SUBAREA RUNOFF(CFS) =    9.10
  TOTAL AREA(ACRES) =       18.5        PEAK FLOW RATE(CFS) =      15.00

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.55   HALFSTREET FLOOD WIDTH(FEET) =  21.45
  FLOW VELOCITY(FEET/SEC.) =  1.74   DEPTH*VELOCITY(FT*FT/SEC.) =   0.95
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     13.00 =    3176.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   47.29
  RAINFALL INTENSITY(INCH/HR) =   0.97
  TOTAL STREAM AREA(ACRES) =    18.49
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     15.00

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       52.50    50.35        0.944         73.23
      2       15.00    47.29        0.967         18.49
```

```
 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       64.31    47.29       0.967
      2       67.15    50.35       0.944

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      67.15   Tc(MIN.) =   50.35
  TOTAL AREA(ACRES) =       91.7
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     13.00 =    5229.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     14.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1526.00  DOWNSTREAM ELEVATION(FEET) = 1522.00
  STREET LENGTH(FEET) =   914.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      67.62
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.77
    HALFSTREET FLOOD WIDTH(FEET) =   35.34
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    3.14
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    2.43
  STREET FLOW TRAVEL TIME(MIN.) =   4.85   Tc(MIN.) =   55.20
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.911
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8705
```

```
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.19      SUBAREA RUNOFF(CFS) =    0.94
  TOTAL AREA(ACRES) =       92.9        PEAK FLOW RATE(CFS) =      68.09

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.77   HALFSTREET FLOOD WIDTH(FEET) =  35.40
  FLOW VELOCITY(FEET/SEC.) =  3.15   DEPTH*VELOCITY(FT*FT/SEC.) =   2.44
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     14.00 =    6143.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.911
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6049
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.81   SUBAREA RUNOFF(CFS) =    1.00
  TOTAL AREA(ACRES) =       94.7   TOTAL RUNOFF(CFS) =      69.09
  TC(MIN.) =   55.20

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  3
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   55.20
  RAINFALL INTENSITY(INCH/HR) =   0.91
  TOTAL STREAM AREA(ACRES) =    94.72
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     69.09

****************************************************************************
  FLOW PROCESS FROM NODE     40.00 TO NODE     41.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
          ASSUMED INITIAL SUBAREA UNIFORM
          DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   811.00
  UPSTREAM ELEVATION(FEET) =   1532.00
  DOWNSTREAM ELEVATION(FEET) =   1526.00
  ELEVATION DIFFERENCE(FEET) =      6.00
  TC = 0.303*[(  811.00**3)/(     6.00)]**.2 =   11.786
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.641
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8808
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      7.65
```

```
  TOTAL AREA(ACRES) =      5.29   TOTAL RUNOFF(CFS) =      7.65

****************************************************************************
  FLOW PROCESS FROM NODE     41.00 TO NODE     14.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1526.00  DOWNSTREAM ELEVATION(FEET) = 1522.00
  STREET LENGTH(FEET) =  1354.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       8.40
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.56
    HALFSTREET FLOOD WIDTH(FEET) =   22.07
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.85
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.03
  STREET FLOW TRAVEL TIME(MIN.) =  12.21   Tc(MIN.) =   23.99
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.252
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8764
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.37      SUBAREA RUNOFF(CFS) =    1.50
  TOTAL AREA(ACRES) =        6.7        PEAK FLOW RATE(CFS) =       9.15

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.57   HALFSTREET FLOOD WIDTH(FEET) =  22.85
  FLOW VELOCITY(FEET/SEC.) =  1.88   DEPTH*VELOCITY(FT*FT/SEC.) =   1.08
  LONGEST FLOWPATH FROM NODE     40.00 TO NODE     14.00 =    2165.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.252
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6642
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    8.99   SUBAREA RUNOFF(CFS) =    7.47
  TOTAL AREA(ACRES) =       15.6   TOTAL RUNOFF(CFS) =      16.62
  TC(MIN.) =   23.99
```

```
****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  3
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   23.99
  RAINFALL INTENSITY(INCH/HR) =   1.25
  TOTAL STREAM AREA(ACRES) =    15.65
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     16.62

****************************************************************************
  FLOW PROCESS FROM NODE     50.00 TO NODE     14.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH POOR COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   897.00
  UPSTREAM ELEVATION(FEET) =   1527.00
  DOWNSTREAM ELEVATION(FEET) =   1522.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.533*[(  897.00**3)/(     5.00)]**.2 =   22.818
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.276
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .6675
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      7.21
  TOTAL AREA(ACRES) =      8.47   TOTAL RUNOFF(CFS) =      7.21

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  3
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  3 ARE:
  TIME OF CONCENTRATION(MIN.) =   22.82
  RAINFALL INTENSITY(INCH/HR) =   1.28
  TOTAL STREAM AREA(ACRES) =     8.47
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      7.21

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       69.09    55.20        0.911         94.72
      2       16.62    23.99        1.252         15.65
```

```
     3        7.21    22.82        1.276          8.47

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  3 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       51.58    22.82       1.276
      2       53.73    23.99       1.252
      3       86.34    55.20       0.911

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      86.34   Tc(MIN.) =   55.20
  TOTAL AREA(ACRES) =      118.8
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     14.00 =    6143.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     15.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1522.00  DOWNSTREAM ELEVATION(FEET) = 1518.06
  STREET LENGTH(FEET) =   584.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      86.75
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.78
    HALFSTREET FLOOD WIDTH(FEET) =   35.70
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    3.93
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    3.07
  STREET FLOW TRAVEL TIME(MIN.) =   2.47   Tc(MIN.) =   57.67
```

```
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  0.896
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8702
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.04      SUBAREA RUNOFF(CFS) =    0.81
  TOTAL AREA(ACRES) =      119.9        PEAK FLOW RATE(CFS) =      87.15

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.78   HALFSTREET FLOOD WIDTH(FEET) =  35.76
  FLOW VELOCITY(FEET/SEC.) =  3.94   DEPTH*VELOCITY(FT*FT/SEC.) =   3.08
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     15.00 =    6727.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE     60.00 TO NODE     61.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   292.00
  UPSTREAM ELEVATION(FEET) =   1526.20
  DOWNSTREAM ELEVATION(FEET) =   1522.29
  ELEVATION DIFFERENCE(FEET) =      3.91
  TC = 0.303*[(  292.00**3)/(     3.91)]**.2 =    6.956
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.006
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8837
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      5.85
  TOTAL AREA(ACRES) =      3.30   TOTAL RUNOFF(CFS) =      5.85

****************************************************************************
  FLOW PROCESS FROM NODE     61.00 TO NODE     62.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1519.20  DOWNSTREAM(FEET) =  1518.20
  FLOW LENGTH(FEET) =   430.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  21.0 INCH PIPE IS  13.3 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.65
  ESTIMATED PIPE DIAMETER(INCH) =  21.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       5.85
  PIPE TRAVEL TIME(MIN.) =   1.96    Tc(MIN.) =    8.92
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     62.00 =     722.00 FEET.
```

```
****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     62.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.92
  RAINFALL INTENSITY(INCH/HR) =   1.83
  TOTAL STREAM AREA(ACRES) =     3.30
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      5.85

****************************************************************************
  FLOW PROCESS FROM NODE     70.00 TO NODE     62.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   452.00
  UPSTREAM ELEVATION(FEET) =   1526.20
  DOWNSTREAM ELEVATION(FEET) =   1520.20
  ELEVATION DIFFERENCE(FEET) =      6.00
  TC = 0.303*[(  452.00**3)/(     6.00)]**.2 =    8.299
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.876
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8828
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     10.28
  TOTAL AREA(ACRES) =      6.21   TOTAL RUNOFF(CFS) =     10.28

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     62.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.30
  RAINFALL INTENSITY(INCH/HR) =   1.88
  TOTAL STREAM AREA(ACRES) =     6.21
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     10.28

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1        5.85     8.92        1.825          3.30
      2       10.28     8.30        1.876          6.21
```

```
 ****************************************WARNING****************************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ***************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       15.73     8.30       1.876
      2       15.86     8.92       1.825

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      15.73   Tc(MIN.) =    8.30
  TOTAL AREA(ACRES) =        9.5
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     62.00 =     722.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     63.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1518.20  DOWNSTREAM(FEET) =  1515.88
  FLOW LENGTH(FEET) =   433.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  24.0 INCH PIPE IS  17.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   6.30
  ESTIMATED PIPE DIAMETER(INCH) =  24.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      15.73
  PIPE TRAVEL TIME(MIN.) =   1.15    Tc(MIN.) =    9.45
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     63.00 =    1155.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    9.45
  RAINFALL INTENSITY(INCH/HR) =   1.79
  TOTAL STREAM AREA(ACRES) =     9.51
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     15.73

****************************************************************************
  FLOW PROCESS FROM NODE     80.00 TO NODE     63.00 IS CODE =  21
```

```
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   407.00
  UPSTREAM ELEVATION(FEET) =   1523.79
  DOWNSTREAM ELEVATION(FEET) =   1517.83
  ELEVATION DIFFERENCE(FEET) =      5.96
  TC = 0.303*[(  407.00**3)/(     5.96)]**.2 =    7.804
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.920
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8831
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      8.48
  TOTAL AREA(ACRES) =      5.00   TOTAL RUNOFF(CFS) =      8.48

****************************************************************************
  FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    7.80
  RAINFALL INTENSITY(INCH/HR) =   1.92
  TOTAL STREAM AREA(ACRES) =     5.00
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      8.48

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       15.73     9.45        1.786          9.51
      2        8.48     7.80        1.920          5.00

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       21.47     7.80       1.920
      2       23.61     9.45       1.786
```

```
 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      23.61   Tc(MIN.) =    9.45
 TOTAL AREA(ACRES) =       14.5
 LONGEST FLOWPATH FROM NODE     60.00 TO NODE     63.00 =    1155.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     63.00 TO NODE     15.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
 ELEVATION DATA: UPSTREAM(FEET) =  1515.88  DOWNSTREAM(FEET) =  1514.88
 FLOW LENGTH(FEET) =   207.00   MANNING'S N =  0.012
 DEPTH OF FLOW IN  30.0 INCH PIPE IS  20.0 INCHES
 PIPE-FLOW VELOCITY(FEET/SEC.) =   6.78
 ESTIMATED PIPE DIAMETER(INCH) =  30.00    NUMBER OF PIPES =   1
 PIPE-FLOW(CFS) =      23.61
 PIPE TRAVEL TIME(MIN.) =   0.51    Tc(MIN.) =    9.95
 LONGEST FLOWPATH FROM NODE     60.00 TO NODE     15.00 =    1362.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  11
----------------------------------------------------------------------------
 >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

 ** MAIN STREAM CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1       23.61     9.95       1.750       14.51
 LONGEST FLOWPATH FROM NODE     60.00 TO NODE     15.00 =    1362.00 FEET.

 ** MEMORY BANK #  1 CONFLUENCE DATA **
 STREAM     RUNOFF      Tc      INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1       87.15    57.67       0.896      119.88
 LONGEST FLOWPATH FROM NODE     10.00 TO NODE     15.00 =    6727.00 FEET.

 ****************************WARNING*****************************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc      INTENSITY
 NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
     1      38.66       9.95        1.750
     2      99.24      57.67        0.896
```

```
  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      99.24   Tc(MIN.) =   57.67
  TOTAL AREA(ACRES) =      134.4

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  12
----------------------------------------------------------------------------
  >>>>>CLEAR MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.88  DOWNSTREAM(FEET) =  1512.92
  FLOW LENGTH(FEET) =   161.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  42.0 INCH PIPE IS  29.7 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =  13.66
  ESTIMATED PIPE DIAMETER(INCH) =  42.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      99.24
  PIPE TRAVEL TIME(MIN.) =   0.20    Tc(MIN.) =   57.87
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     16.00 =    6888.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    100.00 TO NODE    101.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   672.00
  UPSTREAM ELEVATION(FEET) =   1534.00
  DOWNSTREAM ELEVATION(FEET) =   1533.00
  ELEVATION DIFFERENCE(FEET) =      1.00
  TC = 0.303*[(  672.00**3)/(     1.00)]**.2 =   15.066
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.495
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8794
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.72
  TOTAL AREA(ACRES) =      1.31   TOTAL RUNOFF(CFS) =      1.72
```

```
****************************************************************************
  FLOW PROCESS FROM NODE    101.00 TO NODE    102.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1526.69  DOWNSTREAM(FEET) =  1520.80
  FLOW LENGTH(FEET) =  1228.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  12.0 INCH PIPE IS   7.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   3.54
  ESTIMATED PIPE DIAMETER(INCH) =  12.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.72
  PIPE TRAVEL TIME(MIN.) =   5.78    Tc(MIN.) =   20.85
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    102.00 =    1900.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    102.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   20.85
  RAINFALL INTENSITY(INCH/HR) =   1.32
  TOTAL STREAM AREA(ACRES) =     1.31
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.72

****************************************************************************
  FLOW PROCESS FROM NODE    110.00 TO NODE    111.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   688.00
  UPSTREAM ELEVATION(FEET) =   1533.00
  DOWNSTREAM ELEVATION(FEET) =   1528.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.303*[(  688.00**3)/(     5.00)]**.2 =   11.075
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.681
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8812
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.78
  TOTAL AREA(ACRES) =      1.20   TOTAL RUNOFF(CFS) =      1.78

****************************************************************************
  FLOW PROCESS FROM NODE    111.00 TO NODE    102.00 IS CODE =  62
----------------------------------------------------------------------------
```

```
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
================================================================================
  UPSTREAM ELEVATION(FEET) = 1528.00  DOWNSTREAM ELEVATION(FEET) = 1524.00
  STREET LENGTH(FEET) =   566.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       2.47
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.36
    HALFSTREET FLOOD WIDTH(FEET) =   10.98
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.94
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.70
  STREET FLOW TRAVEL TIME(MIN.) =   4.86   Tc(MIN.) =   15.93
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.463
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8790
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.07      SUBAREA RUNOFF(CFS) =    1.38
  TOTAL AREA(ACRES) =        2.3        PEAK FLOW RATE(CFS) =       3.15

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.38   HALFSTREET FLOOD WIDTH(FEET) =  12.30
  FLOW VELOCITY(FEET/SEC.) =  2.04   DEPTH*VELOCITY(FT*FT/SEC.) =   0.78
  LONGEST FLOWPATH FROM NODE    110.00 TO NODE    102.00 =    1254.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    102.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   15.93
  RAINFALL INTENSITY(INCH/HR) =   1.46
  TOTAL STREAM AREA(ACRES) =     2.27
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.15

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
```

```
     1        1.72    20.85        1.321          1.31
     2        3.15    15.93        1.463          2.27

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        4.47    15.93       1.463
      2        4.57    20.85       1.321

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       4.47   Tc(MIN.) =   15.93
  TOTAL AREA(ACRES) =        3.6
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    102.00 =    1900.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    103.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.80  DOWNSTREAM(FEET) =  1520.45
  FLOW LENGTH(FEET) =    51.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS  10.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.11
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       4.47
  PIPE TRAVEL TIME(MIN.) =   0.17    Tc(MIN.) =   16.10
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    103.00 =    1951.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    120.00 TO NODE    121.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
          ASSUMED INITIAL SUBAREA UNIFORM
```

```
        DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   944.00
  UPSTREAM ELEVATION(FEET) =   1533.00
  DOWNSTREAM ELEVATION(FEET) =   1526.00
  ELEVATION DIFFERENCE(FEET) =      7.00
  TC = 0.393*[(  944.00**3)/(     7.00)]**.2 =   16.215
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.453
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7946
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     13.17
  TOTAL AREA(ACRES) =     11.40   TOTAL RUNOFF(CFS) =     13.17

****************************************************************************
  FLOW PROCESS FROM NODE    121.00 TO NODE    122.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1526.00  DOWNSTREAM ELEVATION(FEET) = 1525.50
  STREET LENGTH(FEET) =   626.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      16.08
    ***STREET FLOW SPLITS OVER STREET-CROWN***
    FULL DEPTH(FEET) =    0.70   FLOOD WIDTH(FEET) =   31.58
    FULL HALF-STREET VELOCITY(FEET/SEC.) =    1.16
    SPLIT DEPTH(FEET) =    0.62   SPLIT FLOOD WIDTH(FEET) =   25.82
    SPLIT FLOW(CFS) =    6.50   SPLIT VELOCITY(FEET/SEC.) =    1.06
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.70
    HALFSTREET FLOOD WIDTH(FEET) =   31.58
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.16
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.81
  STREET FLOW TRAVEL TIME(MIN.) =   8.99   Tc(MIN.) =   25.20
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.229
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7805
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    6.08      SUBAREA RUNOFF(CFS) =    5.83
  TOTAL AREA(ACRES) =       17.5        PEAK FLOW RATE(CFS) =      18.99
```

```
  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.70   HALFSTREET FLOOD WIDTH(FEET) =  31.58
  FLOW VELOCITY(FEET/SEC.) =  1.16   DEPTH*VELOCITY(FT*FT/SEC.) =   0.81
  LONGEST FLOWPATH FROM NODE    120.00 TO NODE    122.00 =    1570.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    122.00 TO NODE    122.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   25.20
  RAINFALL INTENSITY(INCH/HR) =   1.23
  TOTAL STREAM AREA(ACRES) =    17.48
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     18.99

****************************************************************************
  FLOW PROCESS FROM NODE    130.00 TO NODE    131.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   975.00
  UPSTREAM ELEVATION(FEET) =   1532.00
  DOWNSTREAM ELEVATION(FEET) =   1527.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.393*[(  975.00**3)/(     5.00)]**.2 =   17.683
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.406
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7919
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      6.69
  TOTAL AREA(ACRES) =      6.01   TOTAL RUNOFF(CFS) =      6.69

****************************************************************************
  FLOW PROCESS FROM NODE    131.00 TO NODE    122.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1527.00  DOWNSTREAM ELEVATION(FEET) = 1525.50
  STREET LENGTH(FEET) =   990.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018
```

```
  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      14.45
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.59
    HALFSTREET FLOOD WIDTH(FEET) =   23.71
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.39
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.81
  STREET FLOW TRAVEL TIME(MIN.) =  11.91   Tc(MIN.) =   29.59
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.156
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7750
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   17.25      SUBAREA RUNOFF(CFS) =   15.45
  TOTAL AREA(ACRES) =       23.3        PEAK FLOW RATE(CFS) =      22.14

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.66   HALFSTREET FLOOD WIDTH(FEET) =  28.01
  FLOW VELOCITY(FEET/SEC.) =  1.54   DEPTH*VELOCITY(FT*FT/SEC.) =   1.02
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    122.00 =    1965.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    122.00 TO NODE    122.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   29.59
  RAINFALL INTENSITY(INCH/HR) =   1.16
  TOTAL STREAM AREA(ACRES) =    23.26
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     22.14

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       18.99    25.20        1.229         17.48
      2       22.14    29.59        1.156         23.26

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.
```

```
  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       37.86    25.20       1.229
      2       40.01    29.59       1.156

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      40.01   Tc(MIN.) =   29.59
  TOTAL AREA(ACRES) =       40.7
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    122.00 =    1965.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    122.00 TO NODE    103.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1525.50  DOWNSTREAM ELEVATION(FEET) = 1524.13
  STREET LENGTH(FEET) =   390.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      40.20
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.70
    HALFSTREET FLOOD WIDTH(FEET) =   31.61
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.43
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.70
  STREET FLOW TRAVEL TIME(MIN.) =   2.68   Tc(MIN.) =   32.26
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.118
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8744
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.39      SUBAREA RUNOFF(CFS) =    0.38
  TOTAL AREA(ACRES) =       41.1        PEAK FLOW RATE(CFS) =      40.39

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.70   HALFSTREET FLOOD WIDTH(FEET) =  31.61
  FLOW VELOCITY(FEET/SEC.) =  2.44   DEPTH*VELOCITY(FT*FT/SEC.) =   1.71
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    103.00 =    2355.00 FEET.
```

```
****************************************************************************
  FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  11
----------------------------------------------------------------------------
  >>>>>CONFLUENCE MEMORY BANK # 2 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

  ** MAIN STREAM CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
      1       40.39    32.26       1.118       41.13
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    103.00 =    2355.00 FEET.

  ** MEMORY BANK #  2 CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
      1        4.47    16.10       1.457        3.58
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    103.00 =    1951.00 FEET.

 ****************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ********************************************************************

  ** PEAK FLOW RATE TABLE **
  STREAM    RUNOFF       Tc      INTENSITY
  NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
      1      24.62      16.10        1.457
      2      43.82      32.26        1.118

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      43.82   Tc(MIN.) =   32.26
  TOTAL AREA(ACRES) =       44.7

****************************************************************************
  FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  12
----------------------------------------------------------------------------
  >>>>>CLEAR MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    103.00 TO NODE    104.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.45  DOWNSTREAM(FEET) =  1517.99
  FLOW LENGTH(FEET) =   660.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  39.0 INCH PIPE IS  27.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   7.16
```

```
  ESTIMATED PIPE DIAMETER(INCH) =  39.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      43.82
  PIPE TRAVEL TIME(MIN.) =   1.54    Tc(MIN.) =   33.80
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    104.00 =    3015.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   33.80
  RAINFALL INTENSITY(INCH/HR) =   1.10
  TOTAL STREAM AREA(ACRES) =    44.71
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     43.82

****************************************************************************
  FLOW PROCESS FROM NODE    140.00 TO NODE    141.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   986.00
  UPSTREAM ELEVATION(FEET) =   1526.00
  DOWNSTREAM ELEVATION(FEET) =   1524.60
  ELEVATION DIFFERENCE(FEET) =      1.40
  TC = 0.393*[(  986.00**3)/(     1.40)]**.2 =   22.964
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.273
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .7835
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      4.18
  TOTAL AREA(ACRES) =      4.19   TOTAL RUNOFF(CFS) =      4.18

****************************************************************************
  FLOW PROCESS FROM NODE    141.00 TO NODE    104.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1524.60  DOWNSTREAM ELEVATION(FEET) = 1521.49
  STREET LENGTH(FEET) =   774.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018
```

```
 SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
 STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
 Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
 Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

   **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       4.88
   STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
   STREET FLOW DEPTH(FEET) =  0.46
   HALFSTREET FLOOD WIDTH(FEET) =   16.68
   AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.82
   PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.84
 STREET FLOW TRAVEL TIME(MIN.) =   7.08   Tc(MIN.) =   30.05
   10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.149
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8749
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    1.39      SUBAREA RUNOFF(CFS) =    1.40
 TOTAL AREA(ACRES) =        5.6        PEAK FLOW RATE(CFS) =       5.58

 END OF SUBAREA STREET FLOW HYDRAULICS:
 DEPTH(FEET) = 0.48   HALFSTREET FLOOD WIDTH(FEET) =  17.62
 FLOW VELOCITY(FEET/SEC.) =  1.88   DEPTH*VELOCITY(FT*FT/SEC.) =   0.90
 LONGEST FLOWPATH FROM NODE    140.00 TO NODE    104.00 =    1760.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =   30.05
 RAINFALL INTENSITY(INCH/HR) =   1.15
 TOTAL STREAM AREA(ACRES) =     5.58
 PEAK FLOW RATE(CFS) AT CONFLUENCE =      5.58

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1       43.82    33.80        1.099         44.71
     2        5.58    30.05        1.149          5.58

***********************************WARNING**********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.
```

```
  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       44.53    30.05       1.149
      2       49.15    33.80       1.099

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      49.15   Tc(MIN.) =   33.80
  TOTAL AREA(ACRES) =       50.3
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    104.00 =    3015.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    104.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1517.99  DOWNSTREAM(FEET) =  1514.68
  FLOW LENGTH(FEET) =   267.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  33.0 INCH PIPE IS  22.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =  11.60
  ESTIMATED PIPE DIAMETER(INCH) =  33.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      49.15
  PIPE TRAVEL TIME(MIN.) =   0.38    Tc(MIN.) =   34.18
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =    3282.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   34.18
  RAINFALL INTENSITY(INCH/HR) =   1.09
  TOTAL STREAM AREA(ACRES) =    50.29
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     49.15

****************************************************************************
  FLOW PROCESS FROM NODE    150.00 TO NODE    151.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
          ASSUMED INITIAL SUBAREA UNIFORM
          DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   304.00
  UPSTREAM ELEVATION(FEET) =   1522.00
  DOWNSTREAM ELEVATION(FEET) =   1520.02
```

```
  ELEVATION DIFFERENCE(FEET) =      1.98
  TC = 0.303*[(  304.00**3)/(     1.98)]**.2 =    8.165
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.888
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8828
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      0.75
  TOTAL AREA(ACRES) =      0.45   TOTAL RUNOFF(CFS) =      0.75

****************************************************************************
  FLOW PROCESS FROM NODE    151.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.32  DOWNSTREAM(FEET) =  1514.68
  FLOW LENGTH(FEET) =    24.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   6.0 INCH PIPE IS   2.9 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   7.82
  ESTIMATED PIPE DIAMETER(INCH) =   6.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       0.75
  PIPE TRAVEL TIME(MIN.) =   0.05    Tc(MIN.) =    8.22
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    105.00 =     328.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.22
  RAINFALL INTENSITY(INCH/HR) =   1.88
  TOTAL STREAM AREA(ACRES) =     0.45
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      0.75

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       49.15    34.18        1.094         50.29
      2        0.75     8.22        1.883          0.45

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.
```

```
  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       12.56     8.22       1.883
      2       49.59    34.18       1.094

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      49.59   Tc(MIN.) =   34.18
  TOTAL AREA(ACRES) =       50.7
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =    3282.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.68  DOWNSTREAM(FEET) =  1512.92
  FLOW LENGTH(FEET) =   324.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  36.0 INCH PIPE IS  28.2 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   8.35
  ESTIMATED PIPE DIAMETER(INCH) =  36.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      49.59
  PIPE TRAVEL TIME(MIN.) =   0.65    Tc(MIN.) =   34.83
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     16.00 =    3606.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
    10 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.086
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8739
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.77   SUBAREA RUNOFF(CFS) =    0.73
  TOTAL AREA(ACRES) =       51.5   TOTAL RUNOFF(CFS) =      50.32
  TC(MIN.) =   34.83

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =  11
----------------------------------------------------------------------------
  >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

  ** MAIN STREAM CONFLUENCE DATA **
  STREAM     RUNOFF      Tc      INTENSITY     AREA
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
      1       50.32    34.83       1.086       51.51
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     16.00 =    3606.00 FEET.
```

```
 ** MEMORY BANK #  1 CONFLUENCE DATA **
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
     1       99.24     57.87       0.895      134.39
 LONGEST FLOWPATH FROM NODE     10.00 TO NODE     16.00 =    6888.00 FEET.

 ****************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ********************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc       INTENSITY
 NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
     1     110.05      34.83        1.086
     2     140.71      57.87        0.895

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =     140.71   Tc(MIN.) =   57.87
 TOTAL AREA(ACRES) =      185.9
================================================================================
 END OF STUDY SUMMARY:
 TOTAL AREA(ACRES)     =      185.9  TC(MIN.) =     57.87
 PEAK FLOW RATE(CFS)   =     140.71
================================================================================
================================================================================
 END OF RATIONAL METHOD ANALYSIS
```



```
******************************************************************************
          RATIONAL METHOD HYDROLOGY COMPUTER PROGRAM BASED ON
        RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT
                    (RCFC&WCD)  1978 HYDROLOGY MANUAL
         (c) Copyright 1982-2016 Advanced Engineering Software (aes)
                    (Rational Tabling Version 23.0)
                Release Date: 07/01/2016  License ID 1334

                          Analysis prepared by:
```

```
 ************************* DESCRIPTION OF STUDY *************************
* SP8950 SAN JACINTO                                                    *
* OFFSITE RUN-ON RATIONAL METHOD                                        *
* 100-YEAR STORM EVENT  PJ                                              *
 ************************************************************************

  FILE NAME: SJ100RO.DAT
  TIME/DATE OF STUDY: 06:30 09/07/2023
------------------------------------------------------------------------
  USER SPECIFIED HYDROLOGY AND HYDRAULIC MODEL INFORMATION:
------------------------------------------------------------------------
  USER SPECIFIED STORM EVENT(YEAR) =  100.00
  SPECIFIED MINIMUM PIPE SIZE(INCH) =   6.00
  SPECIFIED PERCENT OF GRADIENTS(DECIMAL) TO USE FOR FRICTION SLOPE = 0.95
  10-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  1.730
  10-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  0.874
  100-YEAR STORM 10-MINUTE INTENSITY(INCH/HOUR) =  3.490
  100-YEAR STORM 60-MINUTE INTENSITY(INCH/HOUR) =  1.760
  SLOPE OF 10-YEAR INTENSITY-DURATION CURVE =  0.3810757
  SLOPE OF 100-YEAR INTENSITY-DURATION CURVE =  0.3820757
  COMPUTED RAINFALL INTENSITY DATA:
  STORM EVENT =  100.00   1-HOUR INTENSITY(INCH/HOUR) =   1.760
  SLOPE OF INTENSITY DURATION CURVE = 0.3821
  RCFC&WCD HYDROLOGY MANUAL "C"-VALUES USED FOR RATIONAL METHOD
  NOTE: COMPUTE CONFLUENCE VALUES ACCORDING TO RCFC&WCD HYDROLOGY MANUAL
        AND IGNORE OTHER CONFLUENCE COMBINATIONS FOR DOWNSTREAM ANALYSES
  *USER-DEFINED STREET-SECTIONS FOR COUPLED PIPEFLOW AND STREETFLOW MODEL*
     HALF-  CROWN TO   STREET-CROSSFALL:   CURB  GUTTER-GEOMETRIES:  MANNING
     WIDTH  CROSSFALL  IN-  / OUT-/PARK-  HEIGHT  WIDTH  LIP   HIKE  FACTOR
NO.   (FT)     (FT)    SIDE / SIDE/ WAY    (FT)    (FT)  (FT)  (FT)    (n)
===  =====  =========  =================  ======  ===== ====== ===== =======
  1   30.0     20.0    0.018/0.018/0.020   0.67    2.00 0.0313 0.167 0.0150

  GLOBAL STREET FLOW-DEPTH CONSTRAINTS:
```

```
    1. Relative Flow-Depth =  0.00 FEET
       as (Maximum Allowable Street Flow Depth) - (Top-of-Curb)
    2. (Depth)*(Velocity) Constraint =  6.0 (FT*FT/S)
  *SIZE PIPE WITH A FLOW CAPACITY GREATER THAN
   OR EQUAL TO THE UPSTREAM TRIBUTARY PIPE.*

****************************************************************************
  FLOW PROCESS FROM NODE     10.00 TO NODE     11.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   962.00
  UPSTREAM ELEVATION(FEET) =   1556.00
  DOWNSTREAM ELEVATION(FEET) =   1551.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.393*[(  962.00**3)/(     5.00)]**.2 =   17.541
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.816
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .6743
  SOIL CLASSIFICATION IS "A"
  SUBAREA RUNOFF(CFS) =     10.18
  TOTAL AREA(ACRES) =      5.36   TOTAL RUNOFF(CFS) =     10.18

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     11.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.816
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .4486
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    0.48   SUBAREA RUNOFF(CFS) =    0.61
  TOTAL AREA(ACRES) =        5.8   TOTAL RUNOFF(CFS) =      10.78
  TC(MIN.) =   17.54

****************************************************************************
  FLOW PROCESS FROM NODE     11.00 TO NODE     12.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1551.00  DOWNSTREAM ELEVATION(FEET) = 1535.00
  STREET LENGTH(FEET) =  2683.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018
```

```
  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      13.43
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.48
    HALFSTREET FLOOD WIDTH(FEET) =   17.54
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.28
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.09
  STREET FLOW TRAVEL TIME(MIN.) =  19.59   Tc(MIN.) =   37.13
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.114
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8844
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    2.83      SUBAREA RUNOFF(CFS) =    5.29
  TOTAL AREA(ACRES) =        8.7        PEAK FLOW RATE(CFS) =      16.07

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.50   HALFSTREET FLOOD WIDTH(FEET) =  18.87
  FLOW VELOCITY(FEET/SEC.) =  2.38   DEPTH*VELOCITY(FT*FT/SEC.) =   1.19
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    3645.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.114
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7437
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    3.02   SUBAREA RUNOFF(CFS) =    4.75
  TOTAL AREA(ACRES) =       11.7   TOTAL RUNOFF(CFS) =      20.82
  TC(MIN.) =   37.13

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.114
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .3846
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    2.19   SUBAREA RUNOFF(CFS) =    1.78
  TOTAL AREA(ACRES) =       13.9   TOTAL RUNOFF(CFS) =      22.60
  TC(MIN.) =   37.13

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
```

```
------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
========================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.114
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8218
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   16.39   SUBAREA RUNOFF(CFS) =   28.48
  TOTAL AREA(ACRES) =       30.3   TOTAL RUNOFF(CFS) =      51.08
  TC(MIN.) =   37.13

************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =  81
------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
========================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.114
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .6423
  SOIL CLASSIFICATION IS "A"
  SUBAREA AREA(ACRES) =    7.89   SUBAREA RUNOFF(CFS) =   10.71
  TOTAL AREA(ACRES) =       38.2   TOTAL RUNOFF(CFS) =      61.80
  TC(MIN.) =   37.13

************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
========================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   37.13
  RAINFALL INTENSITY(INCH/HR) =   2.11
  TOTAL STREAM AREA(ACRES) =    38.16
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     61.80

************************************************************************
  FLOW PROCESS FROM NODE     20.00 TO NODE     21.00 IS CODE =  21
------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
========================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   972.00
  UPSTREAM ELEVATION(FEET) =   1536.50
  DOWNSTREAM ELEVATION(FEET) =   1536.00
  ELEVATION DIFFERENCE(FEET) =      0.50
  TC = 0.393*[(  972.00**3)/(     0.50)]**.2 =   27.974
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.356
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8286
  SOIL CLASSIFICATION IS "D"
```

```
  SUBAREA RUNOFF(CFS) =      9.95
  TOTAL AREA(ACRES) =      5.10   TOTAL RUNOFF(CFS) =      9.95

****************************************************************************
  FLOW PROCESS FROM NODE     21.00 TO NODE     12.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1536.00  DOWNSTREAM ELEVATION(FEET) = 1535.00
  STREET LENGTH(FEET) =   238.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      15.57
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.52
    HALFSTREET FLOOD WIDTH(FEET) =   19.96
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.07
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.08
  STREET FLOW TRAVEL TIME(MIN.) =   1.91   Tc(MIN.) =   29.89
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.297
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8270
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    5.91      SUBAREA RUNOFF(CFS) =   11.23
  TOTAL AREA(ACRES) =       11.0        PEAK FLOW RATE(CFS) =      21.18

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.57   HALFSTREET FLOOD WIDTH(FEET) =  22.62
  FLOW VELOCITY(FEET/SEC.) =  2.22   DEPTH*VELOCITY(FT*FT/SEC.) =   1.26
  LONGEST FLOWPATH FROM NODE     20.00 TO NODE     12.00 =    1210.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     12.00 TO NODE     12.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   29.89
  RAINFALL INTENSITY(INCH/HR) =   2.30
```

```
 TOTAL STREAM AREA(ACRES) =    11.01
 PEAK FLOW RATE(CFS) AT CONFLUENCE =     21.18

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1       61.80    37.13        2.114         38.16
     2       21.18    29.89        2.297         11.01

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1       70.92    29.89       2.297
     2       81.29    37.13       2.114

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      81.29   Tc(MIN.) =   37.13
 TOTAL AREA(ACRES) =       49.2
 LONGEST FLOWPATH FROM NODE     10.00 TO NODE     12.00 =    3645.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE     12.00 TO NODE     13.00 IS CODE =  62
----------------------------------------------------------------------------
 >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
 UPSTREAM ELEVATION(FEET) = 1535.00  DOWNSTREAM ELEVATION(FEET) = 1526.00
 STREET LENGTH(FEET) =  1584.00   CURB HEIGHT(INCHES) =  8.0
 STREET HALFWIDTH(FEET) = 30.00

 DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
 INSIDE STREET CROSSFALL(DECIMAL) =  0.018
 OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

 SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
 STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
 Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
 Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

   **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      84.34
   ***STREET FLOWING FULL***
```

```
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.79
    HALFSTREET FLOOD WIDTH(FEET) =   36.31
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    3.68
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    2.92
  STREET FLOW TRAVEL TIME(MIN.) =   7.18   Tc(MIN.) =   44.31
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.976
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8835
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    3.49      SUBAREA RUNOFF(CFS) =    6.09
  TOTAL AREA(ACRES) =       52.7        PEAK FLOW RATE(CFS) =      87.39

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.80   HALFSTREET FLOOD WIDTH(FEET) =  36.68
  FLOW VELOCITY(FEET/SEC.) =  3.72   DEPTH*VELOCITY(FT*FT/SEC.) =   2.98
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     13.00 =    5229.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.976
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7348
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    2.75   SUBAREA RUNOFF(CFS) =    3.99
  TOTAL AREA(ACRES) =       55.4   TOTAL RUNOFF(CFS) =      91.38
  TC(MIN.) =   44.31

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.976
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7348
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    5.33   SUBAREA RUNOFF(CFS) =    7.74
  TOTAL AREA(ACRES) =       60.7   TOTAL RUNOFF(CFS) =      99.12
  TC(MIN.) =   44.31

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.976
  APARTMENT DEVELOPMENT RUNOFF COEFFICIENT = .8670
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    2.23   SUBAREA RUNOFF(CFS) =    3.82
```

```
  TOTAL AREA(ACRES) =       63.0   TOTAL RUNOFF(CFS) =     102.94
  TC(MIN.) =   44.31

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.976
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8174
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   10.26   SUBAREA RUNOFF(CFS) =   16.57
  TOTAL AREA(ACRES) =       73.2   TOTAL RUNOFF(CFS) =     119.51
  TC(MIN.) =   44.31

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   44.31
  RAINFALL INTENSITY(INCH/HR) =   1.98
  TOTAL STREAM AREA(ACRES) =    73.23
  PEAK FLOW RATE(CFS) AT CONFLUENCE =    119.51

****************************************************************************
  FLOW PROCESS FROM NODE     30.00 TO NODE     31.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   978.00
  UPSTREAM ELEVATION(FEET) =   1533.00
  DOWNSTREAM ELEVATION(FEET) =   1532.00
  ELEVATION DIFFERENCE(FEET) =      1.00
  TC = 0.393*[(  978.00**3)/(     1.00)]**.2 =   24.443
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.480
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8316
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     12.54
  TOTAL AREA(ACRES) =      6.08   TOTAL RUNOFF(CFS) =     12.54

****************************************************************************
  FLOW PROCESS FROM NODE     31.00 TO NODE     13.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
```

```
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
================================================================================
  UPSTREAM ELEVATION(FEET) = 1532.00  DOWNSTREAM ELEVATION(FEET) = 1526.00
  STREET LENGTH(FEET) =  2198.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      22.69
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.61
    HALFSTREET FLOOD WIDTH(FEET) =   25.27
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.92
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.18
  STREET FLOW TRAVEL TIME(MIN.) =  19.04   Tc(MIN.) =   43.48
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.990
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8179
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   12.41      SUBAREA RUNOFF(CFS) =   20.20
  TOTAL AREA(ACRES) =       18.5        PEAK FLOW RATE(CFS) =      32.74

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.68   HALFSTREET FLOOD WIDTH(FEET) =  29.88
  FLOW VELOCITY(FEET/SEC.) =  2.11   DEPTH*VELOCITY(FT*FT/SEC.) =   1.44
  LONGEST FLOWPATH FROM NODE     30.00 TO NODE     13.00 =    3176.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     13.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
================================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   43.48
  RAINFALL INTENSITY(INCH/HR) =   1.99
  TOTAL STREAM AREA(ACRES) =    18.49
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     32.74

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1      119.51    44.31        1.976         73.23
```

```
     2       32.74    43.48        1.990         18.49

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1      150.03    43.48       1.990
      2      152.02    44.31       1.976

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =     152.02   Tc(MIN.) =   44.31
  TOTAL AREA(ACRES) =       91.7
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     13.00 =    5229.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     13.00 TO NODE     14.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1526.00  DOWNSTREAM ELEVATION(FEET) = 1522.00
  STREET LENGTH(FEET) =   914.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =     153.03
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.98
    HALFSTREET FLOOD WIDTH(FEET) =   45.71
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    3.99
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    3.91
  STREET FLOW TRAVEL TIME(MIN.) =   3.82   Tc(MIN.) =   48.13
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.915
```

```
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8830
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.19      SUBAREA RUNOFF(CFS) =    2.01
  TOTAL AREA(ACRES) =       92.9        PEAK FLOW RATE(CFS) =     154.03

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.98   HALFSTREET FLOOD WIDTH(FEET) =  45.83
  FLOW VELOCITY(FEET/SEC.) =  3.99   DEPTH*VELOCITY(FT*FT/SEC.) =   3.93
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     14.00 =    6143.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.915
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7304
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.81   SUBAREA RUNOFF(CFS) =    2.53
  TOTAL AREA(ACRES) =       94.7   TOTAL RUNOFF(CFS) =     156.56
  TC(MIN.) =   48.13

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  3
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   48.13
  RAINFALL INTENSITY(INCH/HR) =   1.91
  TOTAL STREAM AREA(ACRES) =    94.72
  PEAK FLOW RATE(CFS) AT CONFLUENCE =    156.56

****************************************************************************
  FLOW PROCESS FROM NODE     40.00 TO NODE     41.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   811.00
  UPSTREAM ELEVATION(FEET) =   1532.00
  DOWNSTREAM ELEVATION(FEET) =   1526.00
  ELEVATION DIFFERENCE(FEET) =      6.00
  TC = 0.303*[(  811.00**3)/(     6.00)]**.2 =   11.786
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.278
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8893
  SOIL CLASSIFICATION IS "D"
```

```
  SUBAREA RUNOFF(CFS) =     15.42
  TOTAL AREA(ACRES) =      5.29   TOTAL RUNOFF(CFS) =     15.42

****************************************************************************
  FLOW PROCESS FROM NODE     41.00 TO NODE     14.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1526.00  DOWNSTREAM ELEVATION(FEET) = 1522.00
  STREET LENGTH(FEET) =  1354.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      16.99
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.68
    HALFSTREET FLOOD WIDTH(FEET) =   29.88
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.19
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.49
  STREET FLOW TRAVEL TIME(MIN.) =  10.31   Tc(MIN.) =   22.10
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.578
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8868
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.37      SUBAREA RUNOFF(CFS) =    3.13
  TOTAL AREA(ACRES) =        6.7        PEAK FLOW RATE(CFS) =      18.55

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.70   HALFSTREET FLOOD WIDTH(FEET) =  31.58
  FLOW VELOCITY(FEET/SEC.) =  2.23   DEPTH*VELOCITY(FT*FT/SEC.) =   1.56
  LONGEST FLOWPATH FROM NODE     40.00 TO NODE     14.00 =    2165.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.578
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7676
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    8.99   SUBAREA RUNOFF(CFS) =   17.79
  TOTAL AREA(ACRES) =       15.6   TOTAL RUNOFF(CFS) =      36.34
```

```
  TC(MIN.) =   22.10

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  3
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   22.10
  RAINFALL INTENSITY(INCH/HR) =   2.58
  TOTAL STREAM AREA(ACRES) =    15.65
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     36.34

****************************************************************************
  FLOW PROCESS FROM NODE     50.00 TO NODE     14.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS: UNDEVELOPED WITH POOR COVER
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   897.00
  UPSTREAM ELEVATION(FEET) =   1527.00
  DOWNSTREAM ELEVATION(FEET) =   1522.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.533*[(  897.00**3)/(     5.00)]**.2 =   22.818
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.546
  UNDEVELOPED WATERSHED RUNOFF COEFFICIENT = .7663
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     16.53
  TOTAL AREA(ACRES) =      8.47   TOTAL RUNOFF(CFS) =     16.53

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     14.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  3
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  3 ARE:
  TIME OF CONCENTRATION(MIN.) =   22.82
  RAINFALL INTENSITY(INCH/HR) =   2.55
  TOTAL STREAM AREA(ACRES) =     8.47
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     16.53

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1      156.56    48.13        1.915         94.72
```

```
     2       36.34    22.10        2.578         15.65
     3       16.53    22.82        2.546          8.47

 ********************************WARNING*********************************
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  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  3 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1      124.24    22.10       2.578
      2      126.66    22.82       2.546
      3      195.98    48.13       1.915

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =     195.98   Tc(MIN.) =   48.13
  TOTAL AREA(ACRES) =      118.8
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     14.00 =    6143.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     14.00 TO NODE     15.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1522.00  DOWNSTREAM ELEVATION(FEET) = 1518.06
  STREET LENGTH(FEET) =   584.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =     196.85
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.99
    HALFSTREET FLOOD WIDTH(FEET) =   46.26
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    5.00
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    4.96
```

```
  STREET FLOW TRAVEL TIME(MIN.) =   1.95   Tc(MIN.) =   50.07
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  1.886
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8828
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.04      SUBAREA RUNOFF(CFS) =    1.73
  TOTAL AREA(ACRES) =      119.9        PEAK FLOW RATE(CFS) =     197.71

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.99   HALFSTREET FLOOD WIDTH(FEET) =  46.32
  FLOW VELOCITY(FEET/SEC.) =  5.01   DEPTH*VELOCITY(FT*FT/SEC.) =   4.97
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     15.00 =    6727.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE     60.00 TO NODE     61.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   292.00
  UPSTREAM ELEVATION(FEET) =   1526.20
  DOWNSTREAM ELEVATION(FEET) =   1522.29
  ELEVATION DIFFERENCE(FEET) =      3.91
  TC = 0.303*[(  292.00**3)/(     3.91)]**.2 =    6.956
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  4.009
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8910
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     11.79
  TOTAL AREA(ACRES) =      3.30   TOTAL RUNOFF(CFS) =     11.79

****************************************************************************
  FLOW PROCESS FROM NODE     61.00 TO NODE     62.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1519.20  DOWNSTREAM(FEET) =  1518.20
  FLOW LENGTH(FEET) =   430.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  27.0 INCH PIPE IS  17.4 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.35
  ESTIMATED PIPE DIAMETER(INCH) =  27.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      11.79
  PIPE TRAVEL TIME(MIN.) =   1.65    Tc(MIN.) =    8.61
```

```
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     62.00 =     722.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     62.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.61
  RAINFALL INTENSITY(INCH/HR) =   3.70
  TOTAL STREAM AREA(ACRES) =     3.30
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     11.79

****************************************************************************
  FLOW PROCESS FROM NODE     70.00 TO NODE     62.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   452.00
  UPSTREAM ELEVATION(FEET) =   1526.20
  DOWNSTREAM ELEVATION(FEET) =   1520.20
  ELEVATION DIFFERENCE(FEET) =      6.00
  TC = 0.303*[(  452.00**3)/(     6.00)]**.2 =    8.299
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.748
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8905
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     20.72
  TOTAL AREA(ACRES) =      6.21   TOTAL RUNOFF(CFS) =     20.72

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     62.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.30
  RAINFALL INTENSITY(INCH/HR) =   3.75
  TOTAL STREAM AREA(ACRES) =     6.21
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     20.72

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       11.79     8.61        3.696          3.30
```

```
     2       20.72     8.30        3.748          6.21

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  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       32.09     8.30       3.748
      2       32.23     8.61       3.696

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      32.09   Tc(MIN.) =    8.30
  TOTAL AREA(ACRES) =        9.5
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     62.00 =     722.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     62.00 TO NODE     63.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1518.20  DOWNSTREAM(FEET) =  1515.88
  FLOW LENGTH(FEET) =   433.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  33.0 INCH PIPE IS  22.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   7.61
  ESTIMATED PIPE DIAMETER(INCH) =  33.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      32.09
  PIPE TRAVEL TIME(MIN.) =   0.95    Tc(MIN.) =    9.25
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     63.00 =    1155.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =    9.25
  RAINFALL INTENSITY(INCH/HR) =   3.60
  TOTAL STREAM AREA(ACRES) =     9.51
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     32.09

****************************************************************************
```

```
 FLOW PROCESS FROM NODE     80.00 TO NODE     63.00 IS CODE =  21
----------------------------------------------------------------------------
 >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
        ASSUMED INITIAL SUBAREA UNIFORM
        DEVELOPMENT IS COMMERCIAL
 TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
 INITIAL SUBAREA FLOW-LENGTH(FEET) =   407.00
 UPSTREAM ELEVATION(FEET) =   1523.79
 DOWNSTREAM ELEVATION(FEET) =   1517.83
 ELEVATION DIFFERENCE(FEET) =      5.96
 TC = 0.303*[(  407.00**3)/(     5.96)]**.2 =    7.804
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.837
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8907
 SOIL CLASSIFICATION IS "D"
 SUBAREA RUNOFF(CFS) =     17.09
 TOTAL AREA(ACRES) =      5.00   TOTAL RUNOFF(CFS) =     17.09

****************************************************************************
 FLOW PROCESS FROM NODE     63.00 TO NODE     63.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =    7.80
 RAINFALL INTENSITY(INCH/HR) =   3.84
 TOTAL STREAM AREA(ACRES) =     5.00
 PEAK FLOW RATE(CFS) AT CONFLUENCE =     17.09

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1       32.09     9.25        3.596          9.51
     2       17.09     7.80        3.837          5.00

 ********************************WARNING*************************************
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 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ****************************************************************************

 RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
 CONFLUENCE FORMULA USED FOR  2 STREAMS.

 ** PEAK FLOW RATE TABLE **
 STREAM     RUNOFF      Tc      INTENSITY
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
     1       44.17     7.80       3.837
```

```
     2       48.11     9.25       3.596

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      48.11   Tc(MIN.) =    9.25
  TOTAL AREA(ACRES) =       14.5
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     63.00 =    1155.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     63.00 TO NODE     15.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1515.88  DOWNSTREAM(FEET) =  1514.88
  FLOW LENGTH(FEET) =   207.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  36.0 INCH PIPE IS  29.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   7.89
  ESTIMATED PIPE DIAMETER(INCH) =  36.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      48.11
  PIPE TRAVEL TIME(MIN.) =   0.44    Tc(MIN.) =    9.68
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     15.00 =    1362.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  11
----------------------------------------------------------------------------
  >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

  ** MAIN STREAM CONFLUENCE DATA **
  STREAM     RUNOFF       Tc       INTENSITY     AREA
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
      1       48.11     9.68       3.533       14.51
  LONGEST FLOWPATH FROM NODE     60.00 TO NODE     15.00 =    1362.00 FEET.

  ** MEMORY BANK #  1 CONFLUENCE DATA **
  STREAM     RUNOFF       Tc       INTENSITY     AREA
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
      1      197.71    50.07       1.886      119.88
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     15.00 =    6727.00 FEET.

 ****************************WARNING*************************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  ** PEAK FLOW RATE TABLE **
  STREAM    RUNOFF       Tc       INTENSITY
  NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
      1      86.34       9.68       3.533
```

```
      2     223.39      50.07        1.886

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =     223.39   Tc(MIN.) =   50.07
  TOTAL AREA(ACRES) =      134.4

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     15.00 IS CODE =  12
----------------------------------------------------------------------------
  >>>>>CLEAR MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE     15.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.88  DOWNSTREAM(FEET) =  1512.92
  FLOW LENGTH(FEET) =   161.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  54.0 INCH PIPE IS  43.1 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =  16.41
  ESTIMATED PIPE DIAMETER(INCH) =  54.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =     223.39
  PIPE TRAVEL TIME(MIN.) =   0.16    Tc(MIN.) =   50.24
  LONGEST FLOWPATH FROM NODE     10.00 TO NODE     16.00 =    6888.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 1 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    100.00 TO NODE    101.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   672.00
  UPSTREAM ELEVATION(FEET) =   1534.00
  DOWNSTREAM ELEVATION(FEET) =   1533.00
  ELEVATION DIFFERENCE(FEET) =      1.00
  TC = 0.303*[(  672.00**3)/(     1.00)]**.2 =   15.066
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.984
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8883
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      3.47
```

```
  TOTAL AREA(ACRES) =      1.31   TOTAL RUNOFF(CFS) =      3.47

****************************************************************************
  FLOW PROCESS FROM NODE    101.00 TO NODE    102.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1526.69  DOWNSTREAM(FEET) =  1520.80
  FLOW LENGTH(FEET) =  1228.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  15.0 INCH PIPE IS   9.6 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   4.21
  ESTIMATED PIPE DIAMETER(INCH) =  15.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       3.47
  PIPE TRAVEL TIME(MIN.) =   4.86    Tc(MIN.) =   19.93
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    102.00 =    1900.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    102.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   19.93
  RAINFALL INTENSITY(INCH/HR) =   2.68
  TOTAL STREAM AREA(ACRES) =     1.31
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      3.47

****************************************************************************
  FLOW PROCESS FROM NODE    110.00 TO NODE    111.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS COMMERCIAL
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   688.00
  UPSTREAM ELEVATION(FEET) =   1533.00
  DOWNSTREAM ELEVATION(FEET) =   1528.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.303*[(  688.00**3)/(     5.00)]**.2 =   11.075
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.356
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8895
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      3.58
  TOTAL AREA(ACRES) =      1.20   TOTAL RUNOFF(CFS) =      3.58

****************************************************************************
  FLOW PROCESS FROM NODE    111.00 TO NODE    102.00 IS CODE =  62
```

```
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1528.00  DOWNSTREAM ELEVATION(FEET) = 1524.00
  STREET LENGTH(FEET) =   566.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =       5.00
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.43
    HALFSTREET FLOOD WIDTH(FEET) =   14.96
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.28
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    0.98
  STREET FLOW TRAVEL TIME(MIN.) =   4.14   Tc(MIN.) =   15.21
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.973
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8883
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    1.07      SUBAREA RUNOFF(CFS) =    2.83
  TOTAL AREA(ACRES) =        2.3        PEAK FLOW RATE(CFS) =       6.41

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.46   HALFSTREET FLOOD WIDTH(FEET) =  16.60
  FLOW VELOCITY(FEET/SEC.) =  2.41   DEPTH*VELOCITY(FT*FT/SEC.) =   1.11
  LONGEST FLOWPATH FROM NODE    110.00 TO NODE    102.00 =    1254.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    102.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   15.21
  RAINFALL INTENSITY(INCH/HR) =   2.97
  TOTAL STREAM AREA(ACRES) =     2.27
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      6.41

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
```

```
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1        3.47    19.93        2.682          1.31
      2        6.41    15.21        2.973          2.27

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc       INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1        9.06    15.21       2.973
      2        9.25    19.93       2.682

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =       9.06   Tc(MIN.) =   15.21
  TOTAL AREA(ACRES) =        3.6
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    102.00 =    1900.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    102.00 TO NODE    103.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1520.80  DOWNSTREAM(FEET) =  1520.45
  FLOW LENGTH(FEET) =    51.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  18.0 INCH PIPE IS  14.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   5.92
  ESTIMATED PIPE DIAMETER(INCH) =  18.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       9.06
  PIPE TRAVEL TIME(MIN.) =   0.14    Tc(MIN.) =   15.36
  LONGEST FLOWPATH FROM NODE    100.00 TO NODE    103.00 =    1951.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  10
----------------------------------------------------------------------------
  >>>>>MAIN-STREAM MEMORY COPIED ONTO MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
  FLOW PROCESS FROM NODE    120.00 TO NODE    121.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
```

```
        ASSUMED INITIAL SUBAREA UNIFORM
        DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   944.00
  UPSTREAM ELEVATION(FEET) =   1533.00
  DOWNSTREAM ELEVATION(FEET) =   1526.00
  ELEVATION DIFFERENCE(FEET) =      7.00
  TC = 0.393*[(  944.00**3)/(     7.00)]**.2 =   16.215
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.901
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8402
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     27.79
  TOTAL AREA(ACRES) =     11.40   TOTAL RUNOFF(CFS) =     27.79

****************************************************************************
  FLOW PROCESS FROM NODE    121.00 TO NODE    122.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1526.00  DOWNSTREAM ELEVATION(FEET) = 1525.50
  STREET LENGTH(FEET) =   626.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      34.16
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.81
    HALFSTREET FLOOD WIDTH(FEET) =   37.17
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.41
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.14
  STREET FLOW TRAVEL TIME(MIN.) =   7.39   Tc(MIN.) =   23.60
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.514
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8324
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    6.08      SUBAREA RUNOFF(CFS) =   12.72
  TOTAL AREA(ACRES) =       17.5        PEAK FLOW RATE(CFS) =      40.51

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.85   HALFSTREET FLOOD WIDTH(FEET) =  39.12
  FLOW VELOCITY(FEET/SEC.) =  1.49   DEPTH*VELOCITY(FT*FT/SEC.) =   1.27
```

```
  *NOTE: INITIAL SUBAREA NOMOGRAPH WITH SUBAREA PARAMETERS,
         AND L =  626.0 FT WITH ELEVATION-DROP =   0.5 FT, IS   13.2 CFS,
         WHICH EXCEEDS THE TOP-OF-CURB STREET CAPACITY AT NODE    122.00
  LONGEST FLOWPATH FROM NODE    120.00 TO NODE    122.00 =    1570.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    122.00 TO NODE    122.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   23.60
  RAINFALL INTENSITY(INCH/HR) =   2.51
  TOTAL STREAM AREA(ACRES) =    17.48
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     40.51

****************************************************************************
  FLOW PROCESS FROM NODE    130.00 TO NODE    131.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   975.00
  UPSTREAM ELEVATION(FEET) =   1532.00
  DOWNSTREAM ELEVATION(FEET) =   1527.00
  ELEVATION DIFFERENCE(FEET) =      5.00
  TC = 0.393*[(  975.00**3)/(     5.00)]**.2 =   17.683
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.807
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8385
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =     14.15
  TOTAL AREA(ACRES) =      6.01   TOTAL RUNOFF(CFS) =     14.15

****************************************************************************
  FLOW PROCESS FROM NODE    131.00 TO NODE    122.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1527.00  DOWNSTREAM ELEVATION(FEET) = 1525.50
  STREET LENGTH(FEET) =   990.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018
```

```
  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  2
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      31.21
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.73
    HALFSTREET FLOOD WIDTH(FEET) =   33.02
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    1.70
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.24
  STREET FLOW TRAVEL TIME(MIN.) =   9.71   Tc(MIN.) =   27.39
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.375
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8291
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =   17.25      SUBAREA RUNOFF(CFS) =   33.96
  TOTAL AREA(ACRES) =       23.3        PEAK FLOW RATE(CFS) =      48.11

  END OF SUBAREA STREET FLOW HYDRAULICS:
  DEPTH(FEET) = 0.81   HALFSTREET FLOOD WIDTH(FEET) =  37.41
  FLOW VELOCITY(FEET/SEC.) =  1.96   DEPTH*VELOCITY(FT*FT/SEC.) =   1.60
  *NOTE: INITIAL SUBAREA NOMOGRAPH WITH SUBAREA PARAMETERS,
         AND L =  990.0 FT WITH ELEVATION-DROP =   1.5 FT, IS   36.7 CFS,
         WHICH EXCEEDS THE TOP-OF-CURB STREET CAPACITY AT NODE    122.00
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    122.00 =    1965.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    122.00 TO NODE    122.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =   27.39
  RAINFALL INTENSITY(INCH/HR) =   2.37
  TOTAL STREAM AREA(ACRES) =    23.26
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     48.11

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1       40.51    23.60        2.514         17.48
      2       48.11    27.39        2.375         23.26

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
```

```
 ****************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       81.97    23.60       2.514
      2       86.38    27.39       2.375

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =      86.38   Tc(MIN.) =   27.39
  TOTAL AREA(ACRES) =       40.7
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    122.00 =    1965.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    122.00 TO NODE    103.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1525.50  DOWNSTREAM ELEVATION(FEET) = 1524.13
  STREET LENGTH(FEET) =   390.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00

  DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
  INSIDE STREET CROSSFALL(DECIMAL) =  0.018
  OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

  SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
  STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
  Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
  Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

    **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      86.78
    ***STREET FLOWING FULL***
    STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
    STREET FLOW DEPTH(FEET) =  0.86
    HALFSTREET FLOOD WIDTH(FEET) =   39.43
    AVERAGE FLOW VELOCITY(FEET/SEC.) =    3.14
    PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    2.68
  STREET FLOW TRAVEL TIME(MIN.) =   2.07   Tc(MIN.) =   29.46
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.310
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8855
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.39      SUBAREA RUNOFF(CFS) =    0.80
  TOTAL AREA(ACRES) =       41.1        PEAK FLOW RATE(CFS) =      87.18

  END OF SUBAREA STREET FLOW HYDRAULICS:
```

```
 DEPTH(FEET) = 0.86   HALFSTREET FLOOD WIDTH(FEET) =  39.43
 FLOW VELOCITY(FEET/SEC.) =  3.15   DEPTH*VELOCITY(FT*FT/SEC.) =   2.70
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    103.00 =    2355.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  11
----------------------------------------------------------------------------
 >>>>>CONFLUENCE MEMORY BANK # 2 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

 ** MAIN STREAM CONFLUENCE DATA **
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
     1       87.18    29.46        2.310       41.13
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE    103.00 =    2355.00 FEET.

 ** MEMORY BANK #  2 CONFLUENCE DATA **
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)   (ACRE)
     1        9.06    15.36        2.962        3.58
 LONGEST FLOWPATH FROM NODE    100.00 TO NODE    103.00 =    1951.00 FEET.

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
 ************************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc       INTENSITY
 NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
     1      54.50      15.36        2.962
     2      94.24      29.46        2.310

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =      94.24   Tc(MIN.) =   29.46
 TOTAL AREA(ACRES) =       44.7

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    103.00 IS CODE =  12
----------------------------------------------------------------------------
 >>>>>CLEAR MEMORY BANK # 2 <<<<<
============================================================================

****************************************************************************
 FLOW PROCESS FROM NODE    103.00 TO NODE    104.00 IS CODE =  31
----------------------------------------------------------------------------
 >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
 >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
```

```
  ELEVATION DATA: UPSTREAM(FEET) =  1520.45  DOWNSTREAM(FEET) =  1517.99
  FLOW LENGTH(FEET) =   660.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  51.0 INCH PIPE IS  36.7 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   8.63
  ESTIMATED PIPE DIAMETER(INCH) =  51.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =      94.24
  PIPE TRAVEL TIME(MIN.) =   1.27    Tc(MIN.) =   30.74
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    104.00 =    3015.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   30.74
  RAINFALL INTENSITY(INCH/HR) =   2.27
  TOTAL STREAM AREA(ACRES) =    44.71
  PEAK FLOW RATE(CFS) AT CONFLUENCE =     94.24

****************************************************************************
  FLOW PROCESS FROM NODE    140.00 TO NODE    141.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
         ASSUMED INITIAL SUBAREA UNIFORM
         DEVELOPMENT IS SINGLE FAMILY (1/4 ACRE)
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   986.00
  UPSTREAM ELEVATION(FEET) =   1526.00
  DOWNSTREAM ELEVATION(FEET) =   1524.60
  ELEVATION DIFFERENCE(FEET) =      1.40
  TC = 0.393*[(  986.00**3)/(     1.40)]**.2 =   22.964
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.540
  SINGLE-FAMILY(1/4 ACRE LOT) RUNOFF COEFFICIENT = .8330
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      8.87
  TOTAL AREA(ACRES) =      4.19   TOTAL RUNOFF(CFS) =      8.87

****************************************************************************
  FLOW PROCESS FROM NODE    141.00 TO NODE    104.00 IS CODE =  62
----------------------------------------------------------------------------
  >>>>>COMPUTE STREET FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>(STREET TABLE SECTION #  1 USED)<<<<<
============================================================================
  UPSTREAM ELEVATION(FEET) = 1524.60  DOWNSTREAM ELEVATION(FEET) = 1521.49
  STREET LENGTH(FEET) =   774.00   CURB HEIGHT(INCHES) =  8.0
  STREET HALFWIDTH(FEET) = 30.00
```

```
 DISTANCE FROM CROWN TO CROSSFALL GRADEBREAK(FEET) =  20.00
 INSIDE STREET CROSSFALL(DECIMAL) =  0.018
 OUTSIDE STREET CROSSFALL(DECIMAL)  =  0.018

 SPECIFIED NUMBER OF HALFSTREETS CARRYING RUNOFF =  1
 STREET PARKWAY CROSSFALL(DECIMAL)  =  0.020
 Manning's FRICTION FACTOR for Streetflow Section(curb-to-curb) =   0.0150
 Manning's FRICTION FACTOR for Back-of-Walk Flow Section =   0.0200

   **TRAVEL TIME COMPUTED USING ESTIMATED FLOW(CFS) =      10.30
   STREETFLOW MODEL RESULTS USING ESTIMATED FLOW:
   STREET FLOW DEPTH(FEET) =  0.57
   HALFSTREET FLOOD WIDTH(FEET) =   22.54
   AVERAGE FLOW VELOCITY(FEET/SEC.) =    2.18
   PRODUCT OF DEPTH&VELOCITY(FT*FT/SEC.) =    1.23
 STREET FLOW TRAVEL TIME(MIN.) =   5.93   Tc(MIN.) =   28.89
  100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.327
 COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8856
 SOIL CLASSIFICATION IS "D"
 SUBAREA AREA(ACRES) =    1.39      SUBAREA RUNOFF(CFS) =    2.86
 TOTAL AREA(ACRES) =        5.6        PEAK FLOW RATE(CFS) =      11.73

 END OF SUBAREA STREET FLOW HYDRAULICS:
 DEPTH(FEET) = 0.59   HALFSTREET FLOOD WIDTH(FEET) =  23.71
 FLOW VELOCITY(FEET/SEC.) =  2.25   DEPTH*VELOCITY(FT*FT/SEC.) =   1.32
 LONGEST FLOWPATH FROM NODE    140.00 TO NODE    104.00 =    1760.00 FEET.

****************************************************************************
 FLOW PROCESS FROM NODE    104.00 TO NODE    104.00 IS CODE =   1
----------------------------------------------------------------------------
 >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
 >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
 TOTAL NUMBER OF STREAMS =  2
 CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
 TIME OF CONCENTRATION(MIN.) =   28.89
 RAINFALL INTENSITY(INCH/HR) =   2.33
 TOTAL STREAM AREA(ACRES) =     5.58
 PEAK FLOW RATE(CFS) AT CONFLUENCE =     11.73

 ** CONFLUENCE DATA **
 STREAM     RUNOFF       Tc      INTENSITY      AREA
 NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
     1       94.24    30.74        2.272         44.71
     2       11.73    28.89        2.327          5.58

 ********************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
```

```
 ****************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc       INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1      100.30    28.89       2.327
      2      105.70    30.74       2.272

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =     105.70   Tc(MIN.) =   30.74
  TOTAL AREA(ACRES) =       50.3
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    104.00 =    3015.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    104.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1517.99  DOWNSTREAM(FEET) =  1514.68
  FLOW LENGTH(FEET) =   267.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  42.0 INCH PIPE IS  31.0 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =  13.89
  ESTIMATED PIPE DIAMETER(INCH) =  42.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =     105.70
  PIPE TRAVEL TIME(MIN.) =   0.32    Tc(MIN.) =   31.06
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =    3282.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  1 ARE:
  TIME OF CONCENTRATION(MIN.) =   31.06
  RAINFALL INTENSITY(INCH/HR) =   2.26
  TOTAL STREAM AREA(ACRES) =    50.29
  PEAK FLOW RATE(CFS) AT CONFLUENCE =    105.70

****************************************************************************
  FLOW PROCESS FROM NODE    150.00 TO NODE    151.00 IS CODE =  21
----------------------------------------------------------------------------
  >>>>>RATIONAL METHOD INITIAL SUBAREA ANALYSIS<<<<<
============================================================================
          ASSUMED INITIAL SUBAREA UNIFORM
          DEVELOPMENT IS COMMERCIAL
```

```
  TC = K*[(LENGTH**3)/(ELEVATION CHANGE)]**.2
  INITIAL SUBAREA FLOW-LENGTH(FEET) =   304.00
  UPSTREAM ELEVATION(FEET) =   1522.00
  DOWNSTREAM ELEVATION(FEET) =   1520.02
  ELEVATION DIFFERENCE(FEET) =      1.98
  TC = 0.303*[(  304.00**3)/(     1.98)]**.2 =    8.165
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  3.771
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8905
  SOIL CLASSIFICATION IS "D"
  SUBAREA RUNOFF(CFS) =      1.51
  TOTAL AREA(ACRES) =      0.45   TOTAL RUNOFF(CFS) =      1.51

****************************************************************************
  FLOW PROCESS FROM NODE    151.00 TO NODE    105.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1516.32  DOWNSTREAM(FEET) =  1514.68
  FLOW LENGTH(FEET) =    24.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN   6.0 INCH PIPE IS   4.8 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =   8.99
  ESTIMATED PIPE DIAMETER(INCH) =   6.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =       1.51
  PIPE TRAVEL TIME(MIN.) =   0.04    Tc(MIN.) =    8.21
  LONGEST FLOWPATH FROM NODE    150.00 TO NODE    105.00 =     328.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE    105.00 IS CODE =   1
----------------------------------------------------------------------------
  >>>>>DESIGNATE INDEPENDENT STREAM FOR CONFLUENCE<<<<<
  >>>>>AND COMPUTE VARIOUS CONFLUENCED STREAM VALUES<<<<<
============================================================================
  TOTAL NUMBER OF STREAMS =  2
  CONFLUENCE VALUES USED FOR INDEPENDENT STREAM  2 ARE:
  TIME OF CONCENTRATION(MIN.) =    8.21
  RAINFALL INTENSITY(INCH/HR) =   3.76
  TOTAL STREAM AREA(ACRES) =     0.45
  PEAK FLOW RATE(CFS) AT CONFLUENCE =      1.51

  ** CONFLUENCE DATA **
  STREAM     RUNOFF       Tc      INTENSITY      AREA
  NUMBER      (CFS)     (MIN.)   (INCH/HOUR)    (ACRE)
      1      105.70    31.06        2.263         50.29
      2        1.51     8.21        3.763          0.45

 ********************************WARNING*********************************
  IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
  ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
  WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
```

```
 ****************************************************************************

  RAINFALL INTENSITY AND TIME OF CONCENTRATION RATIO
  CONFLUENCE FORMULA USED FOR  2 STREAMS.

  ** PEAK FLOW RATE TABLE **
  STREAM     RUNOFF      Tc      INTENSITY
  NUMBER      (CFS)    (MIN.)   (INCH/HOUR)
      1       29.45     8.21       3.763
      2      106.61    31.06       2.263

  COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
  PEAK FLOW RATE(CFS) =     106.61   Tc(MIN.) =   31.06
  TOTAL AREA(ACRES) =       50.7
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE    105.00 =    3282.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE    105.00 TO NODE     16.00 IS CODE =  31
----------------------------------------------------------------------------
  >>>>>COMPUTE PIPE-FLOW TRAVEL TIME THRU SUBAREA<<<<<
  >>>>>USING COMPUTER-ESTIMATED PIPESIZE (NON-PRESSURE FLOW)<<<<<
============================================================================
  ELEVATION DATA: UPSTREAM(FEET) =  1514.68  DOWNSTREAM(FEET) =  1512.92
  FLOW LENGTH(FEET) =   324.00   MANNING'S N =  0.012
  DEPTH OF FLOW IN  48.0 INCH PIPE IS  37.5 INCHES
  PIPE-FLOW VELOCITY(FEET/SEC.) =  10.12
  ESTIMATED PIPE DIAMETER(INCH) =  48.00    NUMBER OF PIPES =   1
  PIPE-FLOW(CFS) =     106.61
  PIPE TRAVEL TIME(MIN.) =   0.53    Tc(MIN.) =   31.59
  LONGEST FLOWPATH FROM NODE    130.00 TO NODE     16.00 =    3606.00 FEET.

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =  81
----------------------------------------------------------------------------
  >>>>>ADDITION OF SUBAREA TO MAINLINE PEAK FLOW<<<<<
============================================================================
   100 YEAR RAINFALL INTENSITY(INCH/HOUR) =  2.249
  COMMERCIAL DEVELOPMENT RUNOFF COEFFICIENT = .8851
  SOIL CLASSIFICATION IS "D"
  SUBAREA AREA(ACRES) =    0.77   SUBAREA RUNOFF(CFS) =    1.53
  TOTAL AREA(ACRES) =       51.5   TOTAL RUNOFF(CFS) =     108.14
  TC(MIN.) =   31.59

****************************************************************************
  FLOW PROCESS FROM NODE     16.00 TO NODE     16.00 IS CODE =  11
----------------------------------------------------------------------------
  >>>>>CONFLUENCE MEMORY BANK # 1 WITH THE MAIN-STREAM MEMORY<<<<<
============================================================================

  ** MAIN STREAM CONFLUENCE DATA **
```

```
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1      108.14    31.59       2.249       51.51
 LONGEST FLOWPATH FROM NODE    130.00 TO NODE     16.00 =    3606.00 FEET.

 ** MEMORY BANK #  1 CONFLUENCE DATA **
 STREAM     RUNOFF       Tc       INTENSITY     AREA
 NUMBER      (CFS)    (MIN.)   (INCH/HOUR)   (ACRE)
     1      223.39    50.24       1.884      134.39
 LONGEST FLOWPATH FROM NODE     10.00 TO NODE     16.00 =    6888.00 FEET.

****************************WARNING*********************************
 IN THIS COMPUTER PROGRAM, THE CONFLUENCE VALUE USED IS BASED
 ON THE RCFC&WCD FORMULA OF PLATE D-1 AS DEFAULT VALUE. THIS FORMULA
 WILL NOT NECESSARILY RESULT IN THE MAXIMUM VALUE OF PEAK FLOW.
********************************************************************

 ** PEAK FLOW RATE TABLE **
 STREAM    RUNOFF       Tc       INTENSITY
 NUMBER     (CFS)     (MIN.)   (INCH/HOUR)
     1     248.62      31.59        2.249
     2     313.97      50.24        1.884

 COMPUTED CONFLUENCE ESTIMATES ARE AS FOLLOWS:
 PEAK FLOW RATE(CFS) =     313.97   Tc(MIN.) =   50.24
 TOTAL AREA(ACRES) =      185.9
================================================================================
 END OF STUDY SUMMARY:
 TOTAL AREA(ACRES)     =      185.9  TC(MIN.) =     50.24
 PEAK FLOW RATE(CFS)   =     313.97
================================================================================
================================================================================
 END OF RATIONAL METHOD ANALYSIS
```

Appendix H – WSPG Calculations and Profiles

```
T1 SAN JACINTO                                                                0

T2 PROPOSED LINE H-2 EXTENSION

T3 10-YEAR STORM EVENT

SO   1000.0001513.290  1                          1516.000

R    1004.7201513.310  1      .013                                .000    .000 0

R    1015.6601513.350  1      .013                              51.169    .000 0

R    1061.0101513.470  1      .013                                .000    .000 0

R    1100.0801513.590  1      .013                             -97.881    .000 0

R    1125.0301513.660  1      .013                                .000    .000 0

JX   1131.0301513.690  3  2   .013     .810         1513.660        -45.0
.000
R    1195.1101513.870  3      .013                                .000    .000 0

JX   1201.1101513.890  5  4   .013   23.610         1513.870        -45.0
.000
R    1586.0601515.040  5      .013                                .000    .000 0

R    1602.3301515.094  7      .013                                .000    .000 0

SH   1602.3301515.094  7                          1515.094

CD   1  4   1    .000   4.000     .000  .000  .000   .00

CD   2  4   1    .000   2.000     .000  .000  .000   .00

CD   3  4   1    .000   4.000     .000  .000  .000   .00

CD   4  4   1    .000   2.500     .000  .000  .000   .00

CD   5  4   1    .000   4.000     .000  .000  .000   .00

CD   7  4   1    .000   4.000     .000  .000  .000   .00

Q            86.340   .0
```

Program Package Serial Number: 7132

WATER SURFACE PROFILE LISTING

Date: 9- 7-2023 Time: 7:15:42

SAN JACINTO

PROPOSED LINE H-2 EXTENSION

10-YEAR STORM EVENT

Station	Invert Elev	Depth (FT)	Water Elev	Q (CFS)	Vel (FPS)	Vel Head	Energy Grd.El.	Super Elev	Critical Depth	Flow Top Width	Height/ Dia.-FT or I.D.	Base Wt ZL	No Wth Prs/Pip	L/Elem	Ch Slope	"N"	X-Fall	ZR	SF Ave	HF	SE Dpth	Froude N	Norm Dp	Type Ch
1000.000	1513.290	3.181	1516.471	110.76	10.34	1.66	1518.13	.00	3.18	3.23	4.000	.000	.00	1	.0	4.720	.0042		.0061	.03	3.18	1.00	4.00	.013	.00	.00	PIPE
1004.720	1513.310	3.297	1516.607	110.76	10.00	1.55	1518.16	.39	3.18	3.04	4.000	.000	.00	1	.0	10.940	.0036		.0057	.06	3.68	.92	4.00	.013	.00	.00	PIPE
1015.660	1513.350	3.407	1516.757	110.76	9.71	1.46	1518.22	.00	3.18	2.84	4.000	.000	.00	1	.0	29.150	.0026		.0054	.16	3.41	.85	4.00	.013	.00	.00	PIPE

```
         |         |        |         |         |               |         |       |
      |        |       |       |      |
  1044.810  1513.427    3.620  1517.047    110.76    9.26    1.33  1518.38     .00
 3.18     2.35    4.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    16.200    .0026                                          .0052      .08     3.62
   .72    4.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
      |        |       |       |      |
  1061.010  1513.470    3.700  1517.170    110.76    9.12    1.29  1518.46     .12
 3.18     2.11    4.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    39.070    .0031                                          .0052      .20     3.82
   .67    4.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
      |        |       |       |      |
  1100.080  1513.590    3.833  1517.423    110.76    8.94    1.24  1518.66     .00
 3.18     1.60    4.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    24.950    .0028                                          .0052      .13     3.83
   .57    4.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
      |        |       |       |      |
  1125.030  1513.660    3.917  1517.577    110.76    8.86    1.22  1518.80     .00
 3.18     1.14    4.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
 JUNCT STR   .0050                                          .0054      .03    3.92
  .47             .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
      |        |       |       |      |
  1131.030  1513.690    3.963  1517.653    109.95    8.76    1.19  1518.84     .00
 3.17      .77    4.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    12.478    .0028                                          .0055      .07     3.96
   .38    4.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
      |        |       |       |      |
  1143.508  1513.725    4.000  1517.725    109.95    8.75    1.19  1518.91     .00
 3.17      .00    4.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    51.602    .0028                                          .0057      .30     4.00
   .00    4.00    .013       .00   .00  PIPE
```

Program Package Serial Number: 7132

WATER SURFACE PROFILE LISTING

Date: 9- 7-2023 Time: 7:15:42

SAN JACINTO

PROPOSED LINE H-2 EXTENSION

10-YEAR STORM EVENT

```
**********************************************************************************************
************************************ ********
          | Invert  |  Depth |  Water  |    Q    |  Vel     Vel  |  Energy | Super
|Critical|Flow Top|Height/|Base Wt|      |No Wth
  Station |  Elev   |  (FT)  |  Elev   |  (CFS)  | (FPS)    Head |  Grd.El.|  Elev |
Depth  | Width  |Dia.-FT|or I.D.|  ZL  |Prs/Pip
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    -|
  L/Elem  |Ch Slope |        |         |         |         SF Ave|    HF   |SE
Dpth|Froude N|Norm Dp |  "N"  | X-Fall|  ZR  |Type Ch

*********|*********|********|*********|*********|*******|*******|*********|*******|*
*******|********|*******|*******|***** |*******
          |         |        |         |         |               |         |       |
       |        |       |       |      |
  1195.110  1513.870    4.157  1518.027    109.95    8.75    1.19  1519.22     .00
 3.17      .00    4.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    |-
 JUNCT STR   .0033                                        .0047      .03    4.16
  .00             .013       .00   .00  PIPE
          |         |        |         |         |               |         |       |
       |        |       |       |      |
  1201.110  1513.890    4.879  1518.769     86.34    6.87     .73  1519.50     .00
 2.82      .00    4.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    |-
   384.950    .0030                                        .0036     1.39     4.88
   .00    4.00    .013       .00   .00  PIPE
          |         |        |         |         |               |         |       |
       |        |       |       |      |
  1586.060  1515.040    5.119  1520.159     86.34    6.87     .73  1520.89     .00
 2.82      .00    4.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    |-
    16.270    .0033                                        .0036      .06     5.12
   .00    3.46    .013       .00   .00  PIPE
          |         |        |         |         |               |         |       |
       |        |       |       |      |
```

```
  1602.330  1515.094    5.124  1520.218     86.34    6.87     .73  1520.95     .00
 2.82      .00    4.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
```


```
T1 SAN JACINTO                                                                0

T2 EXISTING LINE H-3

T3 10-YEAR STORM EVENT

SO   1000.0001513.290  1                          1516.000

R    1010.5901513.330  1      .013                                .000    .000 0

R    1018.5001513.360  1      .013                             -30.079    .000 0

R    1323.9501514.680  1      .013                                .000    .000 0

JX   1329.9801514.780  5  4   .013    0.750         1514.680         45.0
.000
R    1566.1201515.730  5      .013                                .000    .000 0

TS   1568.2201515.830 10      .013                                .000

R    1568.3201515.880  8      .013                                .000  45.000 0

R    1590.8201517.990  8      .013                                .000    .000 0

SH   1590.8201517.990  8                          1517.990

CD   1  4   1    .000   3.000     .000  .000  .000   .00

CD   2  4   1    .000   1.500     .000  .000  .000   .00

CD   3  4   1    .000   3.000     .000  .000  .000   .00

CD   4  4   1    .000   1.500     .000  .000  .000   .00

CD   5  4   1    .000   3.000     .000  .000  .000   .00

CD   6  4   1    .000   1.500     .000  .000  .000   .00

CD   7  4   1    .000   1.500     .000  .000  .000   .00

CD   8  4   1    .000   1.500     .000  .000  .000   .00

CD   9  4   1    .000   1.500     .000  .000  .000   .00

CD  10  4   1    .000   1.500     .000  .000  .000   .00

Q            49.150   .0
```

Program Package Serial Number: 7132

WATER SURFACE PROFILE LISTING

Date: 1-22-2024 Time: 5:52: 5

SAN JACINTO

EXISTING LINE H-3

10-YEAR STORM EVENT

```
**********************************************************************************
************************************ ********
          | Invert  |  Depth |  Water  |    Q    |  Vel     Vel  |  Energy | Super
|Critical|Flow Top|Height/|Base Wt|      |No Wth
  Station |  Elev   |  (FT)  |  Elev   |  (CFS)  | (FPS)    Head |  Grd.El.|  Elev |
Depth  | Width  |Dia.-FT|or I.D.|  ZL  |Prs/Pip
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    -|
  L/Elem  |Ch Slope |        |         |         |         SF Ave|    HF   |SE
Dpth|Froude N|Norm Dp |  "N"  | X-Fall|  ZR  |Type Ch

*********|*********|********|*********|*********|*******|*******|*********|*******|*
*******|********|*******|*******|***** |*******
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1000.000  1513.290    2.710  1516.000     49.90    7.43     .86  1516.86     .00
 2.30     1.77    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    10.590    .0038                                        .0049      .05     2.71
   .67    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1010.590  1513.330    2.731  1516.061     49.90    7.39     .85  1516.91     .10
 2.30     1.71    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     7.910    .0038                                        .0049      .04     2.83
   .66    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1018.500  1513.360    2.746  1516.106     49.90    7.36     .84  1516.95     .00
 2.30     1.67    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
   240.511    .0043                                        .0051     1.23     2.75
   .64    3.00    .013       .00   .00  PIPE
```

```
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1259.011  1514.399    3.000  1517.399     49.90    7.06     .77  1518.17     .00
 2.30      .00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    64.939    .0043                                        .0055      .35     3.00
   .00    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1323.950  1514.680    3.083  1517.763     49.90    7.06     .77  1518.54     .00
 2.30      .00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
 JUNCT STR   .0166                                        .0055      .03    3.08
  .00             .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1329.980  1514.780    3.061  1517.841     49.15    6.95     .75  1518.59     .00
 2.28      .00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    62.488    .0040                                        .0054      .34     3.06
   .00    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1392.468  1515.031    3.148  1518.179     49.15    6.95     .75  1518.93     .00
 2.28      .00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
 HYDRAULIC JUMP

         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1392.468  1515.031    1.588  1516.619     49.15   12.94    2.60  1519.22     .00
 2.28     2.99    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     5.492    .0040                                        .0183      .10     1.59
  2.03    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1397.960  1515.053    1.569  1516.622     49.15   13.14    2.68  1519.30     .00
 2.28     3.00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    13.198    .0040                                        .0199      .26     1.57
  2.07    3.00    .013       .00   .00  PIPE
```

Program Package Serial Number: 7132

WATER SURFACE PROFILE LISTING

Date: 1-22-2024 Time: 5:52: 5

SAN JACINTO

EXISTING LINE H-3

10-YEAR STORM EVENT

```
**********************************************************************************************
************************************ ********
          | Invert  |  Depth |  Water  |    Q    |  Vel     Vel  |  Energy | Super
|Critical|Flow Top|Height/|Base Wt|      |No Wth
  Station |  Elev   |  (FT)  |  Elev   |  (CFS)  | (FPS)    Head |  Grd.El.|  Elev |
Depth  | Width  |Dia.-FT|or I.D.|  ZL  |Prs/Pip
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    -|
  L/Elem  |Ch Slope |        |         |         |         SF Ave|    HF   |SE
Dpth|Froude N|Norm Dp |  "N"  | X-Fall|  ZR  |Type Ch

*********|*********|********|*********|*********|*******|*******|*********|*******|*
*******|********|*******|*******|***** |*******
          |         |        |         |         |               |         |       |
       |        |       |       |      |
  1411.158  1515.107    1.511  1516.617     49.15   13.78    2.95  1519.57     .00
 2.28     3.00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    12.865    .0040                                    .0226      .29     1.51
  2.23    3.00    .013       .00   .00  PIPE
          |         |        |         |         |               |         |       |
       |        |       |       |      |
  1424.023  1515.158    1.455  1516.614     49.15   14.45    3.24  1519.86     .00
 2.28     3.00    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    12.516    .0040                                    .0257      .32     1.46
  2.39    3.00    .013       .00   .00  PIPE
          |         |        |         |         |               |         |       |
       |        |       |       |      |
  1436.539  1515.209    1.403  1516.611     49.15   15.16    3.57  1520.18     .00
 2.28     2.99    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    12.149    .0040                                    .0292      .36     1.40
  2.57    3.00    .013       .00   .00  PIPE
          |         |        |         |         |               |         |       |
       |        |       |       |      |
```

```
  1448.689  1515.257    1.352  1516.610     49.15   15.90    3.92  1520.53     .00
 2.28     2.99    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    11.769    .0040                                          .0333      .39     1.35
  2.75    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
       |        |       |       |      |
  1460.458  1515.305    1.304  1516.609     49.15   16.67    4.32  1520.93     .00
 2.28     2.97    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    11.390    .0040                                          .0379      .43     1.30
  2.95    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
       |        |       |       |      |
  1471.848  1515.351    1.258  1516.608     49.15   17.49    4.75  1521.36     .00
 2.28     2.96    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    11.017    .0040                                          .0431      .47     1.26
  3.16    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
       |        |       |       |      |
  1482.865  1515.395    1.213  1516.608     49.15   18.34    5.22  1521.83     .00
 2.28     2.94    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    10.641    .0040                                          .0491      .52     1.21
  3.39    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
       |        |       |       |      |
  1493.506  1515.438    1.171  1516.609     49.15   19.24    5.75  1522.35     .00
 2.28     2.93    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
    10.274    .0040                                          .0560      .58     1.17
  3.63    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
       |        |       |       |      |
  1503.780  1515.479    1.130  1516.609     49.15   20.18    6.32  1522.93     .00
 2.28     2.91    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     9.915    .0040                                          .0638      .63     1.13
  3.88    3.00    .013       .00   .00  PIPE
```

WATER SURFACE PROFILE LISTING

Date: 1-22-2024 Time: 5:52: 5

SAN JACINTO

EXISTING LINE H-3

10-YEAR STORM EVENT

```
**********************************************************************************************
************************************ ********
          | Invert  |  Depth |  Water  |    Q    |  Vel     Vel  |  Energy | Super
|Critical|Flow Top|Height/|Base Wt|      |No Wth
  Station |  Elev   |  (FT)  |  Elev   |  (CFS)  | (FPS)    Head |  Grd.El.|  Elev |
Depth  | Width  |Dia.-FT|or I.D.|  ZL  |Prs/Pip
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    -|
  L/Elem  |Ch Slope |        |         |         |         SF Ave|    HF   |SE
Dpth|Froude N|Norm Dp |  "N"  | X-Fall|  ZR  |Type Ch

*********|*********|********|*********|*********|*******|*******|*********|*******|*
*******|********|*******|*******|***** |*******
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1513.695  1515.519    1.091  1516.610     49.15   21.16    6.95  1523.56     .00
 2.28     2.89    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     9.563    .0040                                    .0728      .70     1.09
  4.16    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1523.259  1515.557    1.053  1516.611     49.15   22.19    7.65  1524.26     .00
 2.28     2.86    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     9.221    .0040                                    .0830      .77     1.05
  4.45    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1532.479  1515.595    1.017  1516.612     49.15   23.28    8.41  1525.02     .00
 2.28     2.84    3.000     .000   .00   1   .0
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     8.886    .0040                                    .0948      .84     1.02
  4.76    3.00    .013       .00   .00  PIPE
         |         |        |         |         |               |         |       |
       |        |       |       |      |
  1541.365  1515.630     .983  1516.613     49.15   24.41    9.25  1525.87     .00
 2.28     2.82    3.000     .000   .00   1   .0
```

```
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     8.563    .0040                                        .1082      .93      .98
  5.09    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
        |       |       |       |      |
  1549.928  1515.665     .949  1516.614     49.15   25.60   10.18  1526.79     .00
 2.28     2.79    3.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     8.248    .0040                                        .1235     1.02      .95
  5.44    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
        |       |       |       |      |
  1558.176  1515.698     .917  1516.615     49.15   26.85   11.20  1527.81     .00
 2.28     2.76    3.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
     7.944    .0040                                        .1411     1.12      .92
  5.82    3.00    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
        |       |       |       |      |
  1566.120  1515.730     .886  1516.616     49.15   28.16   12.32  1528.93     .00
 2.28     2.74    3.000     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
 TRANS STR   .0476                                        .1758      .37      .89
 6.22             .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
        |       |       |       |      |
  1568.220  1515.830    1.484  1517.314     49.15   27.86   12.06  1529.37     .00
 1.50      .31    1.500     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
      .100    .5006                                        .2078      .02     1.48
  2.05     .89    .013       .00   .00  PIPE
          |         |        |         |         |              |         |       |
        |       |       |       |      |
  1568.320  1515.880    1.499  1517.379     49.15   27.81   12.01  1529.39     .00
 1.50      .07    1.500     .000   .00   1   .0
        -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-     |-
      .003    .0938                                        .2092      .00     1.50
  1.00    1.50    .013       .00   .00  PIPE
```

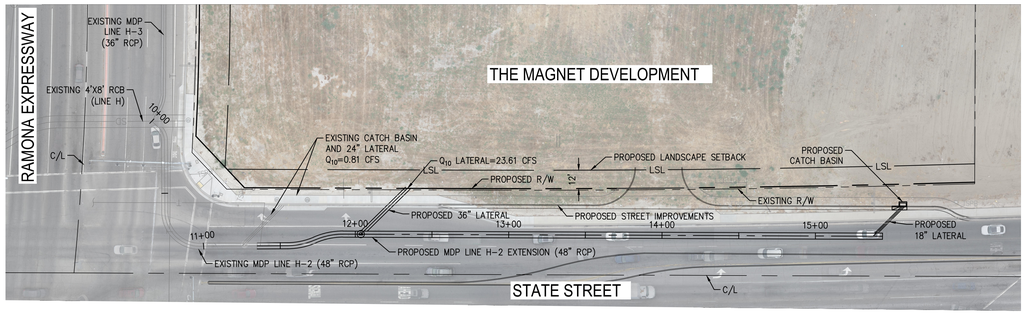
SAN JACINTO

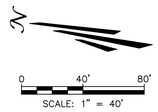
EXISTING LINE H-3

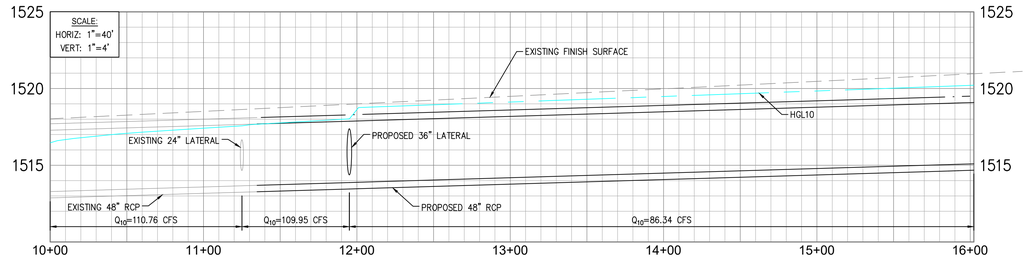
10-YEAR STORM EVENT

```
*******************************************************************************
************************************ ********
          | Invert  |  Depth |  Water  |    Q    |  Vel     Vel  |  Energy | Super
|Critical|Flow Top|Height/|Base Wt|      |No Wth
  Station |  Elev   |  (FT)  |  Elev   |  (CFS)  | (FPS)    Head |  Grd.El.|  Elev |
Depth  | Width  |Dia.-FT|or I.D.|  ZL  |Prs/Pip
         -|-       -|-      -|-       -|-       -|-     -|-     -|-       -|-
-|-      -|-      -|-     -|-     -|-    -|
  L/Elem  |Ch Slope |        |         |         |         SF Ave|    HF   |SE
Dpth|Froude N|Norm Dp |  "N"  | X-Fall|  ZR  |Type Ch

*********|*********|********|*********|*********|*******|*******|*********|*******|*
*******|********|*******|*******|***** |*******
          |         |        |         |         |               |         |       |
       |        |       |
```



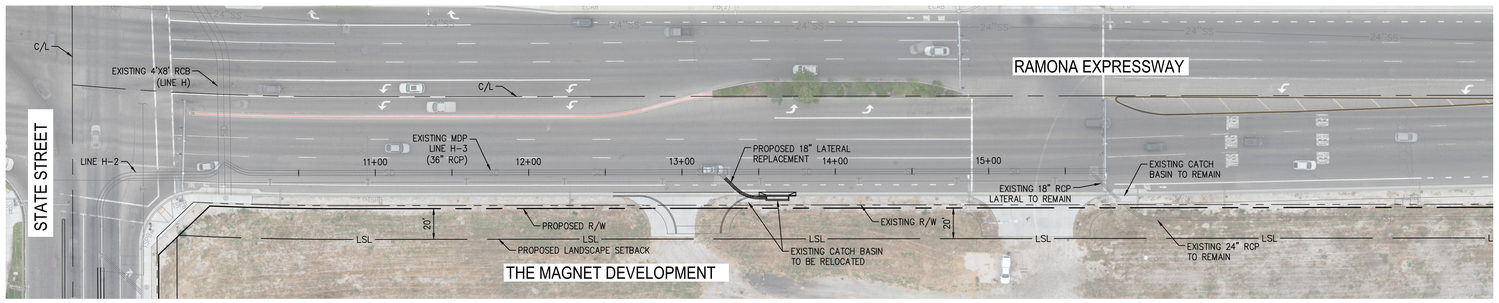


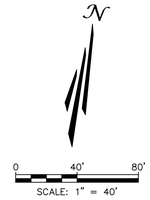


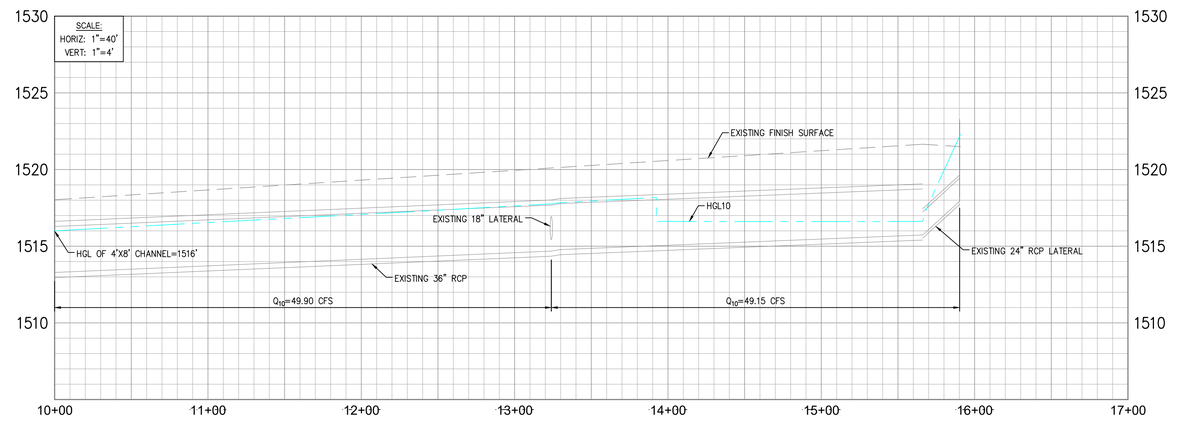
PROPOSED LINE H-2 EXTENSION

LEGEND:

- EXISTING FINISH SURFACE
- 10-YEAR HGL
- EXISTING RCP STORM DRAIN
- PROPOSED RCP STORM DRAIN







EXISTING LINE H-3

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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WSPG PROFILES EXHIBIT

THE MAGNET
RICH DEVELOPMENT
600 N TUSTIN, SUITE 150
SAN JACINTO, CA

DRAWN:
DATE: 01/XX/2024
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO. SP8950

Jan 22, 2024 - 6:48am by PJensen K:\Drawings\SP\SP8950 - San Jacinto\DOC\Hydrology\SP8950_WSPG.dwg

Phoenix Biological Consulting

Providing proactive biological solutions throughout Southwestern United States

313 Nicole Dr Vista Ca 92084; (949) 887 0859 cell

March 20, 2024

Mr. Oscar Uranga
Principal-IMG
18952 MacArther Blvd, Suite 210
Irvine CA 92612

RE: Preconstruction Survey APN 434-080-025 & 026

Mr. Uranga

Phoenix Biological Consulting (PBC) conducted a follow-up, preconstruction survey to determine the current conditions for APN 434-080-025 & 026 in City of San Jacinto, Riverside County, California. The purpose of the preconstruction survey was to document current conditions, determine if any potential sensitive species are present, including but not limited to burrowing owl, nesting birds and rare plants.

Site Description/Location:

The project area is located at the southeast corner of Ramona Expressway and State Street in the northern portion of San Jacinto. The site remains in the same general condition as when it was surveyed in May-July, 2022. The project area is highly disturbed dirt lot that is dominated by weeds and non-native herbs. There are no trees present on the site.

Table 2: Photo Point Log- Current Conditions

Photo #	Comments	
1	Northeast Corner. Facing southwest	
2	South East Corner. Facing northwest	
3	South West Corner. Facing northeast	

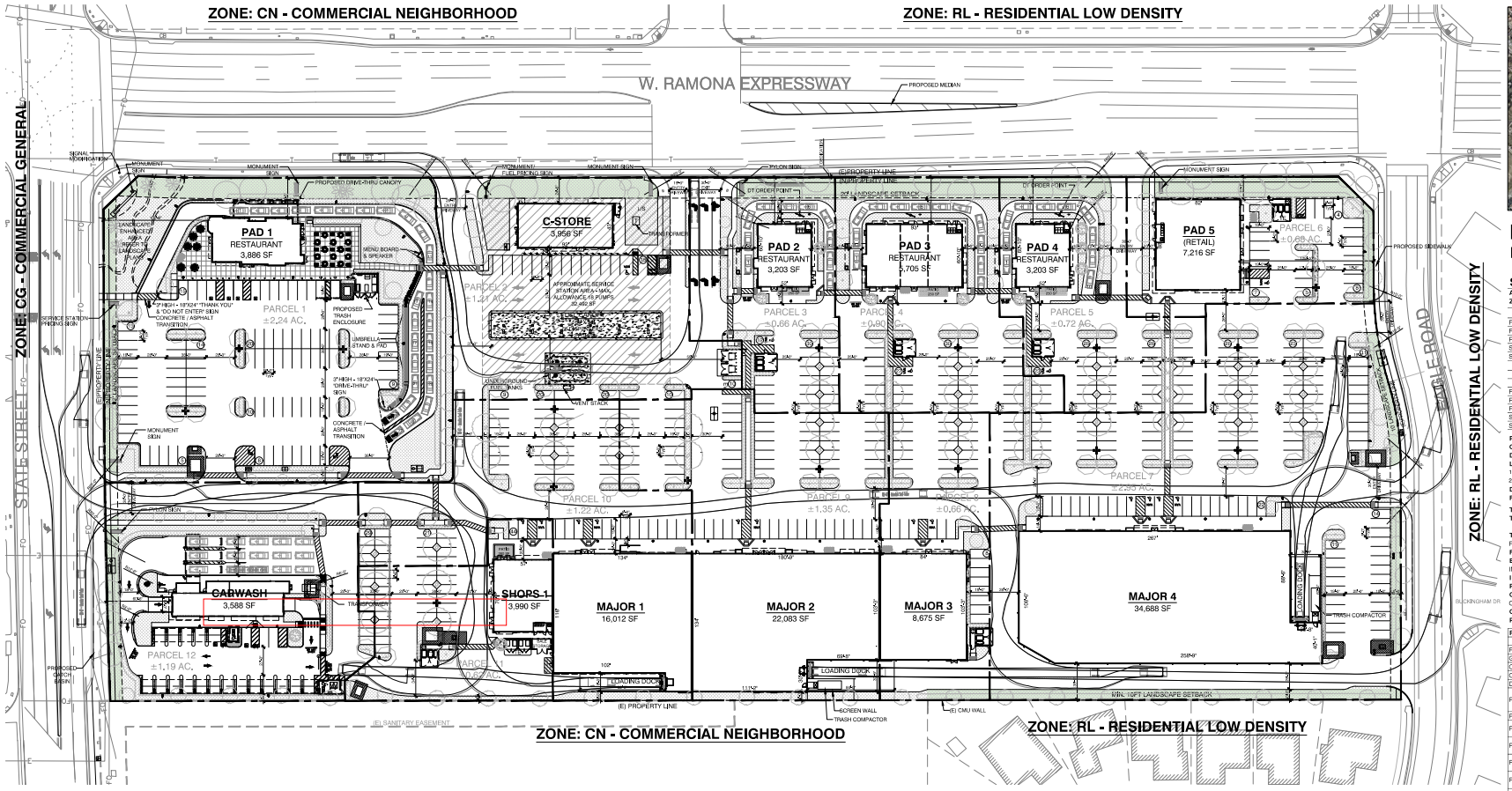
4	North West Corner Facing southeast	

Conclusion:

The site is in the same general condition as when it was originally reviewed and the recommendations remain the same as those stated in the Habitat Assessment and MSHCP Consistency Analysis prepared by Phoenix Biological Consulting August 17, 2022..

If you have any questions or need any further assistance please feel free to contact Phoenix at the number below.

Ryan Young
Phoenix Biological Consulting
313 Nicole Dr
Vista CA 92084
(949) 887-0859 cell
www.phoenixbiologicalconsulting.com
ryanryoung@phoenixbiologicalconsulting.com





LOCATION MAP
N.T.S.

Site Summary

APN: 434-080-021 & 434-080-026
ZONING: CG-COMMERCIAL GENERAL

BLDG SETBACKS:	REQUIRED	PROPOSED
FRONT:	10 Ft	Varies (min. 21-7" Ft)
REAR: Abutting residential	Shall be equal to structure height	Min. 29'-8" Ft
REAR: Abutting non-residential	None	Varies (min. 0 Ft)
SIDE State Street:	10 Ft	Varies (min. 80 -1" Ft)
SIDE Eagle Street:	10 Ft	Varies (min. 92-1" Ft)
BLDG HEIGHTS:	**MAX. ALLOWED**	**PROPOSED**
	45 Ft	Varies (max. 42 Ft)
LANDSCAPE SETBACKS:	**REQUIRED**	**PROPOSED**
FRONT:	20 Ft	Varies (min. 20Ft)
REAR: Abutting residential	10 Ft	Min. 10Ft
REAR: Abutting non-residential	None	Varies (min. 6'-10" Ft)
SIDE: State Street	12 Ft	Varies (min. 12Ft)
SIDE: Eagle Rd.	10 Ft	Varies (min. 10Ft)

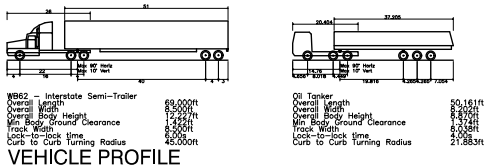
PARKING DIMENSION: 9 Ft x 19 Ft
COMPACT PARKING DIMENSION: 8Ft x 16 Ft
DRIVEWAY WIDTH: 25 Ft
LOADING DIMENSION: 10 Ft x 25 Ft x 14 Ft Vertical clearance
10,000 to 20,000 Sf. = 1 Loading space
20,001 Sf Plus (+) = 1 Loading for each additional 20,000 Sf. or as otherwise required by Director
DRIVE-THRU STACKING: 7 Vehicles at Ordering Speaker For Single lane Drive-thru
FIRE LANE ACCESS WIDTH: 24 Ft

TOTAL SITE AREA - GROSS	**14.50 Ac**	**631,428 Sf**
TOTAL SITE AREA - NET	**14.41 Ac**	**627,936 Sf**
	(GROSS AREA LESS STREET DEDICATIONS)	
TOTAL EUILDING AREA		**116,205 Sf**
FLOOR AREA RATIO (FAR) MAX. ALLOWED:		0.5
FLOOR AREA RATIO (FAR) PROVIDED:		**0.19**
BUILDING COVERAGE:		**18.51 %**
IMPERVIOUS SURFACE MAX. ALLOWED:	85%	533,746 Sf
IMPERVIOUS SURFACE PROVIDED:	**81.6%**	**525,033 Sf**
PERVIOUSE SURFACE PROVIDED:	**16.4%**	**102,903 Sf**
OVERALL PARKING STALLS PROVIDED:		**588 Stalls**
OVERALL COMPACT PARKING STALLS PROVIDED:		29 Stalls
OVERALL PARKING STALLS REQUIRED:		**486 Stalls**
PARKING RATIO:		5.06 /1,000Sf

PARKING REQUIRED			
USE	REQ.	AREA (SF)	STALLS
RETAIL TRADE	1/300 SF	65,446	218
GROCERY STORE	1/225 SF	16,012	71
C-STORE/ GAS STATION	1/250 SF + 4 stalls a service bay	3956	48
CARWASH (Full service) 3-Employee per shift	1 space per eact employee	3588	3
Drying Stations	3 per lane	3 Lanes	9
PAD 1 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2000	10
	> 2000 Sf = 1/ 60 Sf	1886	31
PAD 1 - PATIO	1/50 Sf	1650	33
PAD 2 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2000	10
	> 2000 Sf = 1/ 60 Sf	1203	20
PAD 3 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2000	10
	> 2000 Sf = 1/ 60 Sf	3697	62
PAD 4 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2000	10
	> 2000 Sf = 1/ 60 Sf	1203	20
PAD 5- VEHICLE PARTS & SALES	1/200 SF	7216	36
SHOPS 1 - RETAIL	1/300 Sf	2000	7
SHOPS 1 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	1990	10
	TOTAL	115,205	608
20% REDUCTION FOR SHOPPING CENTERS (100,000SF TO 199,999SF)			**486**

***Project Design includes a 20% reduction per Table 3-6 of the development code**

BICYCLE PARKING PROVIDED: **50 Stalls**
BICYCLE PARKING REQUIRED - 10% OF REQUIRED VEHICLE PARKING: 49 Stalls



VEHICLE PROFILE

LEGEND:

BIKE RACK

SEC OF STATE ST. RAMONA EXPRESSWAY
SAN JACINTO, CA

SITE PLAN
SP-47

A-2.0

DATE: 02.24.2026
MCG JOB #: 22,052.05

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

Scale : 1" = 50'
0 25' 50' 100'

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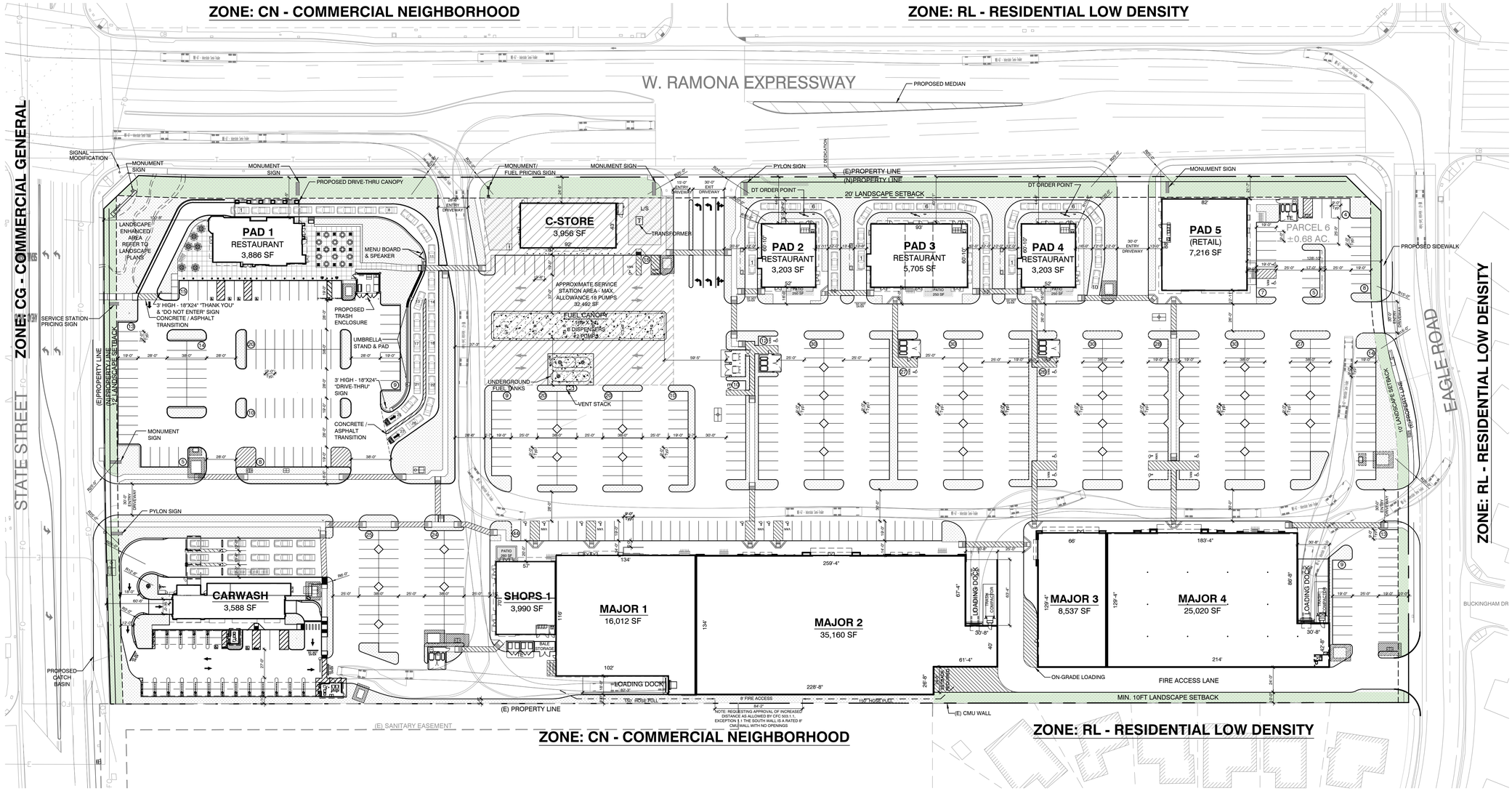




LOCATION MAP
N.T.S.

Site Summary

APN: 434-080-025 & 434-080-026
ZONING: CG-COMMERCIAL GENERAL

BLDG SETBACKS:	REQUIRED	PROPOSED
FRONT:	10 Ft	Varies (min. 21'-7" Ft)
REAR: Abuting residential	Shall be equal to structure height	Min. 29'-8" Ft.
REAR: Abuting non-residential	None	Varies (min. 8 Ft)
SIDE State Street:	10 Ft	Varies (min. 80' -1" Ft)
SIDE Eagle Street:	10 Ft	Varies (min. 32'-1" Ft)
BLDG HEIGHTS:	**MAX. ALLOWED**	**PROPOSED**
	45 Ft	Varies (max. 42 Ft)
LANDSCAPE SETBACKS:	**REQUIRED**	**PROPOSED**
FRONT:	20 Ft	Varies (min. 20 Ft)
REAR: Abuting residential	10 Ft	Min. 10'Ft
REAR: Abuting non-residential	None	Varies (min. 6'-10" Ft)
SIDE: State Street	12 Ft	Varies (min. 12 Ft)
SIDE: Eagle Rd.	10 Ft	Varies (min. 10 Ft)

PARKING DIMENSION: 9 Ft x 19 Ft
COMPACT PARKING DIMENSION: 8 Ft x 16 Ft
DRIVEWAY WIDTH: 25 Ft
LOADING DIMENSION: 10 Ft x 25 Ft x 14 Ft Vertical clearance
10,000 to 20,000 Sf. = 1 Loading space
20,001 Sf Plus (+) = 1 Loading for each additional 20,000 Sf. or as otherwise required by Director
DRIVE-THRU STACKING: 7 Vehicles at Ordering Speaker For Single lane Drive-thru
FIRE LANE ACCESS WIDTH: 24 Ft

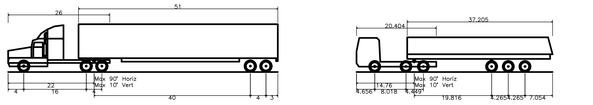
TOTAL SITE AREA - GROSS	**14.50**	**Ac**	**631,428 Sf**
TOTAL SITE AREA - NET	**14.41**	**Ac**	**627,936 Sf**
	(GROSS AREA LESS STREET DEDICATIONS)		
TOTAL BUILDING AREA			**119,476 Sf**
FLOOR AREA RATIO (FAR) MAX. ALLOWED:			0.5
FLOOR AREA RATIO (FAR) PROVIDED:			**0.19**
BUILDING COVERAGE:			**19.03 %**
IMPERVIOUS SURFACE MAX. ALLOWED:	85%		533,746 Sf
IMPERVIOUS SURFACE PROVIDED:	**83.6%**		**525,033 Sf**
PERVIOUSE SURFACE PROVIDED:	**16.4%**		**102,903 Sf**
OVERALL PARKING STALLS PROVIDED:			**592 Stalls**
OVERALL PARKING STALLS REQUIRED:			**495 Stalls**
PARKING RATIO:			4.95 /1,000Sf

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
RETAIL TRADE	1/300 SF	68,717	229
GROCERY STORE	1/225 SF	16,012	71
C-STORE/ GAS STATION	1/250 SF + 4 stalls a service bay	3,956	48
CARWASH (Full service) 3-Employee per shift	1 space per each employee	3,588	3
Drying Stations	3 per lane	3 Lanes	9
PAD 1 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	1,886	31
PAD 1 - PATIO	1/50 Sf	1,650	33
PAD 2 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	1,203	20
PAD 3 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	3,705	62
PAD 4 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	2,000	10
	> 2000 Sf = 1/ 60 Sf	1,203	20
PAD 5- VEHICLE PARTS & SALES	1/200 SF	7,216	36
SHOPS 1 - RETAIL	1/300 Sf	2,000	7
SHOPS 1 - RESTAURANT	< 2000 Sf = 1/ 200 Sf	1,990	10
	TOTAL	**119,476**	**619**
20% REDUCTION FOR SHOPPING CENTERS (100,000SF TO 199,999SF)			**495**

***Project Design includes a 20% reduction per Table 3-6 of the development code**

BICYCLE PARKING PROVIDED:		**50 Stalls**
BICYCLE PARKING REQUIRED - 10% OF REQUIRED VEHICLE PARKING:		49 Stalls



VEHICLE PROFILE

LEGEND:

BIKE RACK

SEC OF STATE ST. RAMONA EXPRESSWAY
SAN JACINTO, CA

SITE PLAN
SP-53

A-2.0

DATE: 03.18.2026
MCG JOB #: 22.052.05

DATE	REVISIONS

Scale : 1" = 50'
0 25' 50' 100'

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

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TENTATIVE PARCEL MAP NO. 38831

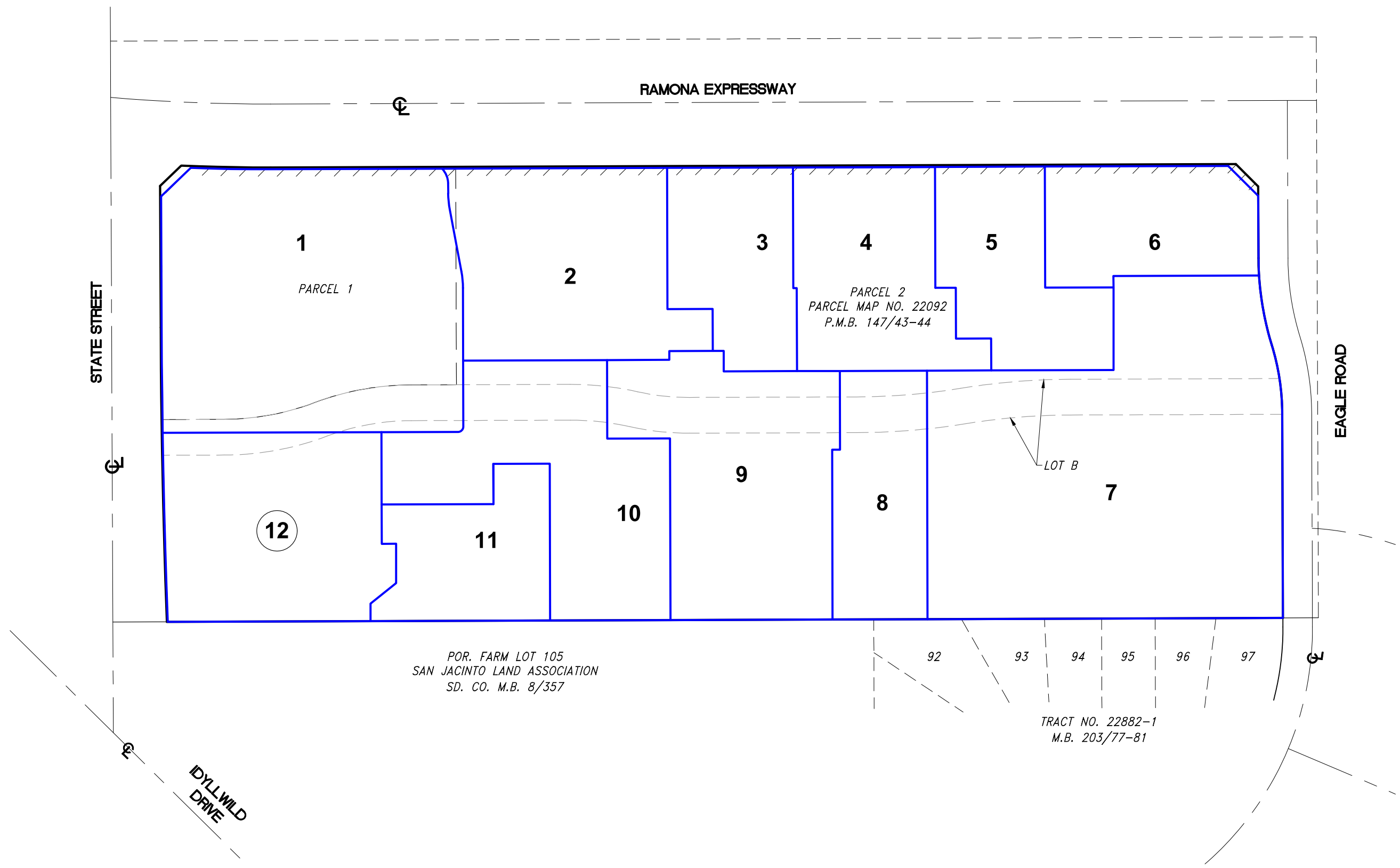
IN THE CITY OF SAN JACINTO
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1 AND 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 22092
RECORDED IN BOOK 147, PAGES 43 AND 44 OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

TAIT & ASSOCIATES, INC. APRIL 2025

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING STREET CENTER LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PARCEL LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- LSL LANDSCAPE SETBACK LINE
- ACCESS RESTRICTED PER EASEMENT #2
- (12) PARCEL NUMBER





VICINITY MAP
NOT TO SCALE

SCALE: 1" = 60'

Proposed Parcel No.	PROPOSED AREA (SF)	PROPOSED AREA (AC)	BLDG USE	BLDG (SF)	REQ. PARKING RATIO (SF)	REQ. NO. OF STALLS	PROVIDED NO. OF REG. STALLS	PROVIDED NO. OF HC STALLS	SELF-PARK(?)	NEEDS SHARED PARKING?
1	97,633	2.24	RESTAURANT	3,886	1/200	20	90	4	YES	NO
2	52,888	1.21	GAS STATION - RETAIL	5,200	1/250	21	21	1	YES	NO
3	28,664	0.66	RESTAURANT	3,203	1/200	17	20	1	YES	NO
4	39,406	0.90	RESTAURANT	5,697	1/200	29	40	1	YES	NO
5	31,547	0.72	RESTAURANT	3,203	1/200	17	32	1	YES	NO
6	29,723	0.68	RETAIL	7,216	1/300	25	23	2	YES	NO
7	128,590	2.95	RETAIL	34,688	1/300	116	133	4	YES	NO
8	28,788	0.66	RETAIL	8,675	1/300	29	34	2	YES	NO
9	58,808	1.35	RETAIL	22,083	1/300	74	72	2	YES	NO
10	53,152	1.22	RETAIL	16,012	1/300	54	63	2	YES	NO
11	26,920	0.62	RETAIL	3,990	1/300	14	32	2	YES	NO
12	51,819	1.19	CARWASH	3,588	1 SPACE PER EACH EMPLOYEE	5	5	1	YES	NO
Total	627,936	14		117,441			565	23		

BASIS OF BEARINGS:

THE CENTERLINE OF IDYLLWILD DRIVE BEING NORTH 45°17'48" WEST PER TRACT NO. 22882-1 M.B. 203 / 77-81.

BENCHMARK:

U.S.C & G.S. DESIGNATION V 1143

DESCRIPTION: NEAREST TOWN: SAN JACINTO COUNTY: RIVERSIDE DISTANCE AND DIRECTION FROM NEAREST TOWN 2.35 MILES NORTHWEST CHARACTER OF MARK C&GS BENCHMARK DISK STAMPED V1143 1961

ELEVATION: 1505.492 FT (NAVD 1929)

SURVEYOR'S NOTES:

1. THIS FINAL SURVEY BEARS AN ORIGINAL SIGNATURE AND STAMP. ANY INTENT TO USE COPIES OF THIS SURVEY ALONG WITH REVISIONS DESCRIBED THEREIN FOR ANY PURPOSE MUST FIRST BE VERIFIED BY TAIT & ASSOCIATES INC.

   ANY AND ALL COPIES AND/OR VERSIONS OF THE SURVEY NOT BEARING AN ORIGINAL SIGNATURE AND STAMP ARE NOT OFFICIALLY RELEASED VERSIONS OF THIS SURVEY AND ARE NOT VALID FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN VERIFICATION OF TAIT & ASSOCIATES INC.
2. ADEQUATE INSTRUMENTS SHALL BE PREPARED TO ADDRESS THE SITE ACCESS, COMMON PARKING, MAINTENANCE, CROSS LOT DRAINAGE, COMMON UTILITIES, CROSS LOT UTILITY LATERALS, SIGNAGE AND WATER QUALITY MAINTENANCE.
3. THERE IS A PROPOSED 2-FOOT WIDE DEDICATION ALONG SOUTHERLY SIDE OF W. RAMONA EXPRESSWAY FOR A TOTAL OF 73 FEET WIDE HALF-WIDTH RIGHT OF WAY.
4. THERE IS A PROPOSED 1-FOOT WIDE DEDICATION ALONG WESTERLY SIDE OF THE SITE FOR A TOTAL OF 56-FOOT WIDE HALF-WIDTH RIGHT OF WAY ALONG STATE STREET.
5. SEE THE MAGNET PRELIMINARY SUBMITTAL PACKAGE FOR ADDITIONAL INFORMATION REGARDING CONCEPTUAL GRADING, UTILITIES, ARCHITECTURAL AND LANDSCAPING PLANS.
6. THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER WITH NO GAPS OR GORES.
7. EXISTING EASEMENT NOS. 3, 4, 5, 7 AND LETTERED LOT "B" OF PARCEL MAP NO. 22092 WILL BE ABANDONED IN THE FINAL MAP.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

PROFESSIONAL LAND SURVEYOR
MICHAEL FURLONG
No. 8899
STATE OF CALIFORNIA

MICHAEL FURLONG, PLS 8899
LICENSE EXPIRES: 12-31-27

DATE

TITLE REPORT:

TITLE COMPANY: CHICAGO TITLE COMPANY
TITLE ORDER NO.: 00109105-021-PS4-JC
COMMITMENT DATE: AUGUST 28, 2023
TITLE OFFICER: JORDAN CURIEL (LA/COMM)
E-MAIL: UNITX23@CTT.COM

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JACINTO, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AND LETTERED LOT B, IN THE CITY OF SAN JACINTO, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY PARCEL MAP 22092 RECORDED IN BOOK 147, PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL WATER, OIL, MINERAL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 250 FEET UNDER THE LAND PROPERTY DESCRIBED ON EXHIBIT 1 ATTACHED HERETO AND INCORPORATED HEREIN REFERENCE WITHOUT THE RIGHT OF SURFACE ENTRY, AS QUITCLAIMED CARL H. QUANDT, AN UNMARRIED MAN BY DOCUMENT RECORDED APRIL 14, 1987 AS INSTRUMENT NO. 102895 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TITLE EXCEPTIONS:

(hexagon) INDICATES SHOWN HEREON, NUMBERED ACCORDING TO THE ABOVE REFERENCED PRELIMINARY TITLE REPORT.

1. WATER RIGHTS.
2. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED AUGUST 30, 1983 AS INSTRUMENT NO. 83-176739, OFFICIAL RECORDS. *(RESTRICTED ACCESS PLOTTED)*
3. AN EASEMENT GRANTED TO THE CITY OF SAN JACINTO FOR PUBLIC UTILITIES, WELLS SITE AND WATERLINE PURPOSES AND RIGHTS INCIDENTAL THERETO, RECORDED DECEMBER 12, 1985 AS INSTRUMENT NO. 85-279922, OFFICIAL RECORDS. *(PLOTTED)*
4. AN EASEMENT GRANTED TO THE CITY OF SAN JACINTO FOR SANITARY SEWER PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED OCTOBER 11, 1986 AS INTRUMENT NO. 86-252625, OFFICIAL RECORDS. *(PLOTTED)*
5. AN EASEMENT GRANTED TO THE CITY OF SAN JACINTO FOR PUBLIC UTILITY AND SEWER PURPOSES AND RIGHTS INCIDENTAL THERETO RECORDED NOVEMBER 21, 1986 AS INSTRUMENT NO. 86-296240, OFFICIAL RECORDS. *(PLOTTED)*
6. THE EFFECT OF A DECLARATION OF DEDICATION AS SHOWN BY THE OWNERS CERTIFICATE ON PARCEL MAP NO. 22902, PURPORTING TO IRREVOCABLY DEDICATE IN PERPETUITY FOR PUBLIC ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE USES. *(NOT PLOTTED, LIES WITHIN EXISTING RIGHT-OF-WAY)*
7. AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES RECORDED IN PARCEL MAP 22092 IN BOOK 147, PAGES 43 AND 44 OF PARCEL MAPS. *(PLOTTED)*
8. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF SAN JACINTO DEVELOPMENT PROJECT AMENDMENT NO. 1 RECORDED DECEMBER 29, 1993 AS INSTRUMENT NO. 520075, O.R.
9. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF SAN JACINTO DEVELOPMENT PROJECT AREA RECORDED DECEMBER 26, 2007 AS INSTRUMENT NO. 2007-0764103, O.R.
10. THE EFFECT OF STATE HIGHWAY RIGHT OF WAY VICINITY MAP DEPICTING THE PROPOSED RELINQUISHMENT TO THE CITY OF SAN JACINTO, THAT PORTION OF THE RAMONA EXPRESSWAY (STATE HIGHWAY 79) LYING ADJACENT TO SAID LAND, FILED IN BOOK 11, PAGES 65 THROUGH 69, INCLUSIVE OF STATE HIGHWAY MAPS, RECORDED JUNE 6, 2007 AS INSTRUMENT NO. 2007-0372192 OF O.R.
11. TITLE COMPANY SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD.
12. EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
13. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY.
14. ANY RIGHTS OF THE PARTIES IN POSSESSION.

PROJECT DATA	
OWNER:	RAMONA SAN JACINTO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (50%) 1000 N. WESTERN AVE., SUITE 200 SAN PEDRO, CA 90732 6220 SPRING ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (50%)
DEVELOPER:	RICH DEVELOPMENT 600 N. TUSTIN AVENUE, SUITE 150 SANTA ANA, CALIFORNIA 92705 ATTN: TAB JOHNSON TEL: (714) 835-3311
ENGINEER/SURVEYOR:	TAIT & ASSOCIATES, INC. 701 N. PARKCENTER DRIVE SANTA ANA, CALIFORNIA 92705 ATTN: MICHAEL SILVEY, P.E. / MICHAEL FURLONG, PLS TEL: (714) 560-8200
DATE OF PREPARATION:	SEPTEMBER 14, 2023
EXISTING LEGAL DESCRIPTION:	SEE LEGAL DESCRIPTION
EXISTING EASEMENTS	SEE EXISTING EASEMENTS NOTES
ASSESSOR'S PARCEL NUMBERS:	434-080-025 & 434-080-026
EXISTING NUMBER OF PARCELS:	2 PARCELS
TOTAL EXISTING GROSS AREA:	±631,428 S.F. / ±14.50 ACRES
PROPOSED NUMBER OF PARCELS:	12 PARCELS
TOTAL PROPOSED NET AREA:	±627,936 S.F. / ±14.0 ACRES (GROSS AREA LESS STREET DEDICATIONS)
ZONING INFORMATION	
EXISTING ZONING	CG (COMMERCIAL GENERAL)
PROPOSED ZONING	SAME AS EXISTING
EXISTING LAND USE	SITE VACANT
PROPOSED LAND USE	MIXED-USED RETAIL
ADJACENT ZONING	RESIDENTIAL AND COMMERCIAL
EXISTING ADJACENT LAND USE	RESIDENTIAL AND COMMERCIAL
SCHOOL DISTRICT	SAN JACINTO UNIFIED SCHOOL DISTRICT (951) 929-7700
REDEVELOPMENT AGENCY	SAN JACINTO REDEVELOPMENT PROJECT AMENDMENT NO. 1
REDEVELOPMENT AGENCY	SAN JACINTO REDEVELOPMENT PROJECT AREA
FLOOD ZONE	ZONE "X" (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) MAP NUMBER: 06065C1490H, DATED 04/19/2017
BUILDING CODE INFORMATION	
PLANNING DEPARTMENT	CITY OF SAN JACINTO PLANNING DEPARTMENT (951) 487-7330
FIRE PREVENTION	RIVERSIDE COUNTY FIRE DEPARTMENT (951) 654-7912
WATER & SEWER	CITY OF SAN JACINTO WATER DEPARTMENT (951) 654-4041 x 755
STORM DRAINAGE	CITY OF SAN JACINTO ENGINEERING DIVISION (951) 654-3592
TRANSPORTATION	CITY OF SAN JACINTO ENGINEERING DIVISION (951) 654-3592
INSPECTION/BUILDING CODE	CITY OF SAN JACINTO BUILDING AND SAFETY DIVISION (951) 487-7330
UTILITY INFORMATION	
GAS AVAILABILITY	SOCALGAS DISTRIBUTION (800) 423-1391
ELECTRIC AVAILABILITY	SCE TRANS TELECOM (800) 655-8844
TELEPHONE/CABLE AVAILABILITY	FRONTIER (800) 921-8106
WATER AVAILABILITY	EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
SEWER AVAILABILITY	EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
STORM AVAILABILITY	CITY OF SAN JACINTO PUBLIC WORKS (951) 568-9499

NO.	DESCRIPTION	BY	DATE	CHK	NO.	DESCRIPTION	BY	DATE	CHK
1	UPDATED TPM PER CITY COMMENTS	JM	01/16/24	MF					

REVISIONS | REVISIONS

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TENTATIVE PARCEL MAP NO. 38831

THE MAGNET
SEC RAMONA EXPRESSWAY AND STATE STREET
SAN JACINTO, CA 92582
RICH DEVELOPMENT
600 N. TUSTIN AVENUE, SUITE 150
SANTA ANA, CA 92705

DRAWN: GJ
DATE: 07/21/23
CHECKED: GG
DATE: 07/21/23
REVISION #: 1
DATE: 01/16/24
JOB NO: SP9037

K:\Drawings\SP\SP8950 – San Jacinto\Survey\Office\Tentative Map\SP8950 TPM-E1.dwg
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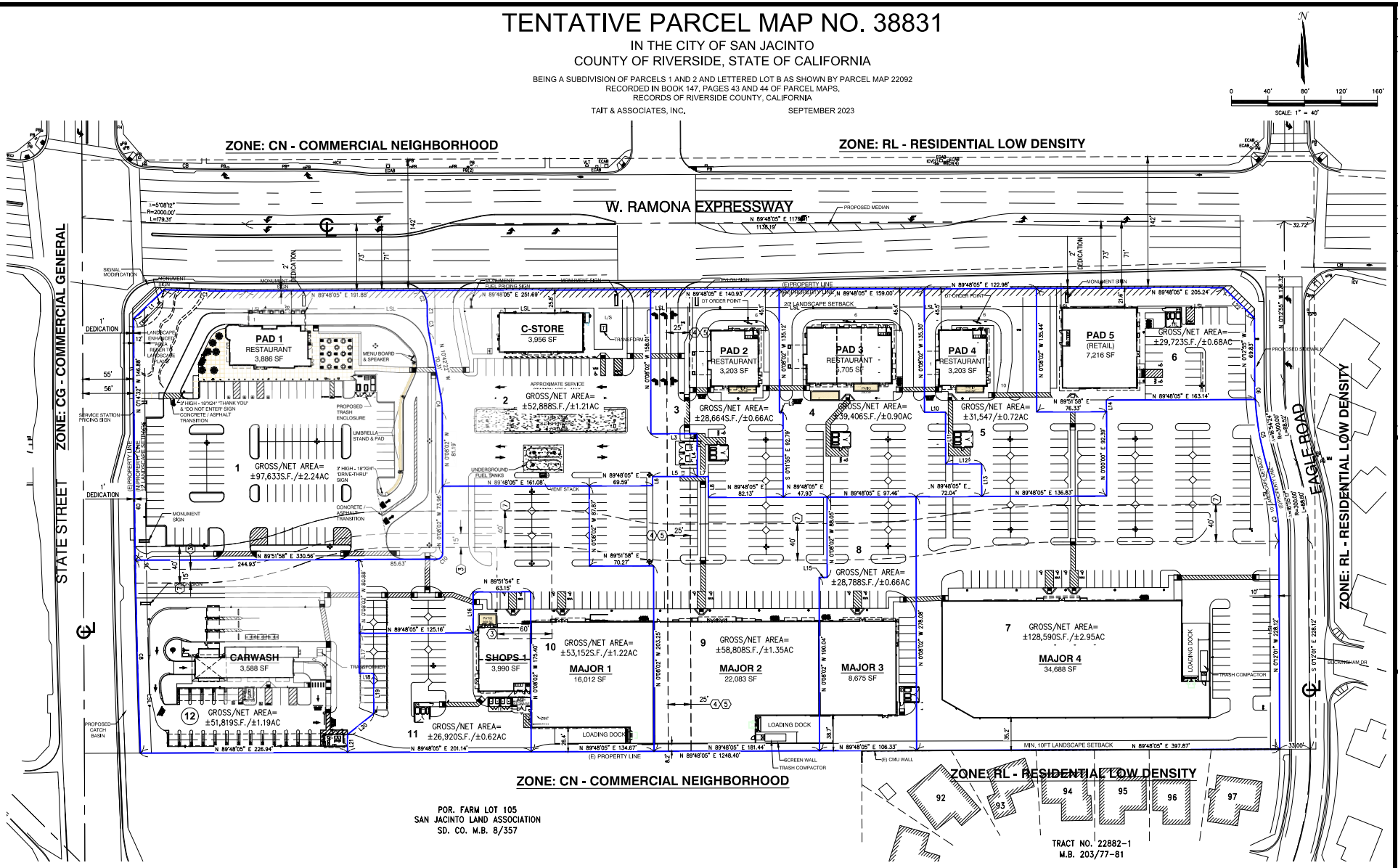
PRELIMINARY

TENTATIVE PARCEL MAP NO. 38831

IN THE CITY OF SAN JACINTO
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1 AND 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 22092
RECORDED IN BOOK 147, PAGES 43 AND 44 OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

TAIT & ASSOCIATES, INC. SEPTEMBER 2023



POR. FARM LOT 105
SAN JACINTO LAND ASSOCIATION
SD. CO. M.B. 8/357

TRACT NO. 22882-1
M.B. 203/77-81

LINE TABLE		
NUMBER	BEARING	LENGTH
L1	N46° 15' 22"E	46.12'
L2	N0° 08' 30"W	11.05'
L3	N89° 48' 05"E	50.71'
L4	N0° 11' 55"W	46.90'
L5	N89° 48' 04"E	48.82'
L6	N0° 00' 00"E	9.90'
L7	N89° 48' 05"E	12.14'
L8	N0° 00' 00"E	23.01'
L9	N89° 51' 58"E	3.94'
L10	N89° 51' 58"E	22.98'
L11	N0° 08' 02"W	56.90'
L12	N89° 48' 05"E	39.50'

LINE TABLE		
NUMBER	BEARING	LENGTH
L13	N0° 08' 02"W	35.70'
L14	N1° 05' 52"W	12.82'
L15	N89° 51' 58"E	8.88'
L16	N0° 08' 02"W	45.01'
L17	N0° 08' 02"W	43.98'
L18	N89° 51' 58"E	16.00'
L19	N0° 08' 02"W	43.95'
L20	N51° 26' 27"E	36.80'
L21	N0° 08' 02"W	19.67'
L22	N45° 12' 25"W	47.38'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	2° 28' 33"	2073.00'	89.58'
C2	41° 54' 27"	25.18'	18.42'
C3	10° 33' 23"	100.00'	18.42'
C4	10° 34' 20"	100.00'	18.45'
C5	13° 34' 18"	333.00'	78.88'
C6	3° 20' 06"	333.00'	19.38'
C7	16° 55' 17"	267.00'	78.85'
C8	1° 13' 11"	9944.00'	211.68'
C9	0° 40' 41"	9944.00'	117.66'
C10	90° 00' 00"	6.00'	9.42'

NOTES:

1. SEE SHEET 1 FOR TITLE REPORT REFERENCE, LEGAL DESCRIPTION, TITLE EXCEPTIONS, BASIS OF BEARINGS, BENCHMARK INFORMATION, PROJECT DATA, TABULATED PROPOSED LOT AREAS, PROPOSED BUILDING USE AREAS, REQUIRED PARKING RATIOS, REQUIRED & PROVIDED PARKING COUNTS AND ADDITIONAL SURVEYOR'S NOTES.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING STREET CENTER LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PARCEL LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- LSL LANDSCAPE SETBACK LINE
- ACCESS RESTRICTED PER EASEMENT #2
- (12) PARCEL NUMBER

PRELIMINARY

NO.	DESCRIPTION	BY	DATE
1	UPDATED TENTATIVE COMMENTS	JM	10/10/24
2			

TAIT

30 N. Raymond Ave. Suite 202 Pasadena, CA 91103 P: 714.560.8000 www.tait.com

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TENTATIVE PARCEL MAP NO. 38831

THE MAGNET
SEC RAMONA EXPRESSWAY AND STATE STREET
SAN JACINTO, CA 92583
RIVERSIDE COUNTY, CALIFORNIA
600 N. TUSTIN AVENUE, SUITE 150
SANTA ANA, CA 92705

DRAWN: GJ
DATE: 07/21/23
CHECKED: JM
DATE: 07/21/23
REVISION #: 2
DATE: 10/10/24
JOB NO: SP19550

2 OF 2

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PLOTTED: 12/5/2023 3:46:14 AM BY: Joseph Manansala PAGESETUP: ----- PLOTSTYLE: tait2014.ctb

July 21, 2026

TO:	City Council
REQUESTED BY:	Kimberly Ganimian, Finance Director
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Proposed Resolution Confirming the Inclusion of CR&R 2025 Delinquent Solid Waste Charges on the County Property Tax Roll for FY 2026-2027

RECOMMENDATION:

Staff recommends that the City Council:

1. **CONDUCT** the Public Hearing;
2. **ADOPT** Resolution No. 4140, confirming the inclusion of CR&R 2025 Delinquent Solid Waste Charges on the County Property Tax Roll for FY 2026-2027;
3. **DETERMINE** the amount of delinquent, unpaid residential solid waste charges billed during calendar year 2025;
4. **DETERMINE** that the delinquent charges constitute a special assessment and lien against the affected parcels; and
5. **DIRECT** that the delinquent charges be collected on the Riverside County secured property tax roll for FY 2026–2027.

DISCUSSION:

CR&R provides routine notices to customers with delinquent accounts, including information regarding potential placement of unpaid charges on the secured tax roll. When an account becomes 90 days delinquent, and the account is held in a name other than the property owner, CR&R also issues a notice to the property owner advising that the delinquent charges are subject to placement on the tax roll.

In addition to these standard notifications, CR&R mailed a Notice of Public Hearing to all affected property owners in June 2026. CR&R has submitted to the City a list of parcels with unpaid 2025 residential solid waste charges, which is included as Exhibit A to **Resolution No. 4140**.

Placement of delinquent solid waste charges on the secured tax roll is an established process that ensures recovery of unpaid fees and maintains the financial stability of the City's solid waste program.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

Attachments

EXHIBIT "A" List of Assessments
Resolution_4140_Tax_Roll_Placement_of_CRR_Delinquent_Solid_Waste.pdf

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
551-553-002	163.16
437-113-009	221.48
437-112-001	309.95
434-493-023	450.93
433-500-015	512.62
438-461-010	15.79
435-061-024	512.62
439-302-011	469.20
436-561-036	314.08
436-433-007	512.62
437-373-024	55.80
432-222-017	603.95
432-220-002	49.75
436-440-010	118.10
433-521-006	359.26
433-373-007	512.62
434-510-024	512.62
551-550-004	322.94
436-770-017	125.05
436-160-011	318.35
437-230-022	141.85
434-500-004	228.09
439-190-013	27.98
434-354-002	229.06
434-561-001	166.06
434-255-009	486.88
434-255-002	478.25
434-254-015	485.62
434-254-014	35.85
434-233-015	159.86
434-233-014	475.26
434-233-013	120.76
434-233-005	178.03
434-233-002	480.26
434-232-013	414.23
434-232-011	114.77
434-232-009	140.24
434-232-005	361.22
434-232-004	299.99
434-232-001	512.62
434-231-009	493.61
434-231-008	190.98
434-231-005	512.62
434-231-004	200.03
434-230-036	461.72
434-230-034	132.63
434-230-031	133.38
436-191-026	512.62
432-330-041	512.62
432-203-008	25.59
436-392-027	229.06
436-291-001	344.13
436-430-016	475.26
437-391-061	402.17
436-261-016	387.59
433-223-028	344.13
437-252-042	109.52
438-413-005	447.92
433-493-004	512.62
439-112-012	500.35
436-342-008	367.61
433-353-004	133.36
438-441-014	395.30
439-301-008	344.13
436-581-018	1769.10
432-222-007	344.13
432-192-002	512.62
436-091-022	403.90
436-690-030	503.95
438-341-005	512.62
433-371-008	344.13
551-550-016	165.02
436-062-025	518.54
433-351-001	512.62
437-373-001	358.94
433-442-011	365.06
438-402-018	105.00
433-413-016	512.62
433-351-008	115.37
436-690-028	412.62
433-522-004	512.62
433-522-001	512.62
438-391-015	112.62
434-501-020	254.64
435-142-003	505.94
433-521-002	498.10
438-480-061	203.74
437-101-002	439.82
436-441-033	26.15
436-190-005	344.13
438-551-006	512.62
432-233-028	512.62
551-552-016	512.62
438-563-007	511.81
434-524-008	344.13
437-380-012	75.18
438-551-021	512.62
437-251-017	210.07
436-511-033	75.06
438-414-015	344.13
434-363-022	289.02
436-530-029	125.51
433-381-005	120.15
436-144-007	512.62
438-590-011	512.62
436-101-032	345.01
434-354-003	363.24
436-120-013	336.46
438-600-003	512.62
435-064-011	19.81
432-241-002	464.02
434-402-015	312.62
439-363-021	54.43
436-530-017	667.99
437-252-041	512.62
437-372-014	100.35
433-492-016	512.62
436-733-015	367.95
436-440-026	978.62
436-633-007	412.62
437-251-010	229.11
433-381-027	487.02
435-171-022	269.47
435-271-010	512.62
438-540-010	115.37
436-371-010	344.13
435-250-016	517.93
437-120-048	236.87
437-151-012	475.26
437-021-005	125.00
438-462-016	528.68
436-721-020	477.09
433-234-009	464.02
433-322-005	551.71
436-181-021	512.62
436-240-022	481.43
436-420-004	344.13
437-373-032	267.51
437-251-006	500.34
438-412-005	256.67
438-471-024	667.99

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
434-230-031	99.96
434-230-030	377.81
434-230-029	464.27
434-230-028	505.38
434-230-027	66.40
434-230-026	379.24
434-230-023	344.13
434-230-021	356.37
434-230-018	117.19
434-230-016	203.98
434-230-015	352.00
439-301-017	105.92
439-342-038	235.27
437-151-008	344.13
436-462-002	475.26
436-811-002	26.05
434-442-005	512.62
436-265-001	512.62
434-452-003	225.17
437-031-018	267.99
434-480-020	26.19
434-431-053	304.27
435-271-019	142.92
434-461-012	344.13
434-552-001	17.03
432-252-007	115.37
439-380-005	115.37
439-380-052	15.37
439-380-052	104.17
432-371-008	271.34
434-250-008	68.37
436-474-022	151.43
432-291-012	379.38
436-091-005	512.62
437-350-077	162.62
437-035-021	349.66
436-550-005	375.42
433-470-003	495.45
434-471-015	133.51
438-392-008	226.63
436-501-023	344.13
438-342-002	106.90
437-430-013	201.38
434-442-013	512.62
432-252-015	421.94
434-121-012	56.52
437-292-040	44.13
436-192-025	473.91
434-532-029	512.65
434-281-029	395.04
436-762-024	667.99
436-440-014	228.05
437-322-014	344.13
436-371-018	515.12
433-510-025	380.99
438-563-010	512.62
434-142-016	945.46
436-474-026	512.62
436-641-026	116.82
436-241-008	344.13
434-510-035	512.62
432-233-008	667.99
436-741-006	512.62
436-751-042	210.02
436-751-041	501.21
433-231-035	512.62
438-382-010	344.13
438-581-004	344.13
432-201-011	667.99
437-051-011	512.62
434-353-030	344.13
436-671-013	512.62
436-733-012	432.62
433-371-037	502.02
433-473-027	164.33
436-551-010	510.38
437-391-025	484.77
436-060-002	513.75
433-510-009	116.98
436-590-046	344.13
434-452-020	101.06
437-112-003	512.62
438-502-006	213.77
437-162-025	512.62
434-312-001	412.62
438-471-040	168.51
434-291-040	458.76
432-220-004	344.13
437-044-002	290.82
433-510-015	222.62
436-541-011	512.62
436-691-039	512.62
436-751-013	344.13
438-510-009	381.89
435-160-009	500.07
436-590-013	24.15
436-381-003	512.62
436-144-004	160.68
438-352-010	512.62
436-121-009	102.56
436-581-071	15.37
433-490-008	514.54
434-342-005	229.06
436-310-007	430.27
433-351-002	439.82
436-391-008	348.02
437-281-036	512.62
433-500-037	248.58
432-060-014	490.89
436-581-028	115.37
436-721-001	106.62
434-351-005	512.62
438-414-006	488.10
436-552-020	100.68
438-422-022	512.62
434-141-018	197.78
434-510-030	327.20
436-590-016	510.80
437-322-006	125.00
438-441-073	240.11
437-031-011	125.00
438-402-021	86.34
433-433-006	130.76
437-142-030	512.62
438-373-004	345.74
437-162-051	344.13
438-482-036	770.34
551-381-036	344.13
437-142-023	432.05
436-474-003	545.08
437-391-019	512.62
439-303-083	344.13
434-543-021	624.89
438-361-016	262.62
437-024-006	357.26
437-024-006	125.00
551-384-035	512.62
436-591-002	252.62
438-500-004	467.99
439-210-025	344.13
434-413-015	541.95

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
437-380-009	498.66
432-361-005	339.54
432-371-006	299.51
438-471-032	493.47
432-233-023	494.11
433-322-011	115.37
438-591-009	417.98
437-251-011	527.79
437-430-001	309.00
432-081-009	558.43
437-120-031	443.91
439-380-069	354.81
437-053-009	48.53
439-380-017	115.37
437-430-058	543.74
437-151-024	472.69
436-552-008	512.62
434-291-033	380.96
434-291-033	351.28
439-301-031	131.16
438-412-001	136.51
438-412-001	134.23
436-772-020	303.39
436-770-016	255.11
437-031-022	323.33
436-691-018	460.39
437-031-009	369.49
436-321-010	51.41
433-332-026	339.56
436-240-011	344.13
435-272-026	279.44
434-271-011	344.13
433-222-062	79.40
432-223-003	318.65
435-132-047	232.06
434-363-006	147.45
434-332-022	269.32
434-560-015	104.09
434-564-006	80.67
434-142-043	350.40
434-142-043	132.62
432-081-017	605.79
438-361-014	490.42
432-252-019	344.13
435-020-008	512.62
437-253-008	145.77
437-113-020	322.19
438-473-005	113.86
436-430-002	499.13
436-180-030	669.77
433-421-031	344.13
437-252-040	435.40
434-510-015	512.62
436-590-032	476.35
437-142-002	229.06
436-541-022	336.19
437-043-018	337.62
433-433-012	344.13
432-301-009	29.06
432-190-001	512.62
436-760-002	513.14
438-422-007	667.99
433-500-031	512.62
436-760-004	138.02
436-590-024	512.62
438-441-052	344.13
436-690-015	312.62
438-551-013	467.69
436-630-003	121.91
438-441-021	133.89
437-340-082	344.13
432-302-010	127.11
437-120-017	512.62
436-280-018	869.98
432-331-006	512.62
432-222-004	512.62
437-051-004	511.02
438-590-017	282.79
436-181-029	244.13
439-303-071	512.62
436-692-011	397.95
432-233-026	15.37
439-342-007	436.38
433-343-008	244.13
433-212-039	204.22
436-750-010	212.62
432-091-006	497.30
438-432-005	277.64
436-150-039	322.92
438-471-043	512.62
434-530-018	823.36
436-441-028	16.20
434-281-007	344.13
436-633-024	267.99
434-413-015	315.31
434-332-018	125.00
438-403-008	503.25
436-511-054	106.41
437-340-075	319.32
432-082-008	202.62
434-431-049	344.13
438-462-003	512.62
432-082-007	667.99
434-520-027	522.27
435-124-021	90.42
435-102-044	1005.00
436-340-005	667.99
434-510-028	512.62
433-171-019	125.00
432-221-004	281.33
436-501-016	512.62
433-211-001	344.13
434-382-007	1291.31
435-142-004	512.62
436-211-004	487.02
439-342-030	359.74
436-661-001	512.62
436-381-005	512.62
434-404-013	362.62
436-650-008	512.62
435-080-005	447.92
437-292-016	132.27
438-482-029	344.13
432-240-005	366.65
436-301-025	512.62
437-161-007	512.62
439-342-049	117.00
432-241-025	264.60
433-342-019	125.00
436-501-007	487.40
433-500-021	213.65
437-391-044	276.72
432-222-027	45.48
436-511-014	16.65
436-552-015	512.62
435-141-023	344.13
438-411-002	344.13
436-232-011	19.66
437-151-005	395.65
435-280-031	512.62
547-191-044	512.62

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
437-113-020	241.78
437-410-021	494.86
436-690-016	101.51
432-350-009	464.02
437-031-004	351.70
436-261-013	492.66
433-473-003	429.72
438-482-026	344.13
434-492-006	475.26
434-352-007	503.47
434-500-003	373.62
437-430-067	398.42
432-294-004	20.82
437-173-010	174.67
434-276-006	115.37
434-251-002	344.13
436-050-019	344.13
434-501-025	146.28
437-340-068	406.10
434-282-003	227.40
437-112-006	302.56
434-442-029	538.41
434-420-010	481.22
434-371-002	340.23
433-381-013	488.10
437-260-030	293.01
436-062-026	303.29
434-442-025	940.85
436-671-003	464.02
437-350-033	372.57
434-561-021	115.37
439-380-038	249.72
434-333-019	496.06
436-641-019	518.99
437-062-008	512.62
437-042-009	516.67
438-531-003	572.01
434-453-009	93.29
434-252-002	69.00
434-271-028	115.37
436-090-015	267.48
433-264-024	355.94
436-062-013	344.13
434-370-013	344.13
434-252-010	488.10
438-412-027	77.71
436-762-031	512.62
436-091-016	512.62
438-441-069	512.62
432-252-005	127.32
439-360-002	372.10
432-310-022	149.06
433-451-005	122.76
435-064-002	514.26
432-253-017	499.22
438-570-010	480.42
438-422-006	115.37
436-541-024	461.91
435-141-013	536.01
436-052-038	667.99
432-071-008	667.99
434-283-004	344.13
436-240-019	512.62
436-433-001	29.41
434-532-030	512.62
437-300-037	512.62
551-383-026	395.04
436-750-013	389.70
437-373-003	400.46
438-382-006	667.91
436-301-031	512.62
433-341-024	39.32
434-492-021	55.76
433-362-023	120.97
438-571-016	152.62
436-341-001	229.52
438-502-010	115.37
436-553-001	344.13
438-492-012	250.04
438-415-004	229.06
438-412-038	114.74
439-150-005	116.98
438-372-016	115.37
432-060-015	428.12
437-410-023	105.74
438-482-031	506.34
434-362-001	407.47
438-571-001	344.13
433-490-022	183.84
438-363-002	116.98
437-251-015	305.17
434-352-012	377.15
551-381-045	512.62
436-632-003	478.98
432-243-013	512.62
437-153-012	667.99
436-240-020	512.62
436-210-030	82.74
436-511-045	512.62
433-222-025	428.39
436-192-035	512.62
436-150-005	401.75
434-543-024	102.91
433-232-010	344.13
435-124-006	1020.25
435-280-002	826.97
437-391-040	312.62
438-550-006	512.62
437-074-001	552.60
437-074-001	16.38
437-073-001	133.51
435-131-050	115.37
439-340-001	206.38
434-415-006	229.06
434-415-006	125.00
434-364-001	525.98
437-200-012	517.34
437-200-012	125.00
433-252-061	355.26
437-141-005	471.32
436-191-027	244.43
438-550-026	126.56
435-141-029	131.41
436-231-001	510.50
435-063-022	70.62
433-371-020	509.74
434-356-003	946.45
435-160-015	367.76
433-222-022	422.49
437-323-006	434.77
436-622-005	512.62
436-581-069	282.67
435-132-024	615.32
435-132-024	337.83
436-180-016	375.71
435-171-006	351.61
435-092-012	514.86
434-142-010	223.63
434-142-010	125.00
435-124-029	475.26
438-560-036	115.37

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
433-333-042	344.13
436-530-011	366.64
436-481-012	511.01
436-610-010	500.35
436-530-004	115.37
437-142-003	488.35
436-231-011	68.63
435-152-020	512.62
437-340-027	471.04
434-560-018	353.33
432-230-006	344.13
432-231-002	88.10
436-610-007	512.46
435-062-005	512.62
435-062-005	391.24
436-552-013	48.90
438-412-012	344.13
435-092-013	667.99
434-252-009	508.17
436-441-022	112.62
436-265-016	118.58
437-340-055	509.13
434-490-008	114.02
436-472-011	680.32
438-591-025	312.62
437-322-013	667.99
434-271-029	233.31
436-441-002	344.13
435-272-015	462.62
432-083-002	506.38
434-521-001	686.51
439-301-009	291.37
436-201-025	464.02
436-140-004	512.62
432-243-018	512.62
437-391-047	290.28
437-391-047	104.27
436-581-039	185.74
436-530-020	188.56
438-571-017	444.88
434-271-012	344.13
436-581-015	136.29
438-414-016	393.91
434-253-005	165.74
433-501-003	512.62
432-092-028	115.37
437-162-007	464.02
432-330-019	190.98
432-293-011	383.05
436-150-007	512.62
436-730-025	344.13
434-442-015	115.37
437-391-050	481.75
436-541-041	290.93
432-240-002	344.13
432-070-009	386.04
437-340-039	512.62
435-092-011	512.62
434-480-053	391.53
436-621-005	500.35
434-332-023	115.37
433-491-001	667.99
439-340-018	512.62
438-361-002	226.71
433-222-074	231.96
437-061-016	203.44
433-171-001	38.65
436-312-003	149.15
432-293-002	512.62
437-420-009	512.62
432-321-005	159.01
439-342-004	56.39
438-393-009	489.35
434-490-005	372.62
438-402-011	178.54
433-232-020	344.13
436-580-014	514.86
437-400-001	350.88
437-391-042	344.13
547-191-048	500.35
438-462-007	312.62
432-330-011	288.10
437-260-007	344.13
432-060-005	121.71
436-420-001	376.72
433-242-019	317.63
434-520-017	667.99
432-210-007	401.65
438-432-004	344.13
434-520-020	512.62
437-392-009	512.62
438-412-002	312.62
436-671-022	512.62
434-471-030	251.65
434-511-006	667.99
437-281-025	168.33
437-281-025	124.15
437-111-009	514.86
435-063-007	303.45
435-063-007	105.85
436-092-004	112.62
435-272-012	443.35
438-391-013	125.00
437-111-002	400.28
437-111-002	322.59
432-240-003	408.60
433-232-016	101.89
434-123-004	428.14
432-060-019	512.62
438-412-046	667.99
434-371-021	425.94
434-371-021	131.41
435-091-040	344.13
439-210-031	447.92
436-350-023	500.65
436-181-018	667.99
437-113-001	546.51
433-341-013	263.46
437-391-031	344.13
436-440-008	391.76
437-035-012	624.83
437-035-012	125.00
435-280-028	667.99
437-044-004	447.92
432-222-018	512.62
437-252-024	320.47
436-403-020	783.83
437-282-033	382.15
437-282-033	125.00
435-131-009	113.66
435-064-009	322.59
435-064-009	34.34
434-122-007	56.60
433-172-039	418.12
433-172-039	223.63
436-643-025	512.62
436-530-019	500.35
434-312-015	500.35
433-211-015	514.86
432-243-002	229.06
436-201-024	256.58

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
437-103-017	656.10
433-231-014	344.13
437-162-050	301.80
435-171-007	362.56
435-171-007	125.00
434-124-037	365.54
434-122-014	487.04
434-551-015	651.96
438-415-001	115.37
436-440-019	512.62
434-274-001	485.09
435-101-012	546.82
436-403-013	559.46
439-301-029	233.76
432-232-013	475.26
433-472-025	212.62
432-070-012	229.06
436-722-002	344.13
439-341-004	396.33
432-191-002	344.13
438-563-003	344.13
438-462-010	344.13
436-060-015	479.78
434-254-006	358.49
437-092-007	512.62
434-552-014	512.62
436-612-010	412.62
436-181-012	229.06
434-550-011	29.06
434-550-012	512.62
434-550-008	506.94
436-061-031	318.35
436-510-019	667.99
434-292-008	667.99
437-162-003	683.23
434-431-001	344.13
436-541-039	512.62
434-255-011	512.62
436-490-002	344.13
432-302-021	496.70
432-071-015	512.62
436-050-001	677.08
433-421-013	344.13
437-350-014	321.89
439-360-014	458.09
436-540-003	512.62
433-522-005	313.00
434-353-020	686.15
436-291-005	512.62
434-271-014	220.89
437-321-016	500.35
436-511-013	502.06
436-421-026	262.12
434-283-002	131.71
437-260-033	55.76
436-390-009	488.10
434-361-005	95.46
436-441-013	512.62
437-173-006	655.63
437-373-025	512.62
438-361-010	2635.31
436-750-027	512.62
436-730-005	250.80
436-671-021	346.18
436-641-027	512.62
433-172-020	8540.75
433-371-007	417.63
433-222-053	411.97
437-251-023	75.00
437-061-028	143.51
436-731-008	494.86
433-362-004	671.24
434-500-026	512.62
434-322-010	378.18
436-350-035	229.06
434-362-010	504.33
434-403-012	271.98
439-112-039	344.13
432-083-001	512.62
434-321-008	97.20
436-660-002	408.10
436-670-003	250.67
438-570-027	197.62
437-340-057	412.62
438-591-033	280.41
433-265-062	500.35
436-231-013	271.14
436-290-004	512.62
436-470-008	412.62
434-351-001	20.21
432-242-001	512.62
434-420-006	512.62
432-213-009	512.62
436-292-005	47.21
435-124-012	633.48
434-142-045	447.92
436-191-025	512.62
443-304-002	133.02
435-152-001	217.02
437-323-012	404.71
437-230-025	105.26
437-130-007	125.00
436-501-028	237.43
437-253-007	164.97
438-352-012	512.62
437-322-017	315.62
437-322-017	190.86
436-301-024	512.62
432-203-015	387.12
547-192-023	512.62
437-021-017	289.03
437-021-017	125.00
436-591-009	667.99
434-431-039	225.21
435-112-001	512.62
436-530-026	512.62
437-270-028	401.77
432-241-020	512.62
437-392-010	475.26
437-321-022	512.62
433-371-028	140.54
436-382-008	227.81
436-382-008	219.08
432-242-005	354.98
434-501-008	306.59
432-222-008	512.62
434-530-010	512.62
434-124-021	115.37
436-180-021	263.27
551-381-026	304.50
437-152-016	500.35
435-272-030	512.62
437-162-022	512.30
438-412-043	507.81
436-552-006	512.62
434-124-026	512.62
434-312-009	464.02
436-590-015	512.62
438-441-085	512.62
434-443-003	475.26
434-311-003	512.62

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
433-522-005	226.05
434-333-003	100.85
434-371-014	115.37
436-751-010	502.99
436-400-008	53.30
432-251-018	512.62
438-471-037	293.71
436-052-019	512.62
436-052-012	256.34
436-292-002	512.62
432-362-005	262.62
432-234-010	88.24
434-452-018	29.06
438-490-009	667.99
432-253-010	488.10
433-341-033	475.26
437-251-027	207.45
436-640-002	475.26
436-520-018	115.37
434-260-009	425.70
436-520-023	412.62
436-431-008	149.15
436-440-040	344.13
432-081-006	351.65
433-222-072	512.62
438-412-021	628.25
436-662-002	86.59
433-512-006	417.07
435-064-013	337.94
437-282-014	144.13
437-161-008	17.09
432-202-036	507.30
436-391-001	512.62
438-580-029	642.96
438-492-005	344.13
437-172-012	479.96
433-310-016	49.35
435-330-017	1226.96
436-730-008	244.13
434-560-013	124.82
434-560-007	31.75
437-410-029	344.13
438-600-010	512.62
433-373-001	512.62
433-252-034	479.06
432-300-008	82.61
438-441-072	447.92
434-291-016	53.95
438-411-015	512.62
434-020-026	473.65
433-382-012	413.42
435-124-020	312.62
437-340-085	512.62
432-310-020	285.52
436-241-006	512.62
433-354-008	512.62
436-651-010	512.62
434-533-002	483.42
437-340-088	97.23
437-340-088	78.85
438-561-004	247.92
437-300-031	180.45
436-474-042	59.08
434-540-016	512.62
432-191-004	100.72
437-032-008	115.37
432-310-009	512.62
437-045-019	1364.90
439-303-074	551.09
432-221-006	418.03
434-493-005	512.62
433-234-019	116.98
436-581-026	512.62
433-212-033	512.62
438-490-017	46.90
436-232-023	344.13
434-210-022	344.13
436-052-005	628.63
551-552-013	258.99
436-320-002	601.56
432-233-024	86.31
432-102-015	344.13
436-561-012	512.62
436-351-004	115.23
436-290-033	80.57
438-492-002	667.99
437-391-051	505.95
436-510-009	512.62
436-061-010	229.06
433-212-002	500.35
436-121-013	273.13
436-760-003	233.27
434-543-011	213.62
434-530-025	503.49
434-311-001	514.86
435-240-024	74.29
435-271-025	383.69
432-202-038	138.13
434-471-023	500.35
433-463-013	512.62
434-121-015	514.54
437-081-026	5045.54
434-352-003	229.06
436-191-009	436.42
433-512-009	512.62
433-231-033	493.15
438-441-058	100.36
436-421-023	344.13
433-390-023	545.47
432-210-030	513.14
432-202-032	344.13
439-150-010	512.62
551-550-011	48.66
436-263-007	512.62
436-301-033	512.62
434-210-021	541.61
436-350-051	492.77
436-061-040	2324.77
433-310-011	512.62
436-633-027	179.81
436-181-030	512.62
432-250-012	512.62
438-500-011	244.19
436-511-001	507.42
433-172-047	488.10
436-191-021	512.62
436-263-001	512.62
434-281-014	512.62
436-561-046	417.65
436-643-028	512.62
436-264-005	512.50
438-571-019	512.62
434-520-025	512.62
436-541-028	512.62
438-461-026	505.72
436-333-001	667.99
432-213-005	60.61
435-112-016	512.62
434-452-009	512.62
438-560-032	138.54
436-561-042	294.41

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
437-113-002	512.62
436-581-061	500.35
547-212-002	631.34
432-361-003	406.77
436-474-035	94.13
434-351-011	344.13
433-401-015	501.83
433-323-011	494.77
433-342-025	233.76
436-501-017	269.09
438-401-017	344.13
432-083-005	585.91
437-083-009	125.00
437-083-002	349.26
437-053-005	1700.61
437-053-003	334.45
437-053-002	307.84
435-091-016	512.62
436-670-001	342.92
434-020-034	119.68
437-065-004	321.74
437-033-007	225.57
438-442-005	264.83
439-160-004	667.99
437-252-033	667.99
437-075-003	437.06
435-101-015	512.62
432-312-006	512.62
435-141-016	53.68
436-383-001	344.13
433-411-002	662.26
436-101-041	475.26
434-281-030	2044.41
438-540-015	132.10
432-301-006	230.69
437-102-010	336.34
434-331-001	129.06
436-500-004	475.26
436-450-011	512.62
435-272-010	1206.26
435-272-010	386.03
432-060-013	368.77
439-361-005	898.34
436-371-020	512.62
436-061-043	115.37
438-404-002	502.26
436-091-012	163.99
432-232-010	780.56
436-541-034	64.90
436-061-012	312.62
438-510-004	396.32
433-371-003	252.70
436-334-007	405.70
437-391-074	714.60
436-371-007	512.62
438-570-021	500.35
437-065-005	127.20
437-057-003	114.35
436-302-006	512.62
436-201-018	86.87
434-020-036	412.24
437-230-018	494.34
437-161-022	344.13
437-251-036	240.11
435-092-007	46.08
436-062-006	512.62
437-035-015	512.62
438-401-028	512.62
436-062-007	489.93
438-502-012	498.62
551-551-011	257.63
436-150-021	512.62
434-402-005	512.62
435-171-008	512.62
436-332-004	514.53
433-332-024	597.02
434-543-016	344.13
436-402-013	82.40
434-404-011	512.62
432-252-009	340.69
436-331-003	582.92
435-280-011	143.73
434-461-021	107.23
437-252-005	189.82
436-381-007	667.99
433-480-008	76.13
432-251-010	344.13
433-480-026	44.36
437-400-007	115.37
433-310-012	358.60
434-431-030	141.91
434-480-056	512.62
436-120-037	512.62
436-050-007	15.74
434-510-002	212.64
435-141-003	344.13
436-551-013	412.62
434-492-010	115.37
438-571-010	120.75
433-391-012	237.10
436-430-012	301.38
435-091-018	512.62
551-550-009	512.62
437-372-018	512.62
435-240-010	310.32
435-240-010	305.96
435-240-010	218.80
435-053-004	278.54
432-230-024	351.20
433-500-009	40.62
436-211-023	512.62
436-562-003	59.29
432-232-012	667.99
434-480-045	50.10
436-210-023	512.04
432-251-014	327.34
436-350-007	512.62
434-452-010	344.13
437-252-002	512.62
434-453-002	309.95
436-432-001	512.62
436-462-017	548.93
438-500-003	512.62
434-050-019	1022.36
436-581-050	498.11
434-141-023	155.66
433-172-001	512.62
434-471-005	368.03
438-501-007	512.62
437-114-008	97.54
436-120-006	320.03
436-120-006	242.60
436-581-012	512.62
434-020-021	375.15
446-071-003	116.98
434-311-011	512.62
438-480-047	115.37
433-421-029	35.05
438-343-014	512.62
437-410-039	407.52
437-092-010	115.74

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
439-360-007	270.83
436-651-032	344.13
436-052-036	344.13
433-371-036	344.13
433-171-003	512.62
438-381-003	430.36
438-403-014	474.35
436-511-006	531.01
436-422-009	1622.32
435-271-009	344.13
439-340-003	512.62
434-122-010	181.47
436-181-007	44.13
437-350-027	475.26
433-471-001	512.62
436-742-009	296.47
432-351-002	251.65
436-460-004	668.65
437-340-074	635.93
436-643-022	512.62
434-283-020	512.62
437-230-021	224.56
437-152-007	143.08
434-123-007	144.96
435-061-004	398.34
435-061-004	205.00
435-061-004	151.60
436-061-045	512.62
436-580-009	512.62
439-342-034	513.85
437-153-023	220.55
435-102-022	512.62
436-501-018	98.44
438-482-014	619.16
436-341-004	344.13
437-033-006	512.62
435-160-016	409.40
434-492-005	308.17
434-281-013	1022.36
436-581-016	451.63
438-442-018	343.47
438-363-018	118.69
434-363-040	512.62
436-540-015	398.95
432-203-011	314.94
436-530-030	512.62
438-413-004	29.06
551-384-026	344.13
436-050-017	512.62
434-160-006	512.62
436-633-020	312.62
434-453-005	501.50
434-321-018	229.06
436-062-011	344.13
436-050-002	512.62
436-431-025	1444.64
436-431-025	125.00
435-062-003	344.13
437-161-015	450.15
437-340-056	229.06
437-391-026	667.99
439-340-002	54.20
437-292-020	496.90
433-371-018	512.62
438-413-016	512.62
436-380-007	511.86
433-252-076	150.86
436-500-005	512.62
434-420-014	513.97
438-563-023	475.26
434-441-007	512.62
438-471-029	512.62
438-432-009	512.62
436-403-009	174.78
438-441-053	454.23
438-581-012	512.62
437-251-028	487.19
434-480-030	362.62
436-721-025	62.62
436-581-009	135.16
436-260-003	22.33
438-591-039	512.62
438-371-006	344.13
437-350-074	475.26
436-740-005	246.71
432-081-014	525.94
435-080-002	75.24
434-141-001	118.56
433-252-046	488.10
436-591-028	541.14
434-050-027	198.99
434-200-011	207.39
433-231-034	447.92
436-740-015	514.57
434-431-050	312.62
434-020-069	512.62
438-432-013	512.62
434-020-035	512.62
438-401-002	64.33
437-114-013	259.91
437-114-013	320.47
435-064-012	464.02
435-132-010	490.14
434-141-009	455.72
438-414-011	667.99
435-063-009	477.86
437-321-004	135.08
437-092-004	667.99
433-372-008	512.62
434-292-002	512.62
437-323-009	512.62
437-151-015	512.62
435-122-021	512.62
437-031-005	91.10
437-101-009	412.62
435-092-027	512.62
437-091-003	312.62
437-062-013	652.73
434-060-017	344.13
437-091-009	74.80
438-462-020	364.26
437-033-003	512.62
551-383-017	408.02
439-112-040	475.26
438-375-002	116.98
438-290-030	178.07
437-373-016	512.62
437-142-024	361.92
437-104-002	225.74
437-082-011	225.74
437-066-002	512.62
436-663-032	188.89
436-562-005	344.13
436-450-013	512.62
436-450-013	418.28
436-450-013	344.13
436-400-011	163.89
436-400-002	437.62
436-393-013	344.13
436-393-003	512.62
436-391-007	116.83

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
435-280-016	512.62
434-443-013	61.02
434-443-002	457.66
437-074-002	512.62
438-341-002	512.62
436-292-015	344.13
436-590-042	403.45
435-124-009	512.62
437-174-008	114.56
436-671-004	256.67
436-370-024	334.31
435-151-041	161.46
435-112-002	80.60
438-580-005	667.99
436-762-018	512.62
434-402-012	388.94
433-241-024	312.62
438-482-001	344.13
436-740-007	341.38
438-591-029	75.00
438-442-019	344.13
433-480-010	229.06
434-354-006	339.33
432-270-007	412.62
432-191-016	313.01
436-742-004	229.06
437-161-019	169.53
437-066-022	314.12
547-192-002	160.37
436-633-030	344.13
432-341-019	493.66
438-371-003	691.40
436-260-004	387.94
434-311-013	510.08
432-351-001	512.62
436-441-023	344.13
436-382-011	218.25
434-510-052	206.34
434-472-031	344.13
551-381-013	462.62
436-301-009	508.54
432-341-005	309.26
432-221-005	344.13
433-404-007	344.13
436-561-025	512.62
434-471-008	514.54
434-333-023	512.62
436-393-029	512.62
435-062-016	512.62
437-162-015	115.37
434-543-005	404.28
433-433-013	26.83
438-571-029	512.62
437-045-011	399.86
436-742-001	512.62
433-461-002	126.93
436-511-017	499.74
433-231-020	512.62
432-081-021	344.13
437-082-005	34.02
439-340-013	512.62
437-340-010	194.13
436-341-007	64.53
438-600-032	512.62
432-210-027	514.86
438-571-007	523.20
436-421-024	512.62
434-541-001	618.56
436-231-004	646.31
436-201-006	464.02
437-300-025	344.13
432-221-002	604.49
437-340-005	404.56
436-474-031	238.10
436-340-004	216.79
433-351-011	512.62
437-074-019	296.62
438-550-008	115.37
433-453-016	512.62
437-340-038	361.06
437-251-022	512.62
438-502-003	344.13
432-232-016	297.62
436-422-007	447.92
433-354-005	512.62
434-530-015	512.62
433-472-004	60.97
438-401-021	67.50
435-152-015	512.62
436-462-008	304.91
434-533-006	344.13
438-590-015	79.59
438-590-015	198.71
432-101-013	344.13
436-280-016	512.62
436-130-002	512.62
436-101-038	344.13
436-101-035	512.62
436-100-008	512.62
436-092-012	153.71
435-330-024	344.13
435-240-003	512.62
435-124-024	321.96
435-112-011	314.82
435-111-003	543.18
434-443-015	512.62
434-403-010	512.62
434-402-003	464.02
434-331-002	344.13
434-313-008	512.62
434-273-012	475.26
434-142-009	344.13
434-122-006	512.62
434-121-003	512.62
434-030-018	512.62
434-030-008	512.62
434-020-018	512.62
433-401-017	475.26
433-382-015	169.68
433-252-036	661.88
433-222-059	344.13
433-200-052	288.10
436-191-022	250.35
434-291-039	904.25
434-292-019	785.43
436-160-011	20.85
437-230-024	543.03
435-152-026	537.15
434-283-020	258.62
435-061-029	512.62
435-053-001	512.62
547-201-002	512.62
434-151-012	512.62
547-211-005	512.62
437-172-012	499.10
437-053-003	488.44
437-230-020	483.99
437-082-003	333.90
437-142-002	475.26
437-064-005	448.32
434-281-007	422.11

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
2025 CR&R Delinquent Solid Waste Charges
County Fund 68-4947FC - SJ CR&R Delinquent Solid Waste

Assessor Parcel Number	Tax Roll Amount
432-190-009	136.56
434-281-005	512.62
436-561-002	512.62
437-111-008	197.33
432-341-010	344.13
434-413-001	500.35
437-410-028	419.49
436-334-002	508.02
438-563-022	644.66
437-073-027	996.10
547-191-047	512.62
433-421-008	344.13
433-500-030	344.13
436-621-002	344.13
436-190-006	512.62
434-371-022	209.47
437-281-029	322.59
437-031-001	474.95
434-284-009	778.81
433-512-019	407.57
438-591-019	475.26
436-511-024	512.62
436-461-015	551.96
436-430-017	430.27
432-233-007	344.13
434-524-002	344.13
432-071-023	294.13
438-600-013	512.62
432-203-017	474.39
437-152-012	512.62
437-046-005	498.78
437-373-010	514.53
433-223-021	512.62
432-102-005	512.62
436-191-013	468.69
433-470-002	15.09
438-521-010	512.62
434-283-001	344.13
436-730-001	67.72
432-252-037	344.13
436-290-027	377.81
436-290-027	357.59
433-492-011	505.86
432-191-008	51.45
436-520-024	512.62
432-244-019	171.60
432-244-019	117.48
433-403-002	301.36
434-101-004	415.90
438-363-023	402.37
437-093-013	357.98
547-211-007	298.39
438-363-025	287.94
437-230-022	259.92
437-142-034	246.16
437-101-008	229.06
434-020-028	224.18
437-172-001	219.92
436-061-008	219.08
432-280-030	68.87
432-280-030	196.41
435-152-007	136.01
438-363-023	132.30
436-040-013	124.85
437-033-010	16.95
439-112-011	115.37
436-061-002	15.37
434-282-003	115.37
547-201-007	106.88
437-230-018	99.86
434-281-017	39.50
Total Proposed	$ 566,761.87

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

RESOLUTION NO. 4140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, ADOPTING A REPORT DETERMINING THE AMOUNT OF DELINQUENT RESIDENTIAL SOLID WASTE CHARGES BILLED DURING CALENDAR YEAR 2025 AND UNPAID; DETERMINING THAT SUCH DELINQUENT CHARGES CONSTITUTE A SPECIAL ASSESSMENT AND LIEN; AND DIRECTING THAT SUCH CHARGES BE COLLECTED VIA THE RIVERSIDE COUNTY TAX ROLL

WHEREAS, pursuant to Sections 38790.1 and 25831 of the California Government Code and Section 8.32.150(C) of the San Jacinto Municipal Code, the City of San Jacinto is authorized to collect delinquent residential solid waste charges, including any accrued penalties (the "Delinquent Charges") on the Riverside County property tax roll; and

WHEREAS, pursuant to Sections 38790.1 and 25831 of the California Government Code and Section 8.32.150(C) of the San Jacinto Municipal Code, as applicable, the City Council desires to recover such Delinquent Charges that were billed at any time during Calendar Year 2025, and which remain unpaid, by forwarding them to the Riverside County Recorder/Clerk and Riverside County Auditor-Controller/Treasurer/Tax Collector to be recorded as a lien and collected as a special assessment on the tax roll in the same manner, by the same persons and at the same time, together with and not separate from, the general taxes, and has caused a written report ("Report"), a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein, to be prepared and filed with the City Clerk containing the description of each residential real property parcel which is subject to the Delinquent Charges and the amount of Delinquent Charges that remain unpaid by each such residential real property parcel; and

WHEREAS, the City caused a notice of the filing of this Report and of the time and place of the public hearing thereon to be mailed to the record owner of each residential real property parcel subject to the Delinquent Charges, all in accordance with Sections 38790.1 and 25831 of the California Government Code and Section 8.32.150(C) of the San Jacinto Municipal Code; and

WHEREAS, at the time stated in the notice on the 21st day of July 2026, at 6:30 p.m., the City Council conducted the public hearing on the Written Report and heard and considered all objections or protests thereto, and has overridden said objections and protests; and

WHEREAS, the Delinquent Charges and costs of lien shall constitute a lien and special assessment against the parcel or parcels of land described in the Report in accordance with Sections 38790.1 and 25831 of the California Government Code and Section 8.32.150(C) of the San Jacinto Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of San Jacinto, California, as follows**:**

SECTION 1: The City Council hereby finds and determines that the above Recitals are true and correct and are incorporated herein.

SECTION 2: The Report filed with the City Clerk contains the description of each residential real property parcel, which is subject to the Delinquent Charges, and the amount of Delinquent Charges to be imposed thereon, which were billed during Calendar Year 2025 and which remain unpaid, together with any accrued penalties, and the Report is therefore approved and adopted.

SECTION 3: The Report with Delinquent Charges for Calendar Year 2025 shall be forwarded to the Riverside County Recorder/Clerk for recording of a lien, and forwarded to the Riverside County Auditor-Controller/Treasurer/Tax Collector for collection on the tax roll in the same manner, by the same person, at the same time, together with and not separate from the general taxes, as special assessments against the property to which they relate, and shall constitute liens on the property in the amount of the assessment to be added to the tax bill next levied against the property.

SECTION 4: On or before the 14th day of August, 2026, the City Clerk is hereby directed to file with the Riverside County Recorder/Clerk and the Riverside County Auditor-Controller/Treasurer/Tax Collector a copy of the Report, with a statement endorsed thereon over his or her signature that this has been fully adopted by the City Council, together with a certified copy of this Resolution, and shall request that the Delinquent Charges be recorded as a lien against the parcels and collected on the tax bills as a special assessment for the taxable parcels in the City identified in the Report along with the ordinary *ad valorem* taxes to be levied on and collected from owners of said parcels.

SECTION 5: The special assessment for the Delinquent Charges authorized herein is levied without regard to the valuation of the subject residential real properties.

SECTION 6: If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end, the provisions of this Resolution are declared to be severable.

PASSED, APPROVED AND ADOPTED at a Regular Meeting of the City Council on the 21st day of July 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk
City of San Jacinto

APPROVED AS TO FORM:
BEST BEST & KRIEGER LLP

_____
Craig Hayes, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

CERTIFICATION

I, Julia Espinoza, duly appointed City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4140 was duly passed, approved, and adopted at a Regular Meeting of the City Council of the City of San Jacinto held on the 21st day of July 2026, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

WITNESS MY HAND AND OFFICIAL SEAL this 21st day of July 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

EXHIBIT “A”

List of Assessments

July 21, 2026

TO:	City Council
REQUESTED BY:	Kimberly Ganimian, Finance Director
APPROVED BY:	Travis Randel, Interim City Manager
SUBJECT:	Proposed Resolution Confirming the Collection and Assessment of Time and Materials Charges Associated with Unpaid Nuisance Abatement Actions and Administrative Citations for Inclusion on the County Property Tax Roll for FY 2026-2027

RECOMMENDATION:

Staff recommends that the City Council:

1. **CONDUCT** the Public Hearing;
2. **ADOPT Resolution No. 4139,** confirming the collection and assessment of time and material charges associated with unpaid nuisance abatement actions and administrative citations for inclusion on the County Property Tax Roll for FY 2026-2027;
3. **DETERMINE** the time and material charges associated with unpaid nuisance abatement actions and administrative citations;
4. **DETERMINE** that these charges constitute a special assessment and lien against the affected parcels; and
5. **DIRECT** that the confirmed charges be included on the Riverside County secured property tax roll for FY 2026–2027.

DISCUSSION:

Code Enforcement issues administrative citations and conducts nuisance abatement actions when conditions on private property pose a threat to public health, safety, or welfare. All affected property owners received notice in accordance with the Municipal Code, and the Community Preservation Committee (CPC) reviewed and approved the associated fines at its special meeting on June 23, 2026.

Staff completed a cost-recovery analysis to determine the fully burdened hourly rate for Code Enforcement inspections and the direct expenses associated with each case. The methodology incorporates the current fully burdened hourly rate, average inspection time, and recoverable time-and-materials costs, including certified mailings, tax roll administration, and, when applicable, abatement and legal services.

The attached list identifies parcels with administrative citations and nuisance abatement costs that remain unpaid as of the preparation of this report. Parcels will be removed if payment is received prior to submission to the County or upon further action by the CPC. The Municipal Code authorizes placement of time and materials charges associated with unpaid nuisance abatement actions and administrative citations.

FISCAL IMPACT:

Approximately $136,950 will be levied on the property tax roll. This amount reflects the City’s fully burdened inspection rate and recoverable time-and-materials expenses and will offset Code Enforcement program costs that would otherwise be borne by the General Fund.

Attachments

Exhibit A - Delinquent Citations 2025 Parcel List.pdf
Resolution_4139_Citation_Tax_Roll.pdf

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
Recovery of Weed Abatement, Time and Materials
County Fund 68-2803FC - San Jacinto Code Violations

Assessor Parcel Number	Tax Roll Amount	Assessor Parcel Number	Tax Roll Amount	Assessor Parcel Number	Tax Roll Amount
430-100-002	1,599.66	434-431-059	1,920.31	436-581-001	459.12
432-130-008	580.94	434-452-009	580.94	436-581-050	1,160.60
432-130-009	595.66	434-480-039	809.86	436-591-023	1,423.02
432-130-026	459.12	434-510-048	688.04	436-610-002	459.12
432-180-004	459.12	434-524-004	352.02	436-691-034	946.40
432-200-013	503.28	434-530-002	673.32	436-730-027	472.74
432-202-032	366.74	434-530-018	1,555.50	436-730-028	478.74
432-202-035	566.22	434-543-013	459.12	436-730-029	478.74
432-210-030	1,068.22	434-550-012	688.04	436-750-001	597.02
432-233-015	352.02	434-550-015	459.12	436-750-002	466.74
432-234-017	595.66	434-561-010	702.76	436-750-003	466.74
432-252-009	352.02	434-564-005	459.12	436-750-004	466.74
432-270-023	352.02	434-564-006	580.94	436-751-013	259.64
432-292-011	459.12	435-055-049	459.12	436-751-029	466.74
432-372-012	673.32	435-102-022	1,463.12	436-751-030	478.74
433-160-035	1,227.76	435-122-024	459.12	436-751-031	491.74
433-172-027	566.22	435-122-025	945.34	436-751-032	478.74
433-211-001	688.04	435-124-006	1,463.12	436-751-033	511.74
433-211-015	566.22	435-230-010	30.72	436-751-034	526.74
433-231-034	259.64	435-240-044	3,378.74	436-751-035	541.74
433-231-035	1,311.86	435-250-001	3,378.74	436-751-036	491.74
433-261-056	244.92	435-261-009	1,345.36	436-751-037	466.74
433-300-032	898.84	435-292-012	931.68	436-751-038	472.74
433-300-033	2,745.38	435-330-005	1,188.56	436-751-039	472.74
433-300-034	809.86	435-330-006	481.74	436-751-040	472.74
433-322-003	595.66	436-040-026	795.14	437-033-003	244.92
433-322-005	1,677.32	436-052-025	702.76	437-053-003	1,345.36
433-332-024	702.76	436-052-036	809.86	437-062-005	673.32
433-371-036	459.12	436-060-011	688.04	437-063-023	688.04
433-382-026	824.58	436-130-001	1,736.20	437-073-020	868.74
433-382-028	809.86	436-131-005	673.32	437-075-001	780.42
433-432-011	824.58	436-141-005	688.04	437-081-017	566.22
433-470-003	352.02	436-144-007	459.12	437-081-026	854.02
433-473-010	381.46	436-150-003	352.02	437-101-002	1,141.82
433-500-040	366.74	436-160-002	473.84	437-112-001	688.04
433-521-006	459.12	436-180-007	1,238.26	437-114-023	459.12
433-523-001	459.12	436-191-013	610.38	437-141-001	673.32
434-020-021	746.92	436-211-002	566.22	437-161-003	244.92
434-070-033	459.12	436-232-013	244.92	437-162-049	1,082.88
434-070-037	1,389.52	436-240-011	459.12	437-171-004	473.84
434-110-023	1,893.22	436-240-021	990.56	437-173-007	746.92

City of San Jacinto
Tax Roll Placement - Tax Year 2026-2027
Recovery of Weed Abatement, Time and Materials
County Fund 68-2803FC - San Jacinto Code Violations

Assessor Parcel Number	Tax Roll Amount	Assessor Parcel Number	Tax Roll Amount	Assessor Parcel Number	Tax Roll Amount
434-110-024	3,572.94	436-261-001	459.12	437-190-013	1,378.56
434-124-012	633.56	436-265-001	948.93	437-190-015	1,113.56
434-124-019	688.04	436-270-001	566.22	437-200-011	566.22
434-124-026	1,131.16	436-292-001	566.22	437-230-018	673.32
434-142-005	1,024.06	436-292-002	580.94	437-230-021	688.04
434-276-010	459.12	436-301-031	459.12	437-292-028	366.74
434-281-004	733.20	436-350-006	459.12	437-323-005	473.84
434-281-005	733.20	436-350-042	688.04	437-340-001	887.52
434-281-006	626.10	436-350-051	459.12	437-374-024	795.14
434-283-020	566.22	436-360-010	473.84	437-380-001	459.12
434-291-019	1,037.72	436-392-002	887.52	438-352-010	352.02
434-291-042	1,037.72	436-393-003	1,341.30	438-361-010	610.38
434-291-043	930.62	436-400-014	887.52	438-462-003	566.22
434-292-023	459.12	436-422-003	1,647.88	438-471-037	1,297.14
434-292-024	459.12	436-440-009	868.74	547-191-048	352.02
434-370-013	366.74	436-441-033	1,330.64	551-381-011	887.52
434-390-048	1,101.72	436-474-009	459.12	551-382-016	566.22
434-411-003	566.22	436-541-015	887.52		
434-420-010	824.58	436-552-006	780.42	Total	$ 136,921.44

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

RESOLUTION NO. 4139

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JACINTO, CALIFORNIA, APPROVING THE COLLECTION AND ASSESSMENT OF TIME AND MATERIALS CHARGES ASSOCIATED WITH UNPAID NUISANCE ABATEMENT ACTIONS AND ADMINISTRATIVE CITATIONS FOR INCLUSION ON THE COUNTY PROPERTY TAX ROLL FOR FISCAL YEAR 2026-2027

WHEREAS, the City of San Jacinto declares its intent to have minimum maintenance of property in the City and to identify and remedy conditions found to exist in land within the City that is considered to be detrimental to public health, safety or welfare or which interfere with the reasonable enjoyment of life or property, and thereby create a public nuisance; and

WHEREAS, the City of Jacinto has initiated proceedings for nuisance abatements under Chapter 8.44 et.seq. under the City of San Jacinto Municipal Code; and

WHEREAS, the City of San Jacinto has issued administrative citations for code violations under Chapter 1.28 under the City of San Jacinto Municipal Code; and

WHEREAS, the City has duly given notice of a Declaration of Public Nuisance in accordance with M.C. 8.44.070 to the owner, occupant or person in control of the property in accordance with M.C. 8.44.100 and followed all proper procedures as required under the Municipal Code to address the abatement of a nuisance by duly noticing the owner, occupant or person in control of the property; and

WHEREAS, the City has issued administrative citations and has abated property due to a declared emergency abatement in those cases where a condition constituting an immediate hazard or threat of harm and the City has abated property due to a failure to voluntarily abate a declared notice in a reasonable time or reasonable manner by the owner, occupant or person in control of the property; and

WHEREAS, costs incurred by the City for property abatement and related time and materials, resulting from unpaid administrative citations, have been imposed against the respective subject properties; and

WHEREAS, pursuant to San Jacinto Municipal Code Sections 8.44.220 and 1.28.110, such costs shall constitute a special assessment against each affected parcel. Upon recordation with the County Recorder, the assessment shall become a lien on the property in the amount of the charges, consistent with Government Code Sections 38773.5 and 53069.4; and

WHEREAS, the City Council hereby requests that the County, acting for the City, add the amounts of the respective assessments to the next regular tax bills levied against the respective lots and parcels of land, and thereafter the amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes; and

WHEREAS, the assessments proposed for the 2026-2027 Fiscal Year are exempt from Proposition 218; and

WHEREAS, the adoption of this Resolution, among other things, is required to levy the proposed special assessment for Fiscal Year 2026-2027 for the City;

NOW, THEREFORE, BE IT RESOLVED, determined and ordered by the City Council of the City of San Jacinto, as follows:

SECTION 1: Following notice duly given to the owner, occupant or person in control of the property before the Community Preservation Committee, the City Council fully considered the levy of the proposed special assessments within the City, for costs remaining unpaid as of July 21, 2026, to reimburse the City for the costs and expenses of abating property and time and material as a result of any unpaid administrative citations. All interested persons were afforded the opportunity to hear and be heard before the Community Preservation Committee.

SECTION 2: The City Council hereby confirms the special assessments set forth in Exhibit A. The City Council hereby requests that the County, acting for the City, add the amounts of the respective assessments to the next regular tax bills levied against the respective lots and parcels of land, and thereafter the amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected and shall be subject to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary municipal taxes. Administrative citation and abatement amounts may be removed from the tax roll, if such citations are paid following the adoption of this Resolution, or if in the opinion of the City Manager and City Attorney such removal is warranted.

SECTION 3: The adoption of this Resolution constitutes the levy of an assessment for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027. Said assessment is levied without regard to property valuation.

SECTION 4: The County Auditor of Riverside County shall enter on the County Assessment Roll opposite each lot or parcel of land the amount of the assessment and such assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the assessments shall be paid to the City Treasurer.

SECTION 5: The City Treasurer shall deposit all moneys representing assessments collected by the County to the credit of a special fund known as San Jacinto Code Violations Fund 68-2803FC.

SECTION 6: The City Clerk is hereby authorized and directed to file the assessment with the County Auditor-Controller, together with a certified copy of this Resolution upon its adoption.

PASSED, APPROVED and **ADOPTED,** this 21st day of July 2026 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

CITY OF SAN JACINTO:

_____
Crystal Ruiz, Mayor

ATTEST:

_____
Julia Espinoza, City Clerk
City of San Jacinto

APPROVED AS TO FORM:

_____
City Attorney
Best Best & Krieger LLP

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF SAN JACINTO)

CERTIFICATION

I, City Clerk of the City of San Jacinto, do hereby certify that the foregoing Resolution No. 4139 as duly passed, and adopted at a regular meeting of the City Council of the City of San Jacinto held on the 21st day of July 2026, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

IN WITNESS WHEROF, I HAVE HEREUNTO SET MY HAND AND THE Official Seal of the City of San Jacinto this 21st day of July 2026.

_____
Julia Espinoza, City Clerk
City of San Jacinto

EXHIBIT “A”

List of Assessments